YOUR GUIDE to REAL ESTATE in the MOUNT SHASTA REGION of NORTHERN CALIFORNIA



HAMMOND RANCH is where you'll find this 1890sf 3-BR, 2.5-BA home with a partial Mt. Shasta view. Privately situated on 5 gently rolling acres and ready for horses. The property boasts three fenced areas with electric New Zealand fencing, two shelters, two barns and a 60'x90' riding arena. This awesome little horse ranch can be yours for the "quick sale" price of just \$375,000. H-95353

Alpine Realty

(530) 926-2646



PANORAMIC VIEWS! 3-bedroom, 3+ bath, sq. ft. Beautifully done interior with 2 fire places, handscraped hardwood floors, wet bar, oak cabinets, tile floors and counter tops, views of lake, valley, Eddies and surrounding mountains. \$495,000 #95504 Call Debbie Pimentel at (530) 859-0001 at...

Coldwell Banker,

Chris Kutzkey, Realtors (530) 938-9766



DELIGHTFUL, RECENTLY REFURBISHED 3 bedroom, 2 bath Craftsman style home in Mt. Shasta City. Original wood floors, living room with fireplace. large family room. Detached 2 car garage. Easy walk to the conveniences of town! \$355,000. Call Nancy Schneider at...

Century 21/Advantage (530) 926-2100



LOVELY MT. SHASTA HOME meticulously cared for by the original owners! A spacious, 3BR, 2BA with a light, open feeling, vaulted ceilings, custom paint, an extra library/music room, a huge 13'x24' BR that would be great for kids, family area, etc. & a patio with hot tub. The extra large parcel is wonderfully landscaped with a woter feeture & 7 on huge graden area, 1000. with a water feature & Zen-type garden area. 1900+sq. ft. for only \$399,000! #92943. Call Tracie ...

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



SHASTA LIGHT SHOWPIECE. Refurbished 1946 vintage Mt Shasta home with 2800sf of beautiful space set in town on manicured grounds with fruit trees & mature grapevines. Open floor plan flows thru wide era archways. 3-bdrms, 2 full baths. Extra room for office or could be 4th bdrm. Country French kitchen opens to back garden deck. Large well equipped workshop. Attached dbl. garage. New central heating & Dover stove. An investment to truly enjoy! \$525,000.

Augusta Meyers Realty (530) 925-1956



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

Mountain Homes Real Estate

(530)964-2558



A CREEK RUNS THROUGH IT — This fabulous close in 16.73± acre property has it all: 3,410± sq. ft. vintage Victorian main home; 1,310± sq. ft. 2nd or caretaker home; 3-stall main barn plus many out buildings; Fenced and cross-fenced pastures and orchards; Best of all over 800' of Spring Creek (headwaters) flow right through the property. Call Bill for private showing. Offered at \$2,950,000.

Alpine Realty (530) 926-2646



2-BR, 2½-BA WITH BREATHTAKING VIEW of Mt. Shasta & the Eddies. Very quiet. Creek meanders through the neighborhood-even has Canadian geese visiting. Impeccable & lots of light. Attached garage with access directly into the unit. Balcony is accessible from sliders off the master bedroom. Giant Mt. Shasta view! Close to City Park, Walk to town. #95887 Call Colleen @ 530-859-1143.

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



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 dip in the river while enjoying your hot tub or deck swing.

(530) 235-0117 **Better Homes Realty**



ON 1 ACRE IN PRIME AREA ABOVE TOWN - ONLY \$479,000! A private, mountain chalet with so much for the price: vaulted redwood ceilings, hardwood floors, Pella windows, abundant tile work, custom bath wextra large master tub & stained glass, large kitchen wisland, walk-in closet, wrap around deck, redwood exterior, view of Castle Crags, a woodstove on a lovely rock hearth plus Monitor & forced air heat, & a Great Room designed for xint entertaining. Beautiful park-like setting, large evergreens, RV parking, dog kennel & storage. #95874 Call Susan Cena at Caldwall & Barker/Mth Casta Proportice. (520)026-5236

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



VIEWS, PRIVACY, STYLE ... STORAGE AND MORE come with this unique home in Rancho Hills. Over 1500 sq. ft., a workshop, den/office, all appliances + washer & dryer included! 14723 Mountainwood Drive. \$279,000. #95346 Call Michele for more information.

Real Estate Center @ Lake Shastina

(530) 938-2032



PASTURE & VIEWS ON 10 ACRES! Spectacular views of the Eddies, pastureland & beyond. Paved county road, with power & phone easily available. 45gpm rated well is in and a pre-approval letter for sewage disposal is on file. Build your home and graze your horses & llamas on pasture below. Good for solar. Just minutes from town in a beautiful area with many fine country homes. \$230.00. #05071. Call with many fine country homes. \$229,000 #95071 Call Phil York at..

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



LEAVE THE STRESSES OF LIFE BEHIND! Gorgeous custom crafted Homestead Log home will provide a vacation sanctuary like no other! The 2880sf. highlights include: French doors, vaulted ceilings, hand-crafted cabinets with antler pulls, glass cabinets above tile counters, old pine board floors, bay window, metal roof, Ig. workshop, Boch heating. 20 acres of hills & meadows. Expansive deck & year round creek near! Great value! \$649,000 #95751 Call Gigi Ryan for a private tour.

Century 21/Advantage (530) 926-2100



QUALITY AT ITS FINEST — A beautiful $2.5\pm$ acre parcel with Shasta view and backing to Forest Service land is the setting for this distinguished home. Home boast 3,300± sq. ft., 3-BR, 4+ BA and sauna, 2-fireplaces, large master suite and extra master suite. The amenities are too many to mention, so call for a list. Call Bill to see. Listed at \$1,395,000. H-95808

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



TWIN HILLS SUBDIVISION. Mtn. views, stately evergreens & wildlife abound on this recently listed cozy 10 lot subdivision only 7 minutes from Mt. Shasta City. 2.5+acre lots, two are gone already, so don't wait to pick yours. Paved roads, underground power at each site, excellent water, perc approved! Best part? Seller financing with low down, great rates. All lots numbered, flagged & staked. \$179,000-\$198,000. Call Gigi Ryan today.

(530) 926-2100 Century 21/Advantage



A RIVER RUNS THROUGH IT! 3550 sq. ft, 3-BR, 3+ BA home on 53+ acres has 1200 feet of Shasta River frontage with magnificent views of Mt. Shasta. Access by paved county roads. Massive salvaged beams and stunning wood stoves adorn the spacious great room. Magnificent master suite, custom kitchen cabinets, inlaid wood floors. home. Barn and fenced pastures make it complete for raising livestock. Priced to sell at \$1,495,000. H-95555

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



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 \$795,000. Big price reduction! \$724,000. Call John Harris for details.

The Real Estate Center



from the lake with outstanding views. This is truly a custom home with gorgeous design and unique interior qualities. Enjoy soaring cedar lined ceiling with walls of windows to let in the natural light. Wood flooring, granite tile countertops and much more are sure to impress. Asking \$525,000. #95156.

(530) 938-2711

Golden West Realty



35.5 MT. SHASTA CITY ACRES with excellent developmental 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. Call Philip at...

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

(530) 918-1234



FABULOUS CREEKFRONT 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. \$1,195,000.

Doris Moss Realty (530) 926-3807



NEVER OUT OF POWER!! Home functions ON and OFF the Grid with several alternate power systems that work remotely from inside the house. Off the beaten path, 1700sf luxury hide-a-way,2 master suites. Chef's kitchen. Custom cabinets & tile. vaulted ceilings. Convection oven. Beautiful Vermont Casting stove. Lopi woodstove. Skylights. Wrap around redwood deck. OUTRAGEOUS MT. SHASTA VIEW. Oversized clubble grapes and stacked expert. Work from home with brich double garage and attached carport. Work from home with high speed internet and CAT 5 networking. Call now for your private showing. \$595,000.

Augusta Meyers Realty (530) 925-1956



1925 RESIDENCE ON 20 ACRES just a short stroll to Sacramento River. Kitchen completely remolded. Landscaping, mature fruit trees, fenced garden area, barn for horses & critters, large workshop, & carport. Spring fed cistern with gravity flow for irrigation to fruit trees, garden, and lawn. Large Laundry/Utility porch, shower & pantry area. \$375,000. #95839 Call Beverly

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



MOUNTAIN VIEWS GALORE from this 3 bdrm 2 bath, 1450 s.f. turn-key Mt. Shasta home on very private 1.3 acres. Super energy efficient and easy to maintain. RV parking with dump. \$425,000. #95238 Call Gigi Ryan at...

Century 21 Advantage

(530) 926-2100



FEATURED ON HGTV. Built in 1905, this spacious 2180sf "Queen Anne Cottage" Victorian home won a cameo award from HGTV, the "Gem of The Region". Commercial zoning allows running an antique store, B&B, second home or vacation rental. Wrap around porch overlooks over one half-acre filled with roses, morning glories and rhododendrons. Under the tall elm, locust and maple trees lies huge lawn area. All this for only \$369,000. H-93293

Alpine Realty



AMAZING CUSTOM HOME on a quiet cul-de-sac Nestled amongst the tall pines. OWNERS PRIDE SHOWS! Amazing yet affordable. \$259,000. #95051 Call Linda Williamson at...

Century 21 Advantage

(530) 926-2100



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 Call Allana for more info (530) 925-4334

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



REDUCED BY \$150,000! Executive Home - Family Mansion! Custom built in 2000, this elegant home features 3bdrm, 3+ baths, Irg family rm, formal dining rm, Irg living rm and more. Oak hardwood floors, crystal chandeliers, onyx tile, Italian marble entry, kitchen island wbuilt-ins, security system, Bock heating, jet tub in master suite & much more. Approx 3,215 sq. ft. on 2.65± acres. Immaculate! Great Mt. Shasta neighborhood. Close to town. See to appreciate. Now only \$850,000.

The Armstrong Brokerage (530) 926-6802



APPROX. 1700SF 2-STORY! 3BR, 2BA lots of closet space in all BR's & walk-in MBR. Open kitchen dining & living + 2 extra rooms. Utility room, ondemand hot water & Monitor heating. Nicely finished fruit cellar & garden shed w/covered patio. Oversized 2-car garage, w/attic storage, heat & workshop. Completely fenced. Needs some TLC, selling "AS-IS". \$184,900! #92583

(530)926-3200 Ayer Properties, Inc.



TOTAL RENOVATION! 3-bedroom, 2-bath home. All new everything, plus a mountain view and off-street parking. \$349,000. Call for further details & information. Phone Ricko at...

Mountain Top Real Estate

(530) 926-2222

(530) 926-2646



GREAT COMMERCIAL PROPERTY! Lots of 1-5 exposure, next to main Mt. Shasta exit, 3.5 acres +/-. Asking \$525,000. There is an old house, but the value is the land and zoning. MLS# 94568 Call Mary Dillon at 530-925-0880 at...

Coldwell Banker. Chris Kutzkey, Realtors

(530) 938-9766



BRAND NEW QUALITY MT SHASTA HOME! Totally spacious-full of quality features. Hardi-Plank exterior, 40 yr. roof, oak hardwood floors, custom cabinets, granite counters, Boch heating system, two bonus rooms. Offered at \$790,000.

Doris Moss Realty (530) 926-3807



TOTALLY GORGEOUS! Newer Mt. Shasta home on 1/2 acre parcel with 2573 sq. ft. 4-bedroom, 2.5bath, surrounded by pines & firs, burbling waterfall and pond with fish. Spacious floorplan, hardwood floors, tile counters, custom maple cabinets. A MUST SEE! \$675,000.

Doris Moss Realty (530) 926-3807



ULTIMATE ALPINE CUSTOM CEDAR HOME - on 3.4± acres with a nice view of Mt. Shasta. Once you step inside this 2,576± masterpiece you will be impressed at the quality of craftsmanship, from the red dragon granite counters to the impressive handmade rock hearth. The kitchen boasts a large center island with prep sink and all stainless steel state of the art appliances. This quality custom home is being offered at \$875,000. H-95766

Alpine Realty (530) 926-2646



MOVE IN READY! Excellent condition 3-bdrm, 2 bath, 1270 sq. ft. home includes appliances, Monitor fuel and firewood. Walk to college, park and swimming pool. \$219,500. #95793 Call Gigi Ryan at....

(530) 926-2100 Century 21/Advantage



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.

Mountain Homes

Real Estate (530)964-2558



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



ELEGANT HOME BY THE RIVER! 2-bedroom 2-bath. Plus studio unit. Wood stove and large covered patio. \$297,700. Call for further details & information. Phone Ricko at...

Mountain Top

(530) 926-2222 Real Estate



A REAL VALUE A lot of home and property for the money! Owner wants to move now, so only \$329,500 for the 2,000± sq. ft. well kept open floor plan mfg home on nicely treed Pony Trail 3.60± acre parcel. Large garage shop. Call Bill now to see. H-95800

Alpine Realty

(530) 926-2646



2-BR, 11/2-BA CONDO in a great location with side yard for lots more space! Enclosed carport with a garage door & opener. Includes storage shed in garage. Very comfortable & cozy home with many upgrades. Seller installed glass door from kitchen / dining out onto the deck. Has new decking & balconies. Open, light feeling. Enjoy the good life! #95824 Call Colleen @ 530-859-1143.

Re/Max of Mt. Shasta

(530) 926-4140



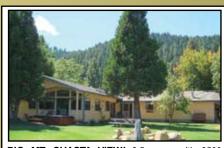
PARK-LIKE SETTING on lovely 1.5 acre Mt Shasta parcel. Home offers privacy, 1724 sq. ft, 3 bedroom, 2 bath, stucco exterior, brick hearth w/charming arch ways, vaulted living room, tiled kitchen counters, solar hot water assist, fruit orchard & more! \$389,900.

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



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



BIG MT. SHASTA VIEW! 3.5 acres with 2500 square foot, Ranch-style home. 4 bedroom, 3 bath. Hardwood floors, french doors, tile countertops. Horses welcome in this neighborhood. \$595,000. #94494 Call Nancy Schneider at...

Century 21/Advantage (530) 926-2100



VERY CUTE STARTER HOME for anyone looking to get into the market. The home is in great shape with new carpet, paint, three fruit trees, and backyard with view of Mt. Shasta. #93528 Offered at only \$129,000. Call Beverly at 530-925-0339.

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

Proudly Serving Siskiyou Gounty for Over 35 Years?



REMODELED MT. SHASTA COUNTRY HOME. 2 bedroom, 2 bath home on .64 acres just outside town with Mt. Shasta view. Large deck, heat pump - Affordably priced at \$375,000.



QUAINT MT. SHASTA COMMERCIAL BUILDING-Great downtown location! 1000sf with courtyard facing Mt. Shasta, rose garden, 2 off-street paring 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! \$249,000.



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



McCLOUD STARTER HOME with some custom upgrades. Nice back deck and garden area, fenced area. Off street parking, Must see to appreciate. \$209,500.



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. \$330,000.



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. \$375,000.



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!!! \$349,000.



SQUAW CREEK FRONTAGE. Approx. 150' of creek frontage with tall pines abouding. Perfect spot for your dream home. Community water & sewer available.



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. \$599,900.



WAGON CREEK FRONTAGE! An opportunity to own a English Tudor Style home on 3.36 acres. Private natural setting among the trees, overlooking Wagon Creek. Spacious 4 bd., 3-ba.Tiled kitchen counters, new appliances, oak cabinets, wood flooring, vaulted ceilings, bay window and so much more. \$629,000.



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 countertops, oak cabinetry with two built in desks, tile floors, master bath with jetted tub & walk-in shower, new 2-car garage with alley access and so much more. Convenient in town location. All this for only \$299,000.



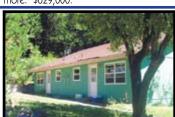
LOOKING FOR A MT. SHASTA CABIN? Then this one might be for you. This 2 bedroom 2 bath home on Frederick St. offers near end of the road privacy. Master bedroom offers a walk in closet and bathroom with separate tub and shower all on a .54 acre parcel. \$325,000.



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, catheral ceilings, generator backup, RV hookups, 1200' decking, 864sf shop/garage & much more. \$689,000



PERFECT MOUNTAIN HOME. On 5 acres, 3-br 2-ba, 2190 sf w/tiled kitchen & baths, oak cabinets, lots of windows to view Mt Eddy & Shasta Valley. Add'l 744 sf living space above garage, surrounded by dogwoods & firs. Lovely landscaping w/rock walls, hot tub, decks, 16x24 barn, RV parking & room for horses. \$775,000.



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. \$359,000.



INCOME PRODUCING MINI-STORAG-ES. 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.



FABULOUS INCOME PROPERTY. On So. Mt. Shasta Blvd. Remodeled-original fir floors, new carpet, windows & doors. 4000+ sq. ft. main bldg, plus 2 additional 1 bedroom cottages. Come see this unique opportunity! \$599,000.



MINI STORAGES - LOTS OF POTEN- TIAL! 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.



LOCATION-LOCATION2590 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.

HOMES

REMODELED MT SHASTA CONDO in nicely treed area close to schools & downtown. 2 br 1.5 ba unit has all new flooring, kitchen appliances, lighting & granite vanities in bathrooms. Filtered Mt. Shasta view & separate entrance to back patio. Only \$162,500.

CABIN IN THE WOODS! All the charm - 480 sq. ft. cabin in Mt Shasta Forest. Quiet location on 2.5 acres. The perfect get away. \$177,000.

McCLOUD STARTER HOME with some custom upgrades. Nice back deck and garden area, fenced area. Off street parking Must see to appreciate. \$209,500.

POSSIBILITIES GALORE! 5-bedroom, 3-bath, beautifully remodeled with two separate living quarters & hot tub included. Great for large family, vacation home or fishing club. Private garden areas, lots of nooks & crannies, basement, arched ceilings and doors - A must see!! \$229,000. 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 - \$239,500.

McCLOUD VACATION RENTAL. Cute home with refinished wooden floors and accented walls, $2\,\mathrm{car}$ garage and

shared wood storage. Must see to appreciate. \$258,000. **GREAT STARTER HOME.** 3 bd, 2 baths, 1700 sf with fenced yard, sprinklers, workshop, Mt. Shasta view. \$260,000.

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 \$965,000

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!!! \$295,000.

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 countertops, 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.

LOOKING FOR A MOUNTAIN CABIN? Then this one might be for you. This 2 bedroom 2 bath home on Frederick St. offers near end of the road privacy. Master bedroom offers a walk in closet and bathroom with sepa-

rate tub and shower all on a .54 acre parcel. \$325,000.

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, a great kitchen with Jennaire range. Other features include tile countertops and flooring, large laundry room, woodstove & Monitor heat, out buildings, horse corral & more. \$329,000.

REMODELED MT. SHASTA COUNTRY HOME. 2 br 2 ba home on .64 acres just outside town with Mt. Shasta view, large deck, heat pump. Affordably priced at \$375,000.

LARGE COMPANY HOME built for mill boss with loads of potential & sq. footage. A must see for large families or investors. New kitchen w/laminate floor, huge screened porch on 2nd floor - overlooking the town. \$375,000.

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.

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. \$389,900.

See our listings on the Internet! www.mtshastarealty.com • E-mail address: homes@mtshastarealty.com

Paul Engstrom Owner/Broker 926-4216

Sandy Robertson Realtor 926-3703

Bill Michelon, Realtor 964-3249





(530) 926-3807 • 201 West Lake Street, Mt. Shasta, CA 96067

Brett Waite Realtor 859-2004

Peggy Clure Realtor 926-5330

Randy McDonald Owner 926-6508



Beverly Shannon 925-0339 beverlyshannon.com



Colleen Cena Broker-Owner 859-1143 colleencena.com



Brenda Zandona 859-3144



Allana Cena Tory Shannon 925-4334 859-1044



Aric Cena 859-3472 toryshannon@sbcglobal.net AllanaRealtor@sbcglobal.net clicker1@sbcglobal.net



III MLS

100 AL HOUSE

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

REMAX REM

MOUNT SHASTA THE MAXIMUM REAL ESTATE HAS TO OFFER.

FAX 530-926-8985 www.mtshastalistings.com

West Lake Street • Mount Shasta, CA 530-926-4140



ABSOLUTELY BEAUTIFUL ACREAGE 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.



LARGE, LUSH LOT surrounded by trees! 3-BR, 3-BA & 3-car garage. Large bedrooms. Open living room, dining room and kitchen. Lots of decking with access from kitchen & bedroom. Wood stove & Monitor heat. Walking distance to town. Great home for a family with kids. Only \$349,000. #95799



THIS 3-BR, 2-BA HOME IS SPOT-LESS! On a forested lot in town and close to downtown area this home would be great for a vacation home or year-round living. Has new carpet, new interior paint, new dish-washer. Vaulted ceilings, bay window, great decking overlooking forested back yard. Has skylights, walk in closets. Laminate flooring in ktichen. Shed in back is nice enough to become a studio! #95582



THERE'S NOTHING LIKE THE CHARM OF OLDER HOMES! Cottage-style with 3 br 1/5 ba, den, dining rm, basement. Known for years as "the red door house" it will be a diamond with a little shining up! Heat pump for heating & air conditioning. Walking distance to town. \$299,000. #93599



CLEAN, NEWER DUPLEX near town & schools. Landscaped with sprinklers. Kenmore appliances, washer, dryer, dishwasher, oven, range, microwave/stove fan, refrigerator, I 5x20 atthe garage, Low U-V double pane windows, R-49 in attic. Spacious 2-bed., 2-bath units. \$800.00 current rent on each unit. \$399,000. #93662



HARD TO FIND! 9-acre parcel in Mt. Shasta. Minutes to the Sacramento River vet 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.



VERY NICE FAMILY HOME. 3-br 2-ba home has many upgrades: new tile floors new carpeting; appliances; windows & paint. Lg. living room, kitchen/dining combo, family room and a room that wil welcome your pool table! Fenced back yard. Sprinklers back & front. Close to schools on quiet cul-de-sac. View of Mt. Shasta from back. \$364,000. #93422



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, 2797sq, ft. dome home on 2.5 acres with roof & 2 kdylights. Monitor heater on both levels & 2. & 2 skylights. Monitor heater on both levels & woodstove on main floor. \$359,000. #88018



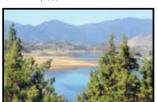
BEAUTIFUL BLDG. SITE. Elec. to parcel. Old cabin on prcel is a tear down. Lg. conifer & oaks. Views of Mt.. Eddy. Country lane access off N. Old Stage Rd. north of Deetz. BLA is complete to make the once 2.5 acres now a 5 acre parcel \$205,000, #95760



FOUR CONTIGUOUS PARCELS with wells, septic site approvals and ready to build! 51.75 acres for \$199,000; 40.4 acres for \$255,000 (2 wells on this parcel); 40.5 acres for \$259,000: 40.3 acres for \$275,000 (with spring). 360° views from all including great views of Mt. Shasta. Great area for septime and the part of the spring growing nearly everything! #94253, 94254, 94255, 94256



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. Offered at \$199,000.



GREAT LAKE VIEW LOT on a quiet street on north end of Lake Shastina. Topography is steep but the view will be incredible. Owner is ready to sell. \$65,000. #94664



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 & nond Superh location near McCloud River, McCloud Lake & Golf Club. \$949,900. #91334



INCREDIBLE UNOBSTRUCTED MT. SHASTA & SHASTA VALLEY VIEWS.



VACATION SPECIAL! Made to order with very little upkeep and lots of room for family and company. Very easy access on paved, plowed road. 4-BR, 2.5-BA with office, family room, bonus room and lots of storage. Privacy on 3 floors. Double car garage. Deck is surrounded by forest and ovely views of Mt. Shasta & Mt. Eddy.



space. Large round hand scraped Spruce logs from British Columbia makes this home "one of a kind". Main bedroom, French doors to private deck. Upstairs, two bedrooms with their own private balconies adjoin a cozy loft

and dining area. Fourth bedroom is off garage with private entry and its' own bathroom. Home boast of Carbonized Bamboo floors. Granite kitchen counter tops, stainless appliances, zonal climate control and more. Including view of Mt. Shasta.



LOVELY 5 ACRES out where you can hear the QUIET! Stunning Mt. Shasta view. Loaded with conifers, oaks and dogwoods. Cut out the view for your favorite building spot. \$170,000. #94530

TWO BEAUTIFULLY TREED MT. SHASTA CITY LOTS. 2 blocks from downtown. 40x160, gravity flow sewer easement, curb & gutter is in. #92876 & #92877 \$112,000 each.

BEAUTIFUL VIEWS from this large recreational property just outside of Yreka. 462.0 acres. Reduced to \$135,000. #92367

VERY AFFORDABLE BUILDING LOT offers peace and quiet! Very private area. E-Z to build on flat, open area with some large trees. Services available. \$30,000. #92195

ONE-OF-A-KIND VIEW FROM THIS 2.8 acres in very nice Mt. Shasta neighborhood. Mature trees, community water, county maintained road. Creek runs along side of parcel. This property is close to town yet far enough for privacy. You'll have great neighbors, too! BIG PRICE REDUCTION \$275,000. #91322

COME SEE THIS BEAUTIFUL level 1.10 acre lot. Amazing views of Black Butte and the Eddies. Rare property with lots of potential, zoned R-4. \$95,000. #92339

THIS IS ONE GORGEOUS LOT! Located at the top of a gentle slope with a lovely view of trees and hills below. Quiet, meditative spot. Great for a spiritual getaway. \$155,000. #94496

BEAUTIFUL PRIVATE 2.51 ACRE PROPERTY nestled in natures best, Mt. Shasta Forrest. Perfect for a get away cabin. Offered at \$49,000. #94809

REMODELED 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

ALICE IN WONDERLAND-TYPE PROPERTY! Many trees, lovely meadow

with Mt. Shasta view. Lots of privacy - such

a quiet setting with several nice building

spots. Septic site has been determined

Owner financing available to qualified

GORGEOUS SACRAMENTO RIVER

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. Sweethiar is a wonderful constitution

FRONT PROPERTY. With

buyer. \$250.000. #94661

\$149 500 #91903



FOUR UNIT RENTAL PROPERTY three units of which are residential. One unit is large, open space for undeter-Close to town. Easy maintenance. City services. Some appliances included – priced reasonably. Adjoining lot may be available. Call now!



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 \$820,000. #87435



BEAUTIFUL 5 ACRES, less that 2 miles SHASTA VALLEY VIEWS. In a private mountain range with controlled access. New road cut in that runs the entire length of the property. Two springs. Power located at the foot of the property. Nestled in an area of nice homes. Potential to be split into 40 acre page 10 mountain to 20 mounts are significantly of the property. The split into 40 acre page 10 mounts are significantly of the property of the Eddies, ground cover is thing bleberry. Passed a perc in 1989, conduit for significant property of the Eddies, ground cover is thing bleberry. Passed a perc in 1989, conduit for part-time and full-time population. Great sumgestion is on site. Only 2/10 of a mile significant property 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 thing bleberry. Passed a perc in 1989, conduit for part-time and full-time population. Great sumgestion is on site. Only 2/10 of a mile in this commune! \$400,000. #94927 from College of the Siskiyous. W by SW orien-



wants a buyer who loves to work with his hands. Some upgrades done but still needs some fix up. Very pretty pacrel with lots of trees; includes separate half acre. Landscaped & lots of big trees. Lopi woodstove & Monitor heater. Huge basement with room for studio. Majestic mtn. views. Lots of potential for



overlooking the vaulted living



2bed/I bath, 1225 sqft. New paint, new floors move in condition. Live in one, rent the other or use as office for business. Great investment opportunity! \$330,000. #94017



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



ENTITLED PROJECT CONSIST-ING OF 18 CONDO/TOWN-HOUSE UNITS on 4.7 acres in the city of Mt. Shasta. Have final map 6 all approvals incl. environmental. Plans 6 specs are ready for building permits-excluded from sewer moratorium. Pre-approved wrap policy to cover builders 6 developers liability for 10 yrs, subject to underwriters approval of applicant. \$790,000. #95648



FOR THE HANDYMAN. Double lot with gorgeous view of Mt. Shasta. Fenced with alley access to back yard. Much of the interior has been renovated. Has double pane windows. Open floor plan. I-br, I-ba, with Monitor & wood heat, pantry, laundry room. Double car garage. \$160,000 with lease option. #95438



THREE BEAUTIFULLY TREED LOTS available (each 2.5 ac) and each priced at \$225,000. 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



Approx. I acre zoned CM in Mt. Shasta. Fully occupied. House currently rented to a business tenant. Dbl unit small office not currently rented (opportunity for more income). Asphalt drive, 10 on-site parking places, chainlink fencing. Rents are currently lower than market. \$850,000. Owner may carry to qualified buyer. #95486



ADORABLY REMODELED HOME on .78 acres with shelter & fenced area for horses, large shed & beautiful, tall trees. Interior was completely remodeled with new cabinets in kitchen & bath, all new appliances, refinished hardwood floors. New roof. Go see it, you'll love it. \$375,000. #93264



CHARMING A FRAME HOME that is perfect for a vacation home or a young family. Nestled in the trees a short skip from historical downtown McCloud. Woodstove to cozy up to. You are going to love the HUGE garage and outdoor parking areas. \$249,000. #94913



40 ACRES! with a 6 acre permanent easement which provides access to two Ag wells (seller says 540gpm total) plus a septic system. When seller is ready to sell his adjacent property he will do a lot line adjustment to add 6 acres to the subject property at no add'l cost to buyer. \$250,000. #95583



YOU'LL LOVE COMING HOME to this beautifully remodeled home at the end of the cul-de-sac in a private neighborhood. With cui-de-sac in a private neignoornood. With 1.1 acres of pristine countryside you won't believe you are only minutes from town. This home boasts many upgrades including Brazilian cherry wood floors and crown mold-



PRIVACY & ALL YOUR HEART PRIVACY & ALL YOUR HEART DESIRES: View of Mt. Shasta; yr-round creek; meadow & forest. All on 5 acres. Beautiful wood flooring, Ig. open living room w/woodstove, built-in bookshelves. In kitchen: butcher block island, tile counter, s/s refrig. Wood accents throughout; some tile flooring. \$330,000. #95847



THIS IS A DOLL HOUSE! With such curb appeal!! Lush corner lot with a view of Mt. Shasta. Verrrry nice location! Lots of remodeling has been done. Lovely fir flooring, old time kitchen, dbl. pane windows, recently redone bath. Partially fenced with trees. Back yard deck. Great property. 2-BR,



GARAGE & SHOP ENVY NO MORE! Wellappointed custom home claims bragging rights! Attached 2+ car gar. & 30x36 shop with 9 doors. Shop is insulated & finished with built-in cabinets, work bench, Monitor heat & bathroom. Home has: tile, slate, alder cabinets Pergo flooring, open floor plan, decks, mature landscaping, metal roof, Diesel furnace, oil stove & heat pump. Large dog kennel area. Turn key! Great value @ \$465,000. #95676

producing fruit trees & mature grapevines. Open floor plan flows thru wide era archways.

Take golden steps on the beautifully finished original oak floors and enjoy the garden views through the many windows including a view of the Eddys past the sentinel oak in the

front yard. 3-bdrms, 2 full baths. Extra room for office or could be 4th bdrm. Country French kitchen opens to back garden deck.

Large well equipped workshop. Attached dbl.

garage. New central heating & Dover stove. An investment to truly enjoy! \$525,000.

WAY CUTE! AND BRAND NEW! IN

TOWN GAS SAVER! 3 Bdrm 1 Bath

home with attached garage in Weed is

close to schools, stores, everything! New

appliances including washer and dryer. Hardiboard siding and French doors on your front porch. Priced to sell to you

stove; open kitchen/dining area. Kitchen

skylight shines on solid oak cabinets &

tumbled Italian marble tile counters; dou-

ble oven. Large family room has wood-

stove & sunny bay window. One acre parcel has perimeter cedar fencing. Lg.

backyard has 6' privacy fence. Large

attached 2-car garage w/breezeway. Lawn,

flowers, aspen trees & evergreens. Views

bath home in Montague with many original architectural elements like redwood ceilings & wainscoting, all beautifully fin-

ished. 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! \$216,000.

of the Eddies. Priced to Sell! \$399,500.

at \$185,000!!

COUNTRY HOME NESTLED IN ASPENS & PINES. 4-bdrm, 2.5-bath, 1994

sq. ft. Mt. Shasta home. Beautiful hardwood floors. Living room has efficient wood-

CHARMING AND VERY PRIVATE in town VICTORIAN. 3 Bedroom/2

SHASTA LIGHT SHOWPIECE ON .60 OF AN ACRE! Completely refurbished 1946

Mt Shasta home with 2800sf of beautiful space set in town on manicured grounds with

Never Without Power!

This is Your MOUNTAIN RETREAT!!



Off the beaten path, this 1700sf luxury hidea-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



Augusta Meyers **BROKER**

Augusta Meyers Rea www.augustameyers.com Office: 530-938-9548 • Cell: 530-925-195



JUST RIGHT COMMERCIAL IN DOWNTOWN MT. SHASTA!

One bedroom, I 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.



BIG VIEWS from this level 1.3 acre Montair Estates lot. LOT 25 at the corner of Montair Dr. & Vardon Ct. – one of the best lots in subdiv. of newer custom homes. Next to the golf course. Underground utilities, community sewer. 5 min. to Yreka. \$89,500.

MONTAIR ESTATES! Wonderful place to build your dream home minutes from Yreka. Lot 34, just over an acre in area of custom homes next to Golf Course with fantastic views of Mt. Shasta and the Shasta Valley. Clean air, great views, underground utilities, community sewer. \$70,000.



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



lows 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.



Bring your offer!

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 \$189,000.

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!

LOT 114, CINNABAR CT. Big Springs Ranchos. Gorgeous level building lot on 2.5 acres. Awesome view of Mt. Shasta and the surrounding area. Bring your offers. Asking \$45,000.



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 1-5 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!!

GREAT LEVEL BUILDING LOT with pine trees & views of Mt Shasta. Near entrance to subdivision. Seller says "Sell it!" Antelope Way, Lake Shastina. Asking \$12,000.

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. Asking \$30,000.

LOT 20, OPAL AVE. Big Springs Ranchos. Stunning views from this 2.5 acre. At the corner of Big Springs Rd. and Opal Ave. Backs up to the ditch. Asking \$45,000.



DON'T JUST LOOK AT THE MAP! Go, expérience, and make your offer on the best buy in Lake Shastina! 1/4 acre tucked away on private cul-de-sac acre tucked away on private cul-de-sac, this sleeping beauty awaits your dream project. Just off the 7th green of the Scottish Nine this home place nestles in maturing evergreens for that hard to find privacy on the Golf Course Lot. Very Sheltered feeling with mature trees but has DYNAMITE VIEWS of Mt. Shasta and the Eddys. Lot next door is available and together would make outstanding double lot property. BRING ALL OFFERS. \$58,000. 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. Lot 114 Cinnabar is available below, together they could make a beautiful ranchette! LOT 21 Opal Ave. Unobstructed views of Mt. Shasta, the Eddys, and all surrounding mountains and landmarks from this 2.5 acre parcel. Lot 20 next door is also for sale. Near subdiv. entrance. \$45,000.

LOT 22 OPAL AVE. Approx. 2.5 acres in Big Springs Ranchos with unobstructed views of Mt. Shasta and surrounding valley. Power & phone at street. Backs up to the "Ditch". Close to paved County road. Neighboring 2 lots to west also for sale. Don't miss this! \$35,000.

Augusta Meyers... Serving Siskiyou County Since 1997



Augusta Meyers **BROKER**

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McCloud River Lodge River Grill & Bar

Excellent well established Business Opportunity with Real Estate overlooking Mount Shasta. This business provides Living Quarters, Five (5) Quality Motel



Rooms Newly refurbished Kitchen & Liquor License (47). There is ample Parking & Room to Expand on Vacant Parcel \$975,000

Lakefront Vacation Rental with Iwo parcels



The Shasta Lakehouse in Lakehead, Sleeping up to 20 guests, has a full kitchen plus kitchenette, Game Room and Laundry Room. Fully Furnished Turn-Key Rental with advance reservations. Parcel has tenets included in sale for groups of 20+. Bookings Have increased every year with year round potential. \$995,000.

NNN Leased Investment

Single Building with two tenants. Condo Conversion (pending.) Two suites totaling 4,500 square feet, 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.

Ideal Family Business with Real Estate



Completely refurbished in 2004: new & refurbished compressors, Hood & Halon system in deli; new HVAC system. Direct access to back room from covered loading dock. Liquor, Beer & Wine License (Off Sale). 2-Walk in Coolers & 2-Walk in Freezers. Electric system is new throughout the buildng. Excellent freeway visibility & easy ingress. Ample parking. \$689,000. #95624

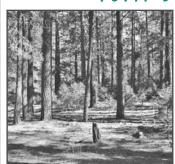
Commercial Building Downtown Dunsmuir

6,000± Sq. Ft. Ideal for Thrift Store and/or Downtown Mall Divisible for Arts &



Crafts Center, Flea Market, Artist Booths, Home Based Business Sales, etc. with Handicap Access; Location is perfect for Local Shoppers. Refurbishment needed & reflected in the Price, OMC-OAC with 20% down payment. \$425,000.

Water, Irees & Views 10.47 Acres



n a pristine area. Build Your Dream Home on this Secluded Power & Telephone available, also an Approved Septic Site. Views of Mount 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 Per Acre. Call for a Private Appointment!

Great Family Home



This One-of-a-Kind Home is perfect for a "Large" Family with 5 Bedrooms, 4+ Baths & a beautiful Office/Play Room. 3,700+ SF Home. New Custom granite counter-tops; new tile floors, carpet & vinyl with Custom Wood Floors & Oak cabinetry in the Kitchen & Dining Room; New paint. Incredible Mt. Shasta View. \$995,000. Two adjacent legal parcels available at 2.5 acres each. \$225,000 & \$175,000. #93614: #95083: #95084

Rainbow Ranch Court (Private Road)

Views of Mt. Eddy and Mt. Shasta



Parcel #56 2.5 acres. #95083 \$225,000



Parcel #57 2.5 acres. #95084 \$175,000

142.8 Acres with 360° Panoramic Views



Power & Telephone available in many locations on this parcel. +/- 120' Well with 8" casing. Natural occurring cool air from Well for A/C. Fenced on Three (3) Sides & Ready for Development or Use "As Is" with your Horses, Cattle or Livestock. Great Get-A-Way Location for the Adventuresome!!! \$285,000 MLS 95860

Retail/Office Building In Prime Area of Weed



Commercially Zoned Property comprised of approximately 8,250 sq. ft. for sale or lease ideal for owner/user or Multi- Tenant Leases. Roof Structure was built with beautiful Arced Glue-lam beams, wall to wall, above existing ceiling with slab floors, cinder brick walls & propage heat pumps. \$725.000

Two Quality Triplexes in Mt. Shasta



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

Country Living at its Very Best Rustic Farm Style 3



Eddy. \$375,000.

Bedroom/2 Bath Home on three (3) levels. Remodeled Granite Counter tops, Kohler Fixtures, Wood Floors & New Heating System. 2 horse barn & oversized sized garage, 2.8 acres of wooded property next to USFS land just one mile from Mt. Shasta Blvd.

2.43 M-A Acres



Excellent location for easy ingress and egress. Excellent Views of Mount Shasta and Mount Eddy with I-5 visibility. M-H is the County's Heaviest Zoning. Great for Freeway Commercial. Owner may Carry OAC. Offered at... \$195,000. MLS #90806

Skyview Estates East

Gorgeous Wooded Parcels with Views! Secluded new subdivision just minutes from Downtown Mt. Shasta. Well & Septic included. Power Available.



Parcel #48 5.6 acres. #93082 \$289.000



Parcel #49 3.05 acres. #93080 \$259,000

Car Wash in McCloud



3-bay carwash with 1 extra bay. One of the bays is set up for large vehicles. Approx. 2,262 sq feet. This is a turn-key sale that includes all inventory. \$199,950.

MLS #95199

DAN MOSHER • 530-926-4915 • 612-B N. MT. SHASTA BLVD., MOUNT SHASTA, CA 96067

Golden West Realty

Lake Shastina 20604 Big Springs Road Lake Shastina/Weed, CA 96094

Serving Lake Shastina for Over 20 Years! (Homes) www.goldenwestrealty.com (Land) www.shastaland.com

530-938-2711 or call... 530-938-0200

























GREAT VACATION GET-AWAY at the Lake Shastina Golf Resort. Use this great 1-bedroom condo as a wonderful getaway and have the golf resort manage it as a vacation rental when you are away. This condo is also close to boating, skiing, hiking and rafting. A low price makes this a great opportunity. #95361

Asking...\$99,500.



WHAT A BEAUTY! This smaller home has been completely remodeled, virtually rebuilt from the foundation up. Huge Trex deck faces Mt. Shasta for a glorious view! Spacious backyard with large trees, new fencing and ample Priced under recent appraisal for QUICK SALE. Owner has to sell this house quickly so BRING AN OFFER! #95442

Only... \$120,000.



NICEST HOME IN WEED for the price & roof credit with full-price offer! 2Bd/1Ba, nearly 1300sf. Brand new bathroom, new Kenmore appliances, refinished orig. oak floors, all new paint inside, partial basement. New picture window with Mt. Shasta view. Huge backyard has full privacy fence, shed, garden area & mature fruit trees. Walk to the College!

For Only... \$159,000.



A REAL CUTIE! Well-maintained home Beautiful fruit trees and charming landscaping add to the country feel. Great price for first time buyers, investors or second homers. Just minutes to golfing, fishing, boating. #95553

Only...\$185,000



SUPER BUY IN DUNSMUIR! 3Bd/1Ba home is super clean and ready to go! Offered for less than its last sale price! Approx. 1200sf, the home has a spacious feel and has been nicely remodeled, including imported Italian tile in the bathroom and kitchen, wood laminate floors throughout, and Jacuzzi tub. The unfinished basement runs the length of the house and offers tons of additional storage, workshop area, and laundry area. #95468

Bring an offer today! \$190,000.



3 BLOCKS FROM THE LAKE & LAUNCH RAMP. 5 minutes to golf. Come home to this lovely custom built 1431sqft, 3bd, 3ba, home on a quiet cul-de-sac in beautiful Lake Shastina. You will love the vaulted ceiling and open floor plan. Tile kitchen counter tops and cabinets galore! All this and room for RV parking for

Asking...\$199,999



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

Asking...\$225,000.



MT. SHASTA, LAKE, GOLF COURSE & EDDIES VIEW from the beautiful home. 2 Bedroom 1 Bath with lots of room for expansion. This home with these views at this price will not last long. Come enjoy Lake Shastina and Siskiyou County for a great price.

Asking ... \$219,500.



REAL LOG CABIN on 1/4 acre lot w/ another 1/4 acre lot available next door to make a total of 1/2 acre if you so desire. The home is in excellent condition & very well built. Home has 2 bdrm & 2 bths on main floor. Large loft that could be a third bdrm. Home backs up to a future park site so there is lots of open space. Home also has a Mt Shasta view thru the trees. The hot tub is negotiable. All new flooring thruout home & new fixtures in bathrooms. The roof is redwood shake. #95830

All this for Only... \$252,500



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

Offered at... \$254,900.



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.



FINE LIVING IN CUSTOM-BUILT 1400-sf, 3BD/2BA home. Vaulted ceilings in family room & master bedroom. Desirable location includes 3 lots, making it one of the largest in Shastina at 3/4 of an acre at the end of a private cul-de-sac. Attached 2-car drive-thru garage with adjoining workshop. Large covered patio entrance, well-landscaped yard with sitting area, and many tall pines make this an outdoor paradise.

Only... \$259,500.



CLOSE TO THE LAKE! Enjoy this new 3-BR 2-BA Cape Cod style home that's a short walk to the lake! View of Mt. Shasta from the living room, master bedroom, & patio. S/S appliances, lots of tile, step up living room, vaulted ceilings, indoor laundry room, double sinks in both baths, walk-in places that is placed in a larget in places. in closet, jacuzzi tub, glass block shower, plant shelves. The use of windows makes this a very light and pleasing home! Borders green belt area for extra privacy. #94152

Asking... \$287.000



3 BDRM 2 BATH Craftsman home with match-less detail and style on quiet lot. Cased French doors and oversized windows let lots of light in on warm hardwood floors. Kitchen boasts on warm nardwood noors. Nichen 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.



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 possi-

Offered at... \$319,000.



2 bath home was designed as the perfect retreat home. Enjoy spectacular views of Mt. Shasta. It offers ideal resort community living, just steps from a new park, and yet close to the boat ramp and lake for fishing & boating. A rare 1.2 acre of flat usable land! #95550

Asking \$325,000.



RUSTIC ELEGANCE AT ITS FINEST! Bask in the windows that span 2 stories. Feel like a master chef in this kitchen with granite counters, stain-less steel appliances, and beechwood cabinets. Open staircase leads to master suite upstairs. Master bath has dual sinks surrounded by granite counters and maple vanity. Don't miss your chance at quality new construction at an incredible price! This 3 bedroom 2 bath, 1688 sq ft.

Yours for only... \$339,000.



the golf course. 9 ft. walls to vaulted ceilings, large master, large laundry and a kitchen with lots of space. Beautiful Mt. Shasta Views.

Listed at only... \$349,000.



LAKEFRONT GEODESIC DOME. 3bed, 2bath, 2100sqft. Close enough to the lake that you can 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.

Reduced to.. \$349,500.



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

Only... \$350,000.



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 disel 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... \$425,000.



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 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.



LAKEFRONT HOME WITH FANTASTIC LAKE VIEWS! 4-bedroom, 3-bath, 2 level, 2000 sq ft home over basement. 2 car parking structure, new kitchen appliances, new force air electric heat pump. Mother-in-law suite w/kitchette, home being sold completely furnished.

A Great Buy at only... \$449,999.



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-cor grane #94/42. detached 2-car garage. #94423

Offered at... \$395,000.



CUSTOM GOLF COURSE HOME. Built by contractor for himself. Every detail was carefully considered, and it shows! Large family room opens to gorgeous kitchen with maple cabinets & granite counters. Tile entry opens to the formal dining room with custom fireplace. 10-ft ceilings with crown molding. New glass-tile counter in Master bathroom. Backyard is gardener's dream. Too many amenities to list.#95638

Priced at... \$529,000.

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

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4408 HWY. 97 #11, WEED



NEAT AS A PIN - This 3-BR, 2-BA, 1248 sq. ft., 2002 manufactured home is in excellent condition. Owners are nonsmokers and the lady of the house keeps it neat as a pin! Gorgeous setting in the park and buyers can move it to their dream property. Priced at \$65,500. MH-92556

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 \$319,500. H-95869

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 and a quiet country lane. Just a mile from town. Priced at \$379,500. H-94482

239 LOVETA LANE, MT. SHASTA



LAST GREAT HORSE RANCH FACILITY in Mt. Shasta! 2540± sq. ft. custom home on 8.50± acres. Fenced and cross-fenced (H-93776). 2 additional adjoining properties also available; one with a 24,320± Sq. Ft. incredible barn with indoor riding arena on 2.63± acres (L-93777). The other is land with 2.58± acres over looking barn property (L-92230). Buy part or all.

6217 DUNSMUIR AVE., DUNSMUIR



IN THE HEART OF DUNSMUIR is this nicely remodeled 2,100 sq. ft,, 3-bedroom, 2-bath home. Newer kitchen with wood laminate floors. Efficient Monitor heat on both floors. Two large master suites. Lots of bang for the buck. Offered at \$229,900. H-94143

SISKIYOU AVENUE, DUNSMUIR



53± ACRES WITH MT. SHASTA VIEWS just minutes from town is where you'll find this spectacular estate parcel with awesome views. Many choice areas for building that custom dream home. Year round springs and loads of conifers and deciduous trees. Large parcels like this are getting harder to come by, especially so close to town. This rare opportunity is being offered at \$450,000. L-95609

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. \$264,000. H-95980.

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 or RV and for the horse enthusiast a 2-stall MD barn, fenced and cross fences. Offered at \$995,000. H-95724

836 DEAS WAY, MT. SHASTA



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 like: slab granite counters, sub-zero refrigerator, high-end S/S kitchen appliances, gas fireplace, surround sound, heated tile floors, vaulted ceilings, stamped concrete walkways and much more. Take a look at this remarkably crafted home. Price reduced! \$674,000 H-92768

4500 CUDICTIAN WY MT CHACT



VIEWS OF MT. SHASTA - Mt. Eddy & Black Butte views abound from this light and bright Mt. Shasta Resort custom home. Over 2670 Sq. Ft. of high end custom touches like granite and tile counters, solid wood floors, large kitchen island, 9' & 10' ceilings that are vaulted and coffered, large master suite with separate soaking tub and shower, stainless steel appliances and much more. Call William today for your private viewing. Offered at \$649,500. H-95377

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 \$480,000. H-95292

1128 TENT STREET, WEED



AFFORDABLE NEWER STARTER - in Weed. On a large double lot is where you'll find this 3-bedroom home built in 2004. Great Mt. Shasta view and a large detached two car garage. All of this for only \$160,000. H-95754

7112 N. OLD STAGE RD, HAMMOND



APPROXIMATELY 5 ACRES FINE, FORESTED, SECLUDED AND LEVEL - just off a maintained, paved country road and a quick and easy 10 minutes from Mt. Shasta. Horses O.K. Includes a seasonal stream, meadow, tall timber, well, septic, underground power, and phone line for only \$165,000! L-95294 Ask for Dale.

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 \$399,900 ICE-94269

819 BUTTE ST., MT. SHASTA



CONVENIENT COUNTRY LOCATION – on a spacious level $1.46\pm$ acre parcel is this classic 3-bedroom ranch home. Just a short walk to town or the park, yet the feeling of being out in the country. Newer floor coverings, kitchen counters and bathrooms. Attractively priced @ \$359,000. H-95755

1008 WA Barr Road, Mount Shasta • (530) 926-2646 Fax 926-6882



DREAM LOCATION convenience store and Gas Station on 17+ commercial acres! Rare opportunity to own meticulously maintained business with a solid 22-year track record. Lots of room for expansion into additional business lines or further develop large parcel in this thriving retirement/resort area. Property also includes a 384 sq. ft. storage building. Up to \$25k of inventory included.



CUSTOM BUILT BY OWNER/BUILDER. Large open floor plan with custom cabinets, moldings and knotty pine ceiling in Great Room. Oversized double car garage. Artfully designed, low maintenance landscaping. Situated on two lots at end of cul-de-sac. Plenty of room for RVs. Great views of Mount Shasta. Possible lease/option.



IT'S A WONDERFUL HOUSE. This home shows great taste and details sure to please the most discerning buyer. This is a grand yet comfortable home nestled in the tall evergreens. It's in a quiet, upscale neighborhood within walking distance to downtown Mt. Shasta. Enjoy three stories of artfully decorated living space with two stories of outdoor decks for alfresco entertaining. This is a perfect home for a large family or those who love to spend time at home with family and friends.



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Sandra Haugen



Cheryl Dickason Sales Associate



Steve Russ Sales Associate



Stephanie Hill



Dennis Patterson Broker Associate



Diana Maclean





William Johnson

Gigi Ryan

541 JUNCTION AVE., McCLOUD



ADORABLE 3/1 with endless possibilities. bonus room would make a great 4th bedroom or office. \$2500 credit at close for buyers new 1/2 bath. Priced to sell. #95790 \$254,000.

27564 EDGEWOOD, WEED



GORGEOUS 3 bdrm, 2 ba, over 1500 sq. ft. manufactured home on foundation. New over 55 senior park close to golf and lake. \$165,000, #95945

239 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. \$589,000. #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. \$769,000. #90382



GREAT 3-BD, 1-BA HOME in established neighborhood. Has been very nicely remodeled. Walking distance to schools, large back-yard & views of Mt. Shasta. See for yourself! \$179,500. #95574

1125 AUDUBON RD., MT. SHASTA



WAGON CREEK FRONTAGE in Mt. Shasta Timber Hills Subdivision. Sprawling 3800 sq. ft. redwood home on 1 treed acre.

1225 BEKS LANE, MT. SHASTA



WAGON CREEK flows through this 2.5 acre gated home site amongst big trees plus this 2-story 3000 sq. ft. 5-BR, 3-BA custom home. \$1,200,000. #94060

809 MAC LANE, MT. SHASTA



CREEKFRONT! Enjoy the soothing sounds of Wagon Creek. 2800 sq. ft. home on lush 1+ acre. 4bd/ 4ba. 2-car garage. \$595,000, #94037

1439 TIMBER HILLS RD, MT. SHASTA



3400 SQ. FT. OF ELEGANCE on manicured acre. 5 Bd/3 Ba. Perfect for entertaining or relaxation. Desirable Timber Hills subdivision. \$749,500. #95148



GORGEOUS BRAND NEW HOME. Huge views of Mount Shasta from all around Luxury throughout. Huge kitchen with custom birch cabinets; cultured granite. \$239,900. #92917

1533 WYEKHA 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

5426 SHASTA AVE., DUNSMUIR



TWO SOLID DUNSMUIR HOMES for only \$138,500. Main house: 1100sf 2-BR, 1-BA with lots of storage areas; Guest unit is 470 sq. ft. studio. Carport.\$138,500. #94477

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. \$495,000. #95705

8201 ASPEN DR., HAMMOND RANCH



CUSTOM LOG HOME situated on 5 acres just off Old Stage Rd. Expansive Mt. Eddy and Hammond Pond view. 3 bedrooms, 2 bath, 2400sf of gracious living. Great room with big log beams, vaulted ceil-ing and golden oak floors. \$669,000. #94702

488 S. WEED BLVD., WEED



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

139 SKI VILLAGE DR., MT. SHASTA



OWNER FINANCING! Fix up this little cutie and live in Mt. Shasta. Priced to sell! 2-BR, 1-BA, with original hardwoods. Big kitchen. \$215,000. #94557

701 STRINGTOWN, WEED



REFURBISHED BUNGALOW. 2-car garage with big shop. 1200sf 3 bd, 2 ba. Spacious living rm, lrg country kitchen, back deck & hot tub. Big yard. \$169,000. #94937

6008 SHASTA AVE., DUNSMUIR



SHORT SALE SWEETIE! Darling 2-BR, 1-BA, 1020 sq. ft. home with wood floors, formal dining, wood stove. Large basement with bed & bath–not included in sq. footage. Pre-foreclosure. Act now! \$146,000. #95542

873 SISKIYOU LAKE BLVD., MT. SHASTA



LUXURY LIVING in this craftsman style Lindal Cedar home in Mt. Shasta Resort. 4 bdrm, 3+ ba, 3420 s.f. quality, decks views. \$945,000 #95594

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. \$585,000. #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. \$595,000, #95767

240 S. McCLOUD AVE., McCLOUD



READY TO MOVE INTO! McCloud charmer completely new & remodeled 3/1, 1280sf Perfect vacation or 2nd home. Off Squaw Valley Rd. \$285,000. #94374

3407 SUMMIT DR., MT. SHASTA



PRIDE OF OWNERSHIP! Take a look at the beautifully maintained 1797sf 3 bed, 2 ba home with fully landscaped yards. 3-car garage & workshop for the handyman. Mt. Shasta & Black Butte views, \$439,000, #95480

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! \$225,000. #95327

445 SHASTA COVE, WEED



CONTEMPORARY HOME on 5 wooded acres! Peaceful views of Mount Shasta from the large deck that is wonderful for entertaining. Many extra features grace this home. \$679,000. #95716.

711 EVERITT MEMORIAL, MT. SHASTA



WHAT A DEAL! Great location. 3 bd/2ba 1235 sq ft. Large lot. Granite kitchen with new appliances. Some TLC would make this shine! \$264,900. #95587

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

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, \$196,000, #89816

1701 SPRING MEADOW, MCCLOUD



PARK-LIKE SETTING, 5.2 acres, perfect for horses. Creek and spring run through parcel and pasture. 2 bd, 2 ba. Will entertain all offers. Price reduced! \$305,000. #93978

15801 GALLOP PL., LAKE SHASTINA



WANTED! NEW OWNERS to call this gem their own. Newer, affordable 3/2 home. Great floor plan. Modern colors, appliances included. Oversized lot. \$247,000. #95759

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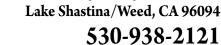
MOUNT SHASTA OFFICE

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Sandra Haugen









Dennis Patterson







485 JEFFERSON DRIVE, MT. SHASTA



CUSTOM MT. SHASTA HOME 3 bd, 3+1/2 ba, 2387 sq. ft. home with 3 car garage on 1.29 acres in the city. Amazing Mount Shasta view. \$849,000. #94705



TIMBER FRAME STYLE with sunny southern exposure. On 2.5 acres, 1750sf 2 bedroom, 1.5 bath Mt. Shasta view home. Includes new custom kitchen, studio, greenhouse and shop building \$375,000. #94818

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.



GREAT MT. SHASTA VIEW & road privacy! 10 acre parcel in the Banana Belt. Cozy A Frame home, 2100 sq ft, 3 bd, 2 ba. Lrg deck with pool, lawns, fruit trees & space for big gardens & horses. Only \$357,000. #95079



PRICED UNDER MARKET to sell fast! This 3/2 home has breathtaking views that will leave you speechless. 2030 sf of affordable luxury! \$449,000. # 95274

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.

414-418 CHESTNUT ST, MT. SHASTA



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

10615 HWY. A-12, MONTAGUE



WATCH THE ALPEN GLOW on Mt. Shasta from your deck on this 1400 s.f. 3/2 home with outbuildings. 2.5 acres of country charm. Fenced & x-fenced. Excellent condition. \$269,000. #95452

6239 DUNSMUIR AVE., DUNSMUIR



NEWLY REMODELED home with a big living room. Views of surrounding mtns. Fresh & bright! New windows, paint, floor coverings, remodeled kitchen. Nice yard. 3-bd, 1-ba, 1300sf \$165,000. #91511

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



VERY SPACIOUS home on 1 acre. This is a 3 bd, 2 ba custom steel frame built home. Fenced area for your dog & a separate fenced area for a garden. \$450,000. #95278

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

4507 GLEAVES AVE., DUNSMUIR



GREAT GET-AWAY! 2 Bd, 1 Ba vacation home or vacation rental. Desirable North Dunsmuir location. \$144,500. #95621

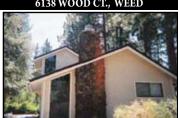
604-608 N MT. SHASTA BLVD, MT. SHASTA



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



MAZATLAN? GAS GIFT CARD? 3-bdrm., 1-bath, 1300 s.f. home in charming McCloud.



LOVELY CEDAR INTERIOR HOME on the 6th green of the Lake Shastina Golf Course with Mt. Shasta view. \$315,000. #95662

15125 PAWNEE ROCK, LAKE SHASTINA



GORGEOUS! 3-bd, 2-ba, spacious home overlooking sparkling Lake with forever views of Mt. Shasta. Large kitchen & bedrooms, \$290,000, #92491

121 N. B STREET, MT. SHASTA



CHARMING! 9-YR. NEW 3 bdrm, 2 ba, 1350 s.f. home with attached 2 car garage. Only 2 blocks to city center. \$359,000. #95662

16534 WOODSIDE RD., LAKE SHASTINA



BUILT IN 2007, it offers all the great things that make a house a home, 3-bdrm., 2-bath, 1543 sq. ft. \$249,000. #95940

1554 VILLAGE WAY, MT. SHASTA



IN ONE OF THE BEST NEIGHBOR-**HOODS!** Walking distance to town. 3/2.5 1560sf home exudes pride of ownership. Easy maintenance yard, backs up to own private forest. Just some of extras. \$359,000. #95311

6516 SHASTA COVE, HAMMOND RANCH



CRAFTSMAN STYLE BEAUTY! 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

620 PONY TRAIL DR, MT. SHASTA



MOUNTAIN LIVING WE ALL WANT! 1-1/3 acres of pine studded privacy & gorgeous mountain views only 5 minutes to Mt. geous mountain views only 5 minutes to Mt. Shasta City! 1430 sf 3 BR 2 BA. \$425,000. #95238

204 SUNRISE DRIVE, MT. SHASTA



IMMACULATE 2600 sq. ft 4 bdrm 3 ba home with extended living area nestled in the pines. Borders National Forest.

311 CRICKETT RD., MT. SHASTA



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



IF YOU NEED A LOT OF SPACE, take a look at this College Ave. home on the sunny side of the street. 6.8 acres to protect your pri-vacy and views of Mr. Shasta & Mt. Eddy. 2300 s.f., 4 bd, 2.5 bath, Has add'l 900 s.f. for future expansion on 3rd floor. \$459,000. #91645

1435 & 1505 HIGHLAND DR. MT. SHASTA



TWO HOMES ON 1 parcel- County living, minutes to town. Perfect for the investor, or the extended family. 1800 sq ft 3/2.5 & 1100sf 2-BR, 1-BA. \$442,000. #95359 Just Reduced!

433 SHASTA AVE., McCLOUD



YOU'LL FALL IN LOVE with this charmingly refurbished mill home. 1250, 2bd/2ba home plus large detached garage. \$275,000.

619 CAROLINE, MT. SHASTA



GREAT NEIGHBORHOOD - Walking distance to schools & town. 4BR, 3BA includes 2 master suites, custom flooring, bonus huge room. See to appreciate. \$359,000. #95735

16315 ROCKWOOD, LAKE SHASTINA



NEW UNIQUE BAVARIAN STYLE HOME with fully landscaped yard. Open beam ceilings, tile throughout; unbeatable Mt. Shasta view. \$269,000. #95230

473 GILMAN AVE., WEED



2100 SQ. FT. Lovely 4 bdrm, 1.5 bath classic mill home. 10 ft. ceilings, refinished hardwood floors. \$229,000. #95703

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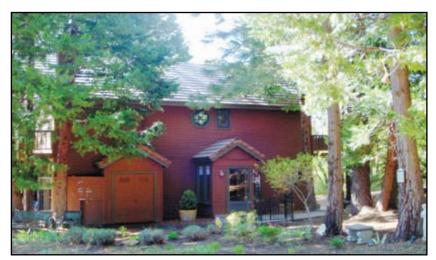
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EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

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ON 1 ACRE IN PRIME ABOVE TOWN AREA - ONLY \$479,000! A private, mountain style chalet with so much for the price: vaulted redwood ceilings, hardwood floors, Pella windows, 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 propane heat, & a excellent great room designed for entertaining. Beautiful park-like setting, large evergreens, RV parking, dog kennel & extra storage. #95874



\$214,900 FOR A BRAND NEW, 1454 SQ. FT., 3BR, 2BA! Pete Pappas has been building homes in Lake Shastina for over 15 years and has the experience to build quality homes at excellent prices. Features include vaulted ceilings, central heat & air, a wood heat stove, quality appliances & fixtures, a Mt. Shasta view, & an oversized kitchen with custom alder cabinetry, an island, walk-in pantry & breakfast area. (*Image is a depiction of planned home not an actual representation*). Completion in September 2008. #95813



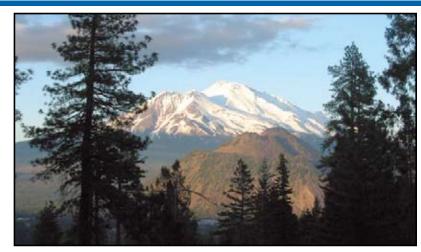
NEW 3200± SQ. FT. CUSTOM HOME just up the street from the Mt. Shasta Golf Resort. This beautifully done 3BR, 3.5BA combines an elegant traditional feel with modern design and favors the soft feel of gentle curves. It features superb views of Mt. Shasta & Castle Crags, Cherry cabinets w/Zodiac counters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



THIS BRIGHT & SUNNY HOME MAKES YOU "FEEL GOOD" with its open floor plan, lofty ceilings, abundant use of natural woods & tile, tasteful color schemes, extensive use of natural light, & wonderful views of Mt. Shasta & the Eddies. The 2.5 acres offers privacy, lots of sun, & large evergreens. It borders U.S. Forest Service land yet is only minutes from town in one of Mt. Shasta's most desirable areas. This highly custom, 3250sqft, Craftsman Style includes 3BR, 2.5BA, maple flooring in the living & kitchen areas, cherry & maple cabinets, Silestone counters, a propane/electric Jenn-Air range, stainless steel Bosch dishwasher & microwave, a 16x36 family room, and a master suite with a spa tub, separate shower, covered balcony, & large walk-in closet with built in dressers/shelves. There is a 3 car garage with extensive cabinetry & work benches. \$1,150,000.



LIVE IN LAKE SISKIYOU HIGHLANDS for only \$264,900! 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



BEAUTIFUL 490 ACRE MT EDDY RETREAT! Nearly one mile of Wagon Creek frontage and incredible Mt Shasta views, springs, wild flower meadows and trees. 30 minutes from Mt Shasta City in the Hammond Ranch area. Power and telephone available. County documented spring site and potential for hydro power production. \$779,000

Welcome to... COLDWELL BANKER

MOUNTAIN GATE PROPERTIES

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



BREATHTAKING MT. SHASTA & EDDY VIEWS from this newly constructed quality 2150 sq. ft. custom home on 2.5 acres. Designed for gracious living w/open floor plan and quality craftsmanship throughout. 9 ft. ceilings, Elmira kitchen stove, central vac, Boch heating, A/C, walkin showers, walk-in closets, library w/oak shelving, French doors, and covered decks w/hot tub are just a few of the amenities. \$525,000. #94955



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



VINTAGE IN-TOWN CHARMER! 3BR, 2BA cottage in beautiful condition with energy efficient windows, remodeled kitchen, spacious master suite, large living room, both Monitor & wood heat, & a basement area for extra room. Close to everything, zoning permits commercial usage, & it has xInt exposure. Lots of potential/great value. Reduced to \$369,000. #89470



LOVELY MT. SHASTA HOME meticulously cared for by the original owners! A spacious, 3BR, 2BA with a light, open feeling, vaulted ceilings, custom paint, an extra library/music room, a huge 13'x24' BR that would be great for kids, family area, etc. & a patio with hot tub. The extra large parcel is wonderfully landscaped with a water feature & Zen-type garden area. 1900+ sq. ft. for only \$399,000! #92943



GREAT NEIGHBORHOOD LOCATION. A very well maintained 3BR, 2 BA Mt. Shasta home with an efficient fireplace insert, a propane heat pump for heat & air conditioning, an updated master bath with tilework, a newer roof (approx. 4 years old), new paint, a partial Mt Shasta view, a spacious lot, and an oversized garage. The price includes a snow blower and stereo w/ speakers on outside patio. \$299,900. #95088



CUTE & COZY 3-BEDROOM, 2-BATH HOME with granite counters, a newer roof, upgraded windows (most of them), a separate laundry room, Monitor heat, a patio and a deck. The property is beautifully landscaped, has sprinklers, & is fenced. \$225,000 #95578



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. \$187,500. #95288



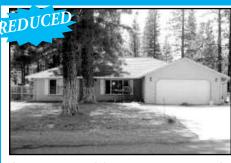
SEVEN COMMERCIAL & RESIDENTIAL UNITS provide substantial cash flow! This two story, 12,000 sq. ft. building plus basement includes a commercial space on the main floor and six apartment units upstairs. The vacancy factor is low. The local owner shows its pride of ownership in keeping it well maintained. Reduced \$630,000. #92948



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. \$374,000. #95314



CREEKFRONT A-FRAME ON 9.8 ACRES! Year-round creek flows through this beautiful property with lush towering woods & sunny open areas. This lovely 3BR, 2BA is very well kept & has many new upgrades including carpeting & natural wood floors, Monitor heater, wood stove, sink, range & oven, counter tops, and light fixtures. Vaulted beam ceilings, balconies, & a huge attic. Bring your horses, alpacas, etc. \$475,000. #93536



CUTE 1505 SQFT, 3BR, 2BA FOR \$189,900! Features in this home, built in 2003, include vaulted ceilings, bullnose corners, arched entries, recessed lighting, an open kitchen, wood cabinets, built ins, & patio. For added privacy & quiet the master bedroom & bath are separated from the other bedrooms. There is an attached 2 car garage, patio, large evergreens, & a fenced yard. #95626



COUNTRY HOME ON 5 ACRES – SUPER MT. SHASTA VIEWS! This late model (year 2000), 1500 sq. ft, 3BR, 2BA manufactured home is on a permanent foundation, has vaulted ceilings, a large deck, & is spacious, open, & light. The land is nearly level, has lots of trees, provides privacy, & is in a milder area. There is an orchard & garden area. Horses & other animals are OK. Make this your special hideaway for \$229,000.



Richard Oreck Owner/Broker 926-4681



Mark Wooten Sales Assoc. 859-1715



Phil York Sales Assoc. 926-6236



Paul Hawk Sales Assoc. 859-3399

LAN

GREAT .25 ACRE PARCEL located steps from Lake Shastina Golf Course. Flat and filled with gorgeous trees. Ready for your dream home.\$34,900 #95852 5 ACRES WITH WELL & SEPTIC! Beautiful evergreen

5 ACRES WITH WELL & SEPTIC! Beautiful evergreen woods. Utilities are available. Cleared building area. In the Hammond Ranch off of N. Old Stage Road. \$169,900 #95862

20 ACRES W/ 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

TI PRIME ACRES JUST ABOVE MT. SHASTA CITY!
Spectacular views of Mt. Shasta, the Eddies and Black
Butte. Beautiful trees, paved road, privacy. Much work has
been done: brush has been cleared, the gravel driveway is
in, an extensive irrigation system installed, an excellent well,
underground utilities in three locations & septic. Huge fenced
"organic garden with auto-water, raised beds and fruit trees. A
wonderful parcel for \$699.000. #95124

AMAZING MT. SHASTA VIEWS from this Lake Shastina lot. A great location for solar. One of the lowest priced parcels! \$26,500 #94166

ON THE SACRAMENTO RIVER – Fish from your own back yard or just enjoy the beauty of the river. Easy access to the water. Mainly level & fenced. Utilities are available. \$169,900 #95604

4/10 ACRE AT THE MT. SHASTA RESORT in Siskiyou Lake Highlands – only \$199,000! 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. \$99,000. #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 5 ACRES IN THE HAMMOND RANCH – JUST OFF OLD STAGE RD. - with Mount Shasta & Eddies views, lots of trees, and lots of privacy. Build your dream home on this xlnt site. \$169,900 #95516

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 35.5 MT. SHASTA CITY ACRES with xlnt developmental

35.5 MT. SHASTA CITY ACRES with xInt developmental 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

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, multifamily 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

1.7 ACRES OF LEVEL PASTURELAND with building site, quality well, and a new \$20,000 engineered septic system installed. Majestic views of Mt. Shasta and the Eddies. Great solar exposure. Bring your horses, cattle, llamas, or..... Completely fenced. Escape the snow to the Shasta Valley. \$129,000. #95061

PASTURE & VIEWS ON 10 ACRES! Spectacular views of the Eddies, pastureland & 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

MOUNTAIN OFFEEL THE COUNTRY

A cozy, new living area limited to six 2.5+ acre that are for sale have been cleared, providing sur oak, & dogwood. The feel is secluded yet it is all 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 467-3671



Carolyn Swift 467-3671



Tracie Oreck 926-6524



Aaron Cena



Broker Assoc 926-6524



Susan Cena



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D...

horses & llamas on pasture below. Good for solar. Just minutes from town in beautiful area with many fine country homes. \$229,000, #95071

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

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. \$198,000. #94565

BEAUTIFULLY WOODED 5 ACRES ON A PRIVATE cul-desac 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 \$59,999. #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! \$59,900. #91771

2.55 ACRES WITH LOTS OF EVERGREENS, beautiful views of the Eddys, 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. - \$49,900. #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.

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, and is close to the Ski Park. If you're looking for privacy and off the grid lifestyle, this is a great value. \$259,000. #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 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

STUNNING VIEWS OF MT. SHASTA, surrounding hills, & valley from this 1/4+ acre Rancho Hills parcel. Sewer and water hook-ups easily accessible. \$61,000. Seller may carry. #93761 \$55,000.

1/4+ ACRE W/AWESOME MT. SHASTA VIEWS, trees, sunpaved road on coveted 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 xlnt building site, abundant southerly sunshine, lots of oaks & evergreens, and a large, open, grassy area for horses, llamas, etc. Available power & phone. \$195,000. #93652

AK HOLLOW /, 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.



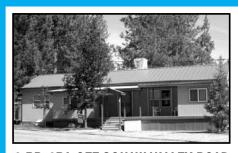
COUNTRY LOCATION ON THE EDGE OF **TOWN ON 1/4 + ACRE** — only a couple minutes from downtown Mt. Shasta. A cozy 3BR, 2BA with an open floor plan that gives the feel of spaciousness. Views of the Eddies from the home & Mt. Shasta from the large yard. Has Monitor, wood, & electric heat - take your pick. Fenced yard. Sprinkler system. In a price range you can afford at \$269,000.



FIVE UNITS WITH GOOD INCOME! Three 3-BR units, one 2-BR, and one 1-BR, all located on the same property and in two separate buildings. Low vacancy rates. Seller's maintenance shows pride of ownership. Located close to fishing in the Sacramento River and downtown area. Use a unit for vacation and rent out the rest. Call for more info. \$399,000.



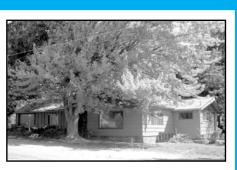
44.6 ACRES AT THE TOP OF THE WORLD! This lovely, private & quiet acreage at the base of the Mountain is just a few minutes from downtown Mt. Shasta. The custom 3BR, 2BA offers panoramic views of the Eddies, Rainbow Ridge, Strawberry Valley, etc., lots of natural light hardwood, marble & tile floors, vaulted wood ceilings, a massive stone fireplace with insert, ceilings, a massive stone fireplace with inser granite counters, stainless steel appliances, claw toot 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 floor ings, 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. \$65,000. #95679



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. \$346,000. #95722



1,700 SQ. FT. MT. SHASTA HOME FOR \$199,000. Newly remodeled with new carpet, new oven/range, dishwasher and fresh paint inside & out. Spacious 3-BR with Mt. Shasta views, single car garage, large trees, fenced yard, and a convenient intown location. #94636 SELLER MOTIVATED



PANTASTIC 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 large family room with the large family room with a built in wet bar, the l & the huge wrap around deck. Gaze at Mt. Shasta your bed or spa in the master bedroom. well lándscaped including a large koi pond with a waterfall. \$485,000. #95360



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 #94826



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 rm, storage buildings, a car/boat port, fruit trees, weeping willows, spruce & evergreens. \$450,000. #94526



CHARMING HOME - convenient location. This 3-bedroom, 1-bath charmer is located in a nice neighborhood, near schools & park and within walk-ing 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 \$269,000. #94052



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. \$279,500 #94501 SELLER MOTIVATED!



HISTORIC 100+ YR. OLD HUNT HOUSE in HISTORIC 100+ YR. OLD HUNT HOUSE in a well established Mt. Shasta neighborhood, close to schools, downtown, etc. 1500 sqft, 3BR, 1.5BA has great views of Mt. Shasta & the Eddies, mature fruit trees including apple & cherry, a covered porch, and lots of natural wood. It is awaiting the perfect buyer for a full restoration. The floors have been leveled. Water & sewer are provided by the city; the sewer moratorium does not apply. Seller may carry financing! \$159,000. #94438

Golden West Realty

Lake Shastina 20604 Big Springs Road Lake Shastina/Weed, CA 96094 Serving Lake Shastina for Over 20 Years!

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BUSINESS, LAND, HOMES & NEW HOME



10 ACRES JUNIPER VALLEY - Views Abound. Fabulous 180 degree views of Cascade Mountain Range, Mt Shasta, Black Butte Mt Eddy, Zen Mountain, Lake Shastina Golf Course and Lake. Building pad and driveway are in, includes septic and well. #94095

Offered at... \$175,000.



HIGH-VISIBILITY LAUNDROMAT on Weed Blvd with lots of parking. With this maintained building and equipment you can be making your money tomorrow. Business includes 29 washers and 13 dryers. This is the best commercial property available in Weed. #93092

Only... \$180,000



NICE HOME ON TREE-LINED STREET. Wellmaintained 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...\$200,000



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

Asking... \$219,500.



Brand new quality built 1702 sq ft 3 Bd/2 Ba custon kitchen has Knotty Alder cabinets rimmed Formica countertops and black Whirlpool Gold appliances; including a dishwasher, glass top range and microwave oven. The master bath has a Garden tub & separate shower with a rain glass partition. Also, cultured marble counter tops & chrome ixtures in both bathrooms, Hardi plank siding, comp roof, covered cedar deck; an extra deep 3-car garage All on 1/4 acre. #91639

A real bargain at only...\$259,900.



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

Offered at...\$269,000



EXCEPTIONAL JUNIPER VALLEY PARCEL unlike 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-Qual gates—perfect for horses! All of this plus a complete set of engineered house plans by SCE, Inc. for a 2,335 SFS-sided home to capture the incredible 360° will select the like you are on top of the world in this private, serene sanctuary. Owner financing available...#94476

Offered at...\$289,000.



CHARMING GOLF COURSE HOME with stunning views of Mt. Shasta. This 3 bedroom/ 2 bath home is a definite must see! Located on a very desirable flat property with a large back yard and detached two car garage, this is an extremely well kept home offered at an outstanding price. #90658

Asking...\$289,500



ELEGANT HOME. The builder of this home paid attention to all the small details. 3 bedroom, 2 bath, attention to all the small details. 3 bedroom, 2 bath, 1890 sf. The kitchen has cherry wood cabinets & floors; 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. The master bath features a locarst that be before and his? We begin to Moster. Jacuzzi tub: Ig. shower and his & her sinks. Master BR opens to a deck with views of Mt Shasta & the Eddies. Hardiplank ext. siding; 40-yr. roof; RV park-ing with dump. #92955

\$298,500



CUSTOM HOME with extraordinary upgrades. Nestled in the tall pine trees on a quiet cul-desac for extra privacy, this 3Bd/2.5 bath home boasts a gourmet kitchen with Silestone counters, gas range, Bosch DW & custom maple cabinets. Slate entry & fire place, pine mantle & banister, vaulted ceilings, open floorplan, skylights. Gorgeous!! #93292.

Only... \$299,000



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.

.\$300.000



QUALITY BUILT HOME on the Golf Course! 4-BR QUALITY BUILT HOME on the Golf Course! 4-BR, 2-BA, 1826 sq. ft. home on the Championship Golf Course with fantastic views of Mt Shasta, Mt Eddy and the golf course. The home open and light with many large windows and beautiful archways in the main living area and 9-foot ceilings throughout the home. 2x6 exterior walls, raised foundation, bull nose corners, A/C. RV parking next to driveway, front landscaping with auto sprinklers. High speed internet available. #92523. OMC

All this for only... \$309,900.



THIS CUSTOM BUILT 3 BEDROOM, 2 bath home has all the extras. Granite counters, travertine, slate, crown moldings, stainless steel appliances, walk in closet, large master bath shower with his & hers shower heads and berber carpet. The exterior features Hardiplank siding, 40 vr Elk Roof, brick walkway, rock entrance and fully landscaped yard with sprinklers, #95077

Only...\$319,000



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 Irg Butler's pantry/utility room Please make an appointment to see this well-built home. #95881

Only... \$344.900



CUSTOM 3-BR, 2-BA HOME with many fine details. This home has a large master bedroom that has a coffered ceiling, walk in closet and a master bath with marble counters and a soaking tub. Living room finely detailed with a coffered ceiling and fire place and kitchen is surrounded with granite counter tops and 54 home beautiful home. # 89831.

Asking... \$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



GOLF COURSE HOME - 2220 sq. ft. 3 bedroom 2.5 bath golf course home with amazing Mt.Shasta views. This home has it all: Large bedrooms, tile counter tops, vaulted ceilings, fire place, 20'x48' large back porch, and meticulously landscaped. This is golf course living

Asking... \$385,000



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... \$395,000.



COME HOME TO BEAUTIFUL LAKE SHASTINA! Enjoy this lovely, spacious, Tom Roe, custom built home, located just minutes from the lake & 2 golf courses. You will appreciate the 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 & large jetted master suite features a Sauna. A large jetted tub and glass block shower are featured in the master bath. Lrg 3 car garage w workbench. RV parking, & much more! #95921

Offer at... \$439,500.



BEAUTIFUL LOG HOME with a great Lake View. Come see all the beautiful details of this home All wood interior liner, granite counter tops, wood/laminate floors, large deck. No property across the street so your view will always be the same and this allows easy access to the

Asking... \$450,000.



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. Wood laminate floors in the living room, dining room &kitchen, tile floors in the entry & baths, & carpet in the bdrms, loft and stairway. There are tile countertops, a propane cook top and built-in food center in the kitchen. All the rooms in this beautiful home are oversized. There are too many extras to mention

Priced at...\$499,000.



ELEGANT GOLF COURSE HOME. One of a kin cedar home nestled in the pine trees just step away from the championship golf course. This luxury home features a see through fireplace viewable from master bedroom or master bath This home boast 10' and 12' ceilings, a ver open floor plan, large bedrooms, a river roc water feature in the great room, granite counte tops, deluxe appliances, custom leaded win dows, fireplace in great room and many more amenities. # 94275.

For...\$549,000.



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.



36 ACRE COMMERCIAL PROPERTY adjacent to Big Springs Rd, with Mt. Shasta views from entire property. This location is ready to commercially serve the huge growth that is happening in Lake Shastina and the traffic of Big Springs Rd. Lake Shastina currently has over 1200 homes and is growing with no services within 5 miles. Owner financing available. An amazing opportunity to get in at the ground level.

Asking... \$975,000.



STORAGE UNIT WITH GREAT POTENTIAL. units plus office with manager's quarters. Property also includes 3 bedroom 2 bath home and studio apartment plus large two car garage. A U-haul dealership was run out of the property several years ago. Out of area owner wants to sell. Great location on the I-5 corridor.

Yours for only... \$1,150,000.

Mountains, Rivers, Glean Water, Fresh Air... It All Gan be Yours, And We Gan Help?



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!!! \$295,000.



McCLOUD VACATION RENTAL. Cute home with refinished wooden floors and accented walls, 2 car garage and shared wood storage. Must see to appreciate. \$258,000.



POSSIBILITIES GALORE. 5-BR, 3-BA beautifully remodeled with 2 separate living quarters & hot tub included. Great for large family, vacation home or fishing club. Private garden areas, basement, arched ceilings & doors. Must see!! \$229,000.



McCLOUD HORSE PROPERTY- Secluded 21.9 acre parcel with well, septic & electricity. Older mobile home - no value - great place to build your dream home!! \$300,000



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 - \$239,500.



REMODELED MT. SHASTA CONDO in nicely treed area close to schools & downtown. 2 bedroom, 1.5 bath unit has all new flooring, kitchen appliances, lighting & granite vanities in bathrooms. Filtered Mt. Shasta view & separate entrance to back patio. Only \$162,500.



LARGE WAREHOUSE/DISTRIBUTION BUILDING. Perfect Mt. Shasta location-low maintenance brick & metal exterior. 2 large heaters & 2 chillers all thermostatically controlled. Sizable separate office space plus fenced parking/ storage area. \$679,000.



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, large laundry room, woodstove & Monitor heat, out blidgs horse corral & more \$399 000



BRAND NEW MT SHASTA CUSTOM HOME - Another quality home by Jack Tanner - Quail Meadow 2.5 acre parcel. Granite counter, wood floors, 3 car garage, landscaped - over 2300sf of quality construction. Pick out your colors!!!! \$599,500.



PARK-LIKE SETTING on lovely 1.5 acre Mt Shasta parcel. 1724sf, 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. \$389,900.



EXCELLENT MT. SHASTA CORNER LOCATION. Lots of parking - upgraded commercial building, low maintenance. 3 city lots! Priced to sell quickly!! \$295,000.



CABIN IN THE WOODS. All the charm! This 480 sq. ft. cabin is located in Mt. Shasta Forest. Quiet location on 2.5 acres. The perfect get away. \$170,000.



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.

MORE HOMES

BEAUTIFUL MT. SHASTA HOME. Pride of ownership, fantastic views situated on a large .3 acre city lot. 2000+ sf, 3 br 3 ba, covered decks, high ceiling, wood flooring, custom blinds, extra storage, Hot Springs Spa & more!!! \$425,000.

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.

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. \$599,900.

BRAND NEW MT SHASTA CUSTOM HOME - 2.5 ACRES. Another quality home by Jack Tanner - Quail Meadow 2.5 acre parcel. Granite counter, wood floors, 3 car garage, landscaped - over 2300 sf of quality construction. Pick out your colors!!!! \$599,500.

WAGON CREEK FRONTAGE. Don't miss out on an opportunity to own a English Tudor Style home on 3.36 acres. Private natural setting among the trees, overlooking Wagon Creek. Spacious 4 bedrooms - 3 baths, tiled kitchen counters, new appliances, oak cabinets, wood flooring, vaulted ceilings, bay window and so much more. \$629,000.

TOTALLY GORGEOUS MT SHASTA HOME. Newer home on 1/2 acre parcel with 2573sf 4-br 2.5-ba, surrounded by pines & firs, burbling waterfall/pond with fish. Spacious floorplan, hardwood floors, tile counters, custom maple cabinets. A MUST SEE \$675,000

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 and much more. \$689,000.

UPSCALE MT. SHASTA VIEW HOME. 3 bedroom, 2.5 bath 2400 sq. ft. with fantastic 360° views, 3 propane fireplaces, deluxe kitchen appliances, expansive decks. Second suite perfect for guest & in-laws. Low maintenance yard & much more!! \$699.000.

PERFECT MOUNTAIN HOME. On 5 acres, 3-br 2-ba, 2190 sf w/tiled kitchen & baths, oak cabinets, lots of windows to view Mt. Eddy & Shasta Valley. Additional 744 sf living space above garage, surrounded by dogwoods & firs. Lovely land-

scaping w/rock walls, hot tub, decks, 16x24 barn, RV parking & room for horses. \$775,000.

BRAND NEW QUALITY MT SHASTA HOME. Totally spaciousfull of quality features. Hardi-Plank exterior, 40 yr roof, oak hardwood floors, custom cabinets, granite counters, Bock heating system, 2 bonus rooms. \$790,000.

FABULOUS CREEKFRONT LOCATION. Wonderful indooroutdoor 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. \$1,195,000.

AFFORDABLE LAKE SHASTINA LOTS WITH VIEWS. We have many Lake Shastina lots, some with lake and mountain views. From

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

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 the 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.

TIMBERED MT. SHASTA PARCEL. 1.4 acres with Mt.. Shasta view! Affordable!!! \$150,000.

SQUAW CREEK FRONTAGE. Approx. 150' of creek frontage with tall pines abouding. Perfect spot for your dream home. Community water & sewer available. \$250,000.

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 5 ACRES. N. OLD STAGE RD. 4 Mt. Shasta parcels with rare 5 acre size! Enjoy the trees & privacy! From \$359,000.

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. \$368,000.

BEAUTIFUL MCCLOUD 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!!! \$349,000.

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

McCLOUD HORSE PROPERTY. Secluded 21.9 acre parcel with well, septic & elec. Older mobile home (of no value). Great place to build a dream home! \$399,999.

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 1115sq. ft. apartment, very bright with windows on all sides and views of Mt. Shasta & Eddys, along with separate entrance. \$286,000.

EXCELLENT MT. SHASTA CORNER LOCATION. Lots of parking - upgraded commercial building, low maintenance. 3 city lots! Priced to sell quickly!! \$295,000.

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

REMODELED MT. SHASTA DUPLEX (2) 3-br 1.5-ba 1000-sf units. French doors. New paint, carpet, kitchen counters & more! Close to town. \$359,000.

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.

FABULOUS INCOME PROPERTY on S. Mt Shasta Blvd. Remodeled-original fir floors, new carpet, windows & doors. 4000+ sf main bldg, plus 2 add'l 1 br cottages. A unique opportunity! Assumable 1st - subject to seller approval - great terms. Great price! \$599,000.

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.

LARGE WAREHOUSE/DISTRIBUTION BUILDING. Perfect Mt. Shasta location - low maintenance brick & metal exterior. 2 large heaters & 2 chillers all thermostatically controlled. Sizable separate office space plus fenced parking/storage area. \$679,000.

See our listings on the Internet! $\begin{tabular}{ll} \hline \end{tabular} www.mtshastarealty.com \\ \end{tabular} \begin{tabular}{ll} \hline \end{tabular} e. E-mail address: homes@mtshastarealty.com \\ \end{tabular}$

Owner/Broker 926-4216 Sandy Robertson Realtor 926-3703 Bill Michelon, Realtor

Paul Engstrom

964-3249





(530) 926-3807 • 201 West Lake Street, Mt. Shasta, CA 96067

Brett Waite Realtor 859-9004

Peggy Clure Realtor 926-5330

Randy McDonald Owner 926-6508

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

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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

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

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. 5 Parcels are available, all are 10± acres – 2 have great wells. Ranging from \$275,000 to \$435,000.

1605 EDDY DR., MT. SHASTA



BEAUTIFUL CUSTOM NEW HOME in Shasta Uplands, secluded, but close to town. 2200 \pm 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 land-scaping. \$650,000. H-92076

18625 OLD HWY 99. GAZELLE



MOBILE HOME PARK & LARGE HOME. With a bit of hard work and money this could be a classic show place. 20-space state licensed mobile home, plus 9 bedroom home. The home has fir floors throughout and high ceilings. Let your imagination work for you on this 3-acre Gazelle property. Reduced to \$550,000. B-94430

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

4310 STAGECOACH, DUNSMUIR



SOUND FIXER - Located in North Dunsmuir this 3-Bedroom, 1-Bath is very clean inside. Just fix-up outside and you have a nice home. Only \$179,900 for this 1350 square foot home with basement garage. H-93503

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! \$389,000 MH-90406

712 SURREY TURN, MT. SHASTA



CREEKSIDE CHALET Here's that **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

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 @ \$89,000; Lot #8 @ \$94,000. 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

6019 DUNSMUIR AVE, DUNSMUIR



CLASSIC DUNSMUIR COTTAGE Beautifully restored classic home in the heart of Dunsmuir. Tile floors and counters, hardwood floors, newer windows and much more. Call today to see this bright and charming home! Priced to sell at \$175,000.

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.

1440 W.A. BARR RD, MT.SHASTA



CREEKSIDE PRIVACY — Over 200' of Cold Creek will cool those hot summer evenings. Sit on a large deck viewing the creek and great Shasta view. Custom 2,488 sq. ft. Chalet with gourmet delight kitchen featuring all stainless steel appliances, Wolfrange and hood and Australian cedar floors. Very close to Lake Siskiyou and golf course. Call Bill to see. Listed to sell at \$699,000. H-95780

LOT #24 MEADOW LANE. WEED



5+ ACRES WITH SHOP. Beautiful 5-acres in Hidden Meadows. Nice views 3-BR, 2-BA manufactured home on a five acre parcel is located near the fish South Weed exit is growing by leaps 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 RARE MT. SHASTA FIND. This lush corner lot in Riverwood Park, Dunsmuir. Good views and right across from the Sacramento River. Öffered at \$59,500. MH-90388

N. OLD STAGE ROAD, MT. SHASTA



hatchery with large old growth conifirs, meadows, a year round stream and a fantastic view of Mt. Shasta. This magnificent opportunity can be yours for \$549,000. L-94271

1888 BLACK BUTTE DR., WEED



PRIME COMMERCIAL PROPERTY. and bounds! This is a great investment for 1± acre of commercial property with trees, adjacent to a truck stop and Holiday Inn Express. Only \$399,000! L-90365

1530 CEDAR VIEW, MT. SHASTA



OPPORTUNITY KNOCKS - Beautiful vate 5.63± acre gated parcel. You save and do the finish work. Priced to sell at \$650.000. H-95764

10862 ZIRCON AVE, BIG SPRINGS



21/2± 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 \$61,500. Call Bill for directions. L-95537

OLD MCCLOUD RD., MT. SHASTA



BEAUTIFUL 2.5 +/- ACRES. Close to town with a great building site. Has part of an existing pasture. Nice views of Eddys, Black Butte and the Crags. Paved road and power. Asking price \$225,000. L-92230

EAGLE REST CT., LAKE SHASTINA



MT. SHASTA VIEWS from this large .58 acre lot. Privately situated on a quiet cul-de-sac in the Rancho Hills side of the lake. Asking \$44,500. L-94270

912 MT. SHASTA BLVD. MT. SHASTA



MOUNTAIN VIEW AUTO BODY & REPAIR - very well established shop **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

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 approx. 20+ GPM is only a few months old. Well log on file. Offered at \$89,000 L-92888

Weed/Lake Shastina 20510 Big Springs Road 530-938-9766



Pimentel



Spataro



Dillon



Kloth

Chris Kutzkey, Realtors

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Downtown Dunsmuir

5728 Dunsmuir Ave.

Grace C. Sanchez







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 heams in la familia 2 fireplaces, solid wood beams in Ig. family room, 1656 sq. ft. Trex decking. Great view of orested garden. \$349,000 #95892



OVERLOOKING THE SACRAMENTO RIVER. 1456 sq ft, 3bd, 2ba. Newer well constructed manufactured home. \$265,000. #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



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 drywall corners, rain gutters. Room for RV parking; backs up to greenbelt. \$215,000 #95745



NESTLED IN THE PINES with a Mt Shasta view. This 3 bed/ 1.5 bath, 1200 sq ft home n a wonderful location. Great starter or rental. Has deck off the back yard, landscaped with mature pine & sprinklers. \$800 credit to buyer at close! \$179,900. #92890



FANTASTIC VIEWS from this home! Tri-level with Ig. family room. Hot tub overlooks lake & Mt. Shasta. Sits on 3 lots; total of .51 acre. OMC. \$449,000. #94563



2-BR, 1-BA HOME in Mt. Shasta City limits. 1,018 sq. ft., 2-BR, 1-BA with C-1 zoned acreage. \$525,000. #94568



WEED HOME with guest house. 4-bd 2-ba 1401 sq. ft, plus bonus sun room and 1-bd 1-ba guest house. Solar hot water, located near shopping. \$225,000. #93093



FISHERMAN'S GET-AWAY! 1-bedroom, 1-bath, 628 sq. ft. in North Dunsmuir. \$149,000. #94569



PRIVATE SETTING 3-bd., 2-ba, 2-car garage, 1542sf lg. kitchen with maple cabinets, wood floors; tile floors in bathroom & kitchen. Patio; Irg. pine treed lot. \$267,000. #95788



LAKEFRONT TOWNHOUSE AT LAKE SHASTINA with outstanding views of Mt. Shasta & the Eddies. Use as: residence vacation home, or studio for rental or income 2-story units approx. 1900sf. Private entry, decks, kitchens, baths & laundry room. Good cond.with: Pergo, carpet, wood, and vinyl flooring. \$210,000. #95317



CRAFTSMANSHIP & UPGRADES! Whirlpool appliances, 51" TV, built-in hutch, custom oak cabinets, granite countern to calculate the base of the surface of the sur



3BD/2.5BA 2300 SQ FT. Beautiful kitchen large island, Ig. laundry room wisink, Family room w/half bath, three to large w/extra room. patio, extra insulation, attic fans. \$339,000. #93821



RICH REDWOOD CONSTRUCTION in parklike setting in N. Dunsmuir. 4 bd/3ba, 2000 sq. ft, hardwood floors, bay windows, expansive decking, seasonal creek, walk to school & trails. Home on two lots, nearly 1/2 acre in Mtn Estates. \$380,000. #95391



PANORAMIC VIEWS. 3bd, 3+ ba, 3000 sq. ft. Beautifully done interior with 2 fireplaces, hardwood floors, wet bar, oak cabinets, tile floors & counter tops, views of lake, valley, Eddies & surrounding mtns. \$495,000. #95504



ADORABLE AND AFFORDABLE. Charming 3-bedroom, 1-bath home that has just been tastefully remodeled with neutral colors. New roof, carpet, appliances, paint and the list goes on! \$169,000 #95507



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. \$355,000 MLS #93170



GREAT VACATION HOME. 3-bedroom, 2-bath, 1500sf. Recent quality remodel. Sellers are very motivated! \$224,900. REDUCED TO SELL NOW! \$195,000. #95030



GORGEOUS LINDAL CEDAR HOME! Beautiful hickory flooring in baths, tile flooring in kitchen and throughout! 4 Bdr/2 Bath home is ready to move in! 35-yr. comp. roof, handicap access into the home, .74 acre. Fantastic views of Mt Shasta. \$375,000. #92236



2,000 SQ. FT. TRI-PLEX with 2 garages near hospital in Mount Shasta. \$329,000.



GORGEOUS VIEWS! Rare double (.70 acre) on Lake Shastina w/lakefront. Extra lg. rooms! Vaulted ceilings, large walk-in closet in master and MORE! Central vacuum system, recently painted exterior. \$415,000 #95483



WELL ESTABLISHED HOME with nice floor plan. 3bd, 2ba, 1564 sq ft with great corner lot, close to golf course. Single car detached garage. Needs TLC. \$199,900. #94993



HARD TO FIND - get away in lovely Sweetbrier. 1344 sq ft, 3bd, 2ba, on Large lot, home needs TLC. \$299,000. #94822



ARCHITECTURAL BEAUTY, 3hd 2.5ha 2595 sq ft. Large corner lot in Mountain Estates. Cathedral ceilings. Lots of custom features! View of the Eddies. \$449,000. MLS #94079



NORTH DUNSMUIR DELIGHT! 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. \$270,000. #95557



TREAT CL TO 3 /2ba 1580 Mountain Jboy Kitchen cabinets ors. Unly \$259,900. #93941 SWEET RETREAT



BEAUTIFUL MOUNTAIN ESTATES HOME. 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 \$360,000, #92755



COUNTRY HIDE-A-WAY. 1148 s. t., 3bd, 2ba with view of the highest are in the backgro to the highest are in the backgro to the highest and the backgro to the highest and the backgro to the highest and the backgro to the background to the backgr \$199,000. #95023



LIVE ON THE RIVER! Beautifully restored, 2 bd 1 ba cottage, hardwood floors, vinyl windows, claw foot tub, fenced yard, Fish from your Backyard! \$348,000. #95281



STARTER HOME IN DUNSMUIR. 2-bedroom, 1-bath, 800 sq. ft home needs TLC. \$125,000, #94545



RARE FIND! 3 ACRES IN DUNSMUIR AREA. Lots of trees & privacy. 3 Bd, 1-ba ranch-style home in need of some updating Bathroom has been done. \$229,000. #95912



CHARMING COTTAGE 1650 sq. ft. home. ates - fin-



ABSOLUTELY GORGEOUS. Built in '03, upgraded w/granite countertop. & laminate graded w/granite countertop: flooring, gorgeous appliances off master Landsca & dining repotential potential J Lackyard. Backs up to site. \$229,000 #94958



RIVERFRONT! Handyman special, ft, 3bd/2ba, possible 2 separate living areas, R2/multi-family zoned, RV parking, sunny backyard, fruit trees galore & more! Fish from your backyard! \$365,000. #95737

CLEAN & COMFORT THE CLEWIDE mobile of Advance 140 d. r., 5-BR, 2-BA home 49,000. OMC. #94451

cordingri

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LAKE SHASTINA LOTS! Many to choose from with beautiful views of Mt. Shasta, close to golf course and services. Great locations! Prices from \$29,900 to \$95,000. Call your Lake Shastina Specialists, Bruce and Sally at 530-938-0385



IN THE PINES! de sac. Wonderful set up for horses with barn and corals. Delightful kitchen, dual pane windows for viewing nature, family room, wood heat, Monitor and HP, seasonal creek double garage, 3 bed/2 bath, 1,900 sq.ft. \$398,640 (95792)



IN DESIRABLE HUMBUG HOLLOW Very light and open 2 bed/2 bath home with new dual pane windows and Pella slider. Freshly painted exterior and trim in 2008. Oversized double garage, new appliances, new wood floors and carpeting that is nonstatic. Fenced backyard with large trees for shade. Stunning view of Mount Shasta and the hills. \$245,000 (95740)



ONE OF A KIND HOME on 2 lots on the 8th tee of the golf course with view of Mt. Shasta. If you are looking for luxury combined with coziness, this 4,476 sq. ft., 4 bdrm/2.5 bth home is for you. The great rm has a wet bar and the gourmet kitchen has a built-in wine rack, upscale appliances, beautiful tile countertops, and a walk in pantry. Indoor lap pool, views and too many amenities to list - call today! \$599,000 (95596)



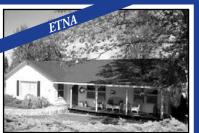
THIS 33 ACRE VIEW PROPERTY, is zoned for two uses, multi-family and neighborhood commercial, and while the Res-4 portion is the larger, both zones have frontage on state Highway 97 for easy access. There is power to the property and a producing well with possible annexation to city water and sewer systems. \$849,000 (95744)



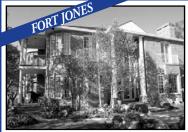
BUY A MOTEL! 15 unit Motel for sale in beautiful Happy Camp California! What a great opportunity to live and work! Excellent Gross Income. 2006 - 25% Vacancy Factor. Only full service motel for 70 miles in each direction. 75% remodeled in 2007 2 bd/1.5 bath new Manager's unit, 2 RV/Mobile home hook-ups in back, large old barn, office, laundry room. Great business! \$595,000 (95865)



BEAUTIFUL CUSTOM HOME ON 20 ACRES! This large 4 bedroom/3 bath home has it all! Large Great Room, brick fireplace, dining room, nice kitchen and breakfast room, den/game room, decks overlooking large lawn, seasonal ditch and forested area. Level land, great for horses and large animals alike, fantastic shop with bathroom, office and tons of storage. This unique property and home have an excellent end of the road privacy and views of the Marble Mts. and Oro Fino. \$649,000 (95690)



BEAUTIFUL LARGE ETNA HOME! This 4 bedroom/2.5 bath home is located in a quiet neighborhood in Etna. The home has been perfectly maintained and is gorgeously landscaped. The home features a formal dining and living room, large family room with custom brick hearth and woodstove. There is a private deck and hot tub, lots of trees, great views of the surrounding mountains. \$349,000 (95817)



LUXURY BRICK HOME. 3 bedroom/4 bath 3,800 sq. ft. home of pure elegance. 270 degree views of the entire valley from every room. Marble and hardwood throughout, Sub Zero kitchen, 2 fireplaces, formal living room and dining room, library, wet bar and recreation room and so much more. The home overlooks the entire 119 acre alfalfa stand and new center pivot. \$1,495,000



NEARLY NEW. 2,700 sq. ft. custom Lindal in Lake Shastina. 3 bedroom, 3 full baths, hickory hardwood flooring, Evergrain deck with glass panel railing, wood stove (+ heat pump & AC), extra living quarters and garage in daylight basement. Call Bruce or Sally at 938-0385 for a guided showing and check listing on their website for the video tour. www.bruceandsally. com \$450.000 (95437)

















Ann Lillian









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GREAT HOME! WANTED FIRST TIME HOME OWNER. Updated and remodeled-the kitchen has been all upgraded with cabinets and countertops, new floor covering and appliances, new carpet throughout and vinyl, newer roof, new closet doors, window coverings put in, a two-car concrete driveway plus new pad for RV parking, woodstove and Monitor heat, and much, much more. Priced to sell - just reduced! \$179,500. #95574



CREEKFRONT! 5 natural springs that run year round; stream goes thru parcel. In McCloud just minutes from reservoir, would make a perfect 2nd home, or year round living. 5+ acres with a pasture perfect for horse lovers, and at the end of the road for extra privacy. What more could you ask for? Well maintained mobile in excellent condition is included. Perfect while building your dream home. Don't let this one pass you by.

Reduced to \$305,000. Sellers motivated. #93978

AREA LAND • AREA LAND • AREA LAND

93288	Lot 4 A-12. 2.7 acres. Mt. Shasta views	\$13,000.
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	Reduced to \$19,000.
94979	Lot 19 & 29 Jennie 4.2 acres. Mt. Shasta views (2 for the price	e of 1)\$20,000.
95750	Lot 213 Moutainwood	Priced to sell \$23,000.
94088	Onyx Ave. Mt. Shasta views. (perc approved for conventional)	\$35,000.
93048	Lot 130 Elkridge. Lake & Mt. Shasta views	Reduced to \$37,000.
91381	Lot 100 Friar. Mt. Shasta views, great location	\$50,000.
92819	Lot 233 Stag Mtn. Has a lake view!	Reduced to \$54,000.
94293	Lot 199 Cerrudo Ct. Mt. Shasta and golf views	Reduced to \$64.500.



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A Public Service Announcement

The City of Mt. Shasta is asking All Residents to Conserve Water

The City of Mt. Shasta domestic water supply, Cold Springs, is producing fewer gallons per minute than any year since 1991. As you may be aware, Governor Arnold Schwarzenegger has proclaimed a statewide drought and is urging local agencies in California to conserve water. For more information,

go to http://www.gov.ca.gov/press-release/9796/ Door hanger notices are being distributed asking residents to follow these important water conservation tips:

- ☼ Do not allow water to run in the gutter.
- Do not water during the heat of the day. Set timers for early morning hours.
- ☼ Do not water one spot for more than 30 minutes. Use timers if possible.
- * Hoses should be fitted with sprinklers or nozzles.
- * Consult with a landscape specialist to learn about maintenance techniques how to improve the health of your lawn by using less water.
- * Water plants lawn, not paved areas.
- * Make sure hoses faucets do not leak and connections are tight.
- Do not water out of habit, check dampness of soil.

In the past, our community has responded to requests for conservation by reducing water consumption by as much as 50%

Please do your part.



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TURN-OF-THE-CENTURY ARCHITECT-URE! Truly a unique home off the Sacramento River. Suny a unique nonic of the Sactamento River. Suny a unique nonic of the Sactamento River. Suny a unique nonic of the Sactamento River. Suny and sactamento a unique nonic particular support of the sactamento River. Support of



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 \$160,000. #95393



530-926-1025 Owner/Agent

MLS

Luann Wiegele

Sales Associate

www.mountshastahomes.com

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APPROX. 1700sf 2-STORY! 3BR, 2BA lots of closet space in all BR's & walk-in MBR. Open kitchen, dining & living + 2 extra rooms. Utility room, on-demand hot water & Monitor heating. Nicely finished fruit cellar & garden shed w/covered patio. Oversized 2-car garage, w/attic storage, heat & workshop. Completely fenced. Needs some TLC, selling "AS-IS". \$184,900! #92583



POSSIBLE IN-LAW SPACE! 1800 sq. ft., 3-BR, 2-BA to include a separate living quarters or a home office with kitchenette. French patio doors off deck to hot tub & soundproof room in partial basement. Many upgrades. Seller will look at all offers! \$375,000. #92211

VERY NICE FAMILY HOME! Completely fenced and landscaped w/30+ roses and sprinkler system. 2400 sq.ft., 4BR, 2BA wopen floor plan, 4 sources of heat, built-in hutch and desk. Kitchen recently remodeled. 4th bedroom is huge, could be a family room. Many possibilities due to R-4 zoning. \$219,900 #95861

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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.



CONVENIENCE. Remodeled 2 BR, 1 BA within walking distance of stores and services. Private, backyard with patio & mature landscaping. Refurbished kitchen, all new carpet & paint. Wood & propane heat. Dbl car garage. \$259,000.



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, Ig. 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.



AWESOME VIEWS & CHARMING CREEK. New, sunlit custom cabin on 2-1/2 acres w/great mountain view. 2-1/2 acres wgreat mountain view. Vaulted ceilings, covered sitting porch loft br wbalcony. Monitor & wood heat. Modern kitchen. Wood floors, great storage cabinets, open floor plan, many storage cabinets, open floor plan, many windows & attractive woodland colors \$329,950, #94910



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! \$185,000.



ELEGANT AND 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. \$550.00. with comm. oven/range. custom cabinets. \$550,00.



SPACIOUS, 2-STORY HOME! This 4 BD, 2 Ba home is larger than it appears. 2,160sf of living space in this charming McCloud home, Monitor-oil heat & wood stove; all appliances incl. garbage disposal. 2 stories, 1 bedroom has dormer window with a beautiful view of Mt. Shasta. There is a utility room & detached garage. \$269,950



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



COUNTRY ELEGANT. 2BD/2Ba custom built home on 2-1/2 acres in Mt. Shasta Forest. Unfinished luxury mas-ter suite above 3-car gar. w/fiireplace between bath & bed area. Stained glass chandelier off kitchen. Maple cabinets in kitchen. Landscaping: lawn, evergreen fruit trees & ornamental trees. Guest co tage sleeps one. \$798,000. #94875



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 mester & much more \$344.050. large master & much more. \$344,950.



CHARMING CHALET. Mountain view on 5.6 scenic acres. Much potential. Upgrading and completion needed. 2nd partially finished structure was permitted for garage/workshop, but with new permit could be converted to 2nd dwelling. 3 BR/1.5 Ba, 1500sf., well, septic, wood stove, garage, satellite, solar, off grid. \$243,500.



DOWN BY THE OLD MILL STREAM
Charming, remodeled 2-BR cottage
in quiet, family neighborhood, offers
Monitor heat, wood stove with tile
hearth, spacious deck, like new cabinets & appliances; fenced yard. Year round Squaw Creek runs through rear of property. RV parking. Cute, clean & compact! \$189,000.



SHASTA FOREST HOME. This 2-BR, 1 BA home is the beautiful evergreen wooded area of Mt. 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.



2 Ba, deluxe mfd home framed by evergreens. Lovely landscaping with pond w/waterfall. Whole house capac ity generator, water tank on hills, RV hookups, 2 outbldgs, energy efficient.



CUTE & COZY STARTER HOME. Sweet 1-bd, 1-ba in Dunsmuir Sweet 1-0d, 1-0a in Durishidi.
Attractive & nicely equipped with almost new cabinets. Monitor heat, full basement, floors are wood/vinyl. Huge bedroom. Lovely setting nestled in the forested canyon. \$139,995.

HOMES, LOTS & ACREAGE

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

AGENTS

II MLS.

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TUCKED AWAY PRIVACY. Close to Sac. River, this 2-bdrm., 1-ba has Irg. living room, high ceilings, deck off kitchen, fully fenced yard. Extra large basement huge workshop area, several storage rooms. Owners motivated for quick sale! \$177,500. #95689



looking canyon. Has fireplace with insert, attached garage, laundry room/office & quaint garden with flowers & vegetables. Don't ignore the extra parking for RV or boat. A STEAL AT \$239,000. #95520

INCOME PROPERTY...

INCOME PRODUCING DUPLEX - 2-bd & 2-ba rooms. Single-car garage. \$180,000. #95519 units, each with laundry room. Must see to appreciate the value. Reduced to \$219,000.

LOOKING FOR THAT FISHERMAN'S GETAWAY?
Rustic 2 bd.. 1.5 ha cabin on large wooded lot

MULTIPLE USE PROPERTY in No. Dunsmuir. C-2 LAND... zone with street frontage perfect for shop or store downstairs & 2-bd apt. upstairs with woodstove & RIVER & MOUNTAIN VIEW LOT. Build your home Monitor heater. Small detached living quarters & on level lot across road from beautiful Sacramento large fenced yard for add'l bldg. or parking. OMC. River, minutes from town. Services available. \$219,500. #90737

COMMERCIAL BUILDING - 2 store fronts and SHASTA RETREAT LOT - Close to Sacramento River. Reduced to \$149,000 #95870

HOMES...

home. Shed, garden & att. garage. \$214,000 #95570.

QUAINT COTTAGE. 2-BR, 1-BA on small landscaped lot in N. Dunsmuir. Dining room window seat, wooden spring and fabulous VIEWS. Multiple parcels with floors & Monitor heat makes this a cozy retreat away from the bustle of town. \$215,000 #93748 from the bustle of town. \$215,000. #93748. **PRIVACY ABOUNDS** in this 2-Bd, 2.5-bath home on

3.7 acres. Fabulous Mt. Shasta view. Woodstove & those rare finds, build your personal get-away cabin

approx. 200 ft. of Sacramento River frontage. This privacy. Reduced to \$99,000. #92366 2-BR, 2-BA is just feet away from the river's edge. SACRAMENTO RIVER FRONT. Large triangular Fish off either deck or just watch the osprey dip in the river while you're enjoying your hot tub or deck swing. \$695,000. #95630 #91087 #91087

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 **GREAT BUY.** 2 bd 1 ba 1992 model, in park with \$999,000. By appt. only.

sq. ft., 3BDR, 3BA showplace currently under construction. Call for list of amenities & additional info.

Private showing only. Offered at \$675,000.

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.

STARTER WITH GREAT CANYON VIEW. Quaint 1 bd, 1.5 bath. Recent interior and exterior upgrades. Monitor heat & laundry area. Low maintenance. QNLY \$149,000. #95563

NO. DUNSMUIR SPECIAL! 3 BDR, 1.5 BA, Add'l

MT. SHASTA DUPLEX. 2-bedroom, 2-bath units Privacy for family fun. Create vacation memories. rented with carports. Good income. Rented with Mixed use zoning. Extra outbldgs. Needs TLC. patios & carports. Now only \$299,900. #94372 \$149,500. #94922

\$74,900.

Reduced to \$149,000. #95870

MT. SHASTA - One acre parcel with views of Eddys NO. DUNSMUIR CHARMER 3 bd 1.5 bath , wood floors, trees, flowers, garden area. Garage/shop, greenhouse. ONLY \$199,000 #95686

MIL Shasta on private road. Just waiting for you new home. Perc test done, power and phone on site. Reduced to \$125,500. #95545

CASTLE CRAG VIEW. 3-bd, 1-ba newly refurbished HAMMOND RANCH 5 acres. Immediate access to paved road. Power & phone avail. Ready for your new home plans. \$175,000. #95074

must see. ONLY \$ 359,000. #94812

AWESOME! ONE-of-a-KIND riverfront home with in a retreat area. Great swimming holes and lots of

hardwood & tile, central vac. Front porch with Mt. **IMMACULATE**. Mfgd. mobile home in Riverwood Shasta view. Rear deck overlooks river. Offered at Park. 1250 Sq ft. 3 BR 2 BA on extra large lot w/ landscaping, gazebo, shed, front & back deck, view SACRAMENTO RIVER FISHING RETREAT - 1765 of Castle Crags. A short stroll to the river. Reduced

in small N. Dunsmuir park. New Pergo flooring, open floor plan, heavy duty snow roof & covered

parking. \$39,900. #94329.

SHASTA SUNSET MOBILE HOME PARK. N. Dunsmuir. 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. #93567

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The Shoreline's award-winning design is both intelligent and aesthetically pleasing. A Linwood custom design - it makes an ideal retirement residence or vacation retreat. The post-andbeam construction showcases exposed Douglas fir beams and cedar-lined cathedral ceilings. It is hard to believe this impressive floor plan is less than 2,000 square feet. Skylights and the arched floor-to-ceiling window provide commanding views. The spacious main-floor laundry room opens to a large utility closet that houses the home's highefficiency furnace.

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Pacific Log Homes Ltd. custom builds to your own plans and specifications. And virtually any floor plan for a conventional or frame home can be utilized. The illustration above sows one of the many log homes our craftsmen have built. It will be readily apparent that our homes are permanent, solidly constructed and smartly designed in accordance with your own personal specifications.

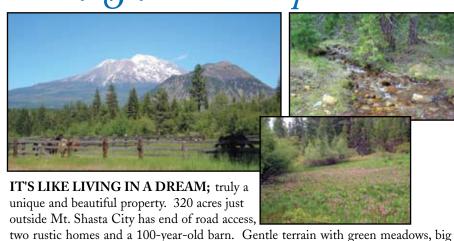
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views of Mt. Shasta, creeks & large stands of big trees. Your once-in-a-lifetime oppor-



507 LENNON ST., MT. SHASTA Great in town location! Simply perfect 1700 sq. ft., 3 bedroom, 2 bath home just above town. Open floor plan, vaulted ceilings, tile countertops, laminate wood & tile floors. Big windows provide forest type views on this quiet cul-de-sac. Easy care landscaping with large surrounding trees provides a private location. Ready to move in! \$425,000. #94775



559 OLD McCLOUD, MT. SHASTA Lots of space in this 2400 square foot 3 bedroom, 3-1/2 bath home. Big bedrooms, 2 living areas, modern efficient kitchen, extra amenities in bathrooms. 2 car attached garage, back deck leads to landscaped backyard with fruit trees, roses & perennials plus an RV parking area. \$420,000. #95233



11865 N. OLD STAGE RD., WEED 7.4 acres with 2240 sq. ft, 4 bedroom, 3

bath home, pasture w/water flowing thru (+ water rights!), facilities for animals plus feed storage. Completely fenced & cross fenced. Greenhouse & fenced garden area. Oversized, attached 2 car garage/shop, plus detached 2 car garage. Spectacular 360° views of Mt. Shasta, Black Butte, Mt. Eddy & Bass Pond. \$430,000. #95756



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201 N. Mt. Shasta Blvd, Mt. Shasta. di Vino Wine Merchant & Wine Bar. It's the happening place for both locals and visitors. Offers tasting events, wine sales, a tasting menu and exotic cheeses in an upscale atmosphere. Bring your appreciation for fine, fun or exotic wines & continue to develop this great little business. Asking price includes inventory. \$59,000.

LOTS & LAND

LAKE SHASTINA

Lot 132 Fisher Road\$29,500
Lot 178 Riverside Drive
Lot 70 Ball Point\$49,500
Lot 499 Lakeshore Drive
HARMAND BANGU

HAMMOND RANCH

GAZELLE			
Lot 58, N. Old Stage Rd	29,000		
98C & 98D High Meadow\$1	75,000		
Lot 7-3 N. Old Stage Rd\$1	75,000		

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A Creek Runs Through It...

hring Creek Ranch &

ich in its historic charm and $V_{\text{conveniently located in the heart}}$ of picturesque Mount Shasta, where spectacular mountain views, and alpine lakes add to its ambiance.

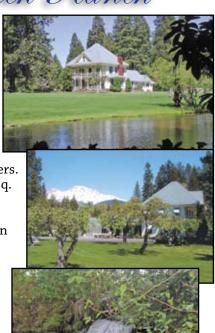
This truly, one-of-a-kind, country estate is situated on 16.74± pristine acres straddling the Sacramento River (known locally as Spring Creek). Only 1/2 mile downstream from its headwaters. The Victorian home has approx. 3,480 sq. ft. of living area and consists of 4 bedrooms, 3-1/2 bathrooms, living 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, inground swimming pool, with a dressing room, lovely fireplace, and a wet bar. The ranch has a separate 4-car drivethrough 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

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.





(530) 926-2646

Creekside Privacy

Over 200 ft of Cold Creek will cool these hot summer evenings. Sit on a large deck viewing the creek and great Shasta view. Custom 2,488 sq. ft. Chalet with gourmet delight kitchen featuring all stainless steel appliances, Wolf range & hood & Australian cedar floors. Very close to Lake Siskiyou & golf course. Call Bill to see. Listed to sell at \$699,000. H-95780







Exquisite NEW Home at Cedar View

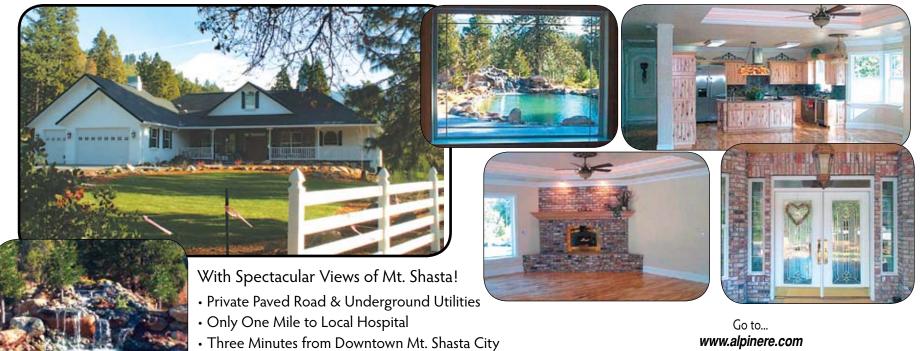
- WILL CONSIDER EQUITY TRADE -

Priced to Sell Quickly! Below Builder's Cost...

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

Beautiful 2833 sq. ft., 4-bedroom, 21/2-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.

Don't Miss This Opportunity! \$789,000.

Surrounded By Outstanding Beauty and Recreation

www.alpinere.com for amenities, outstanding features and more photos!

the Real Estate Genter @ Lake Shastina



BROKER/OWNER 859-0494

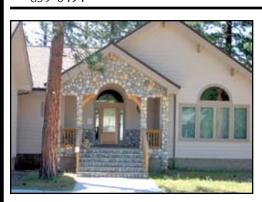
5925 Country Club Drive Lake Shastina

 $(530)938 \cdot 2032$ Toll Free 1:888:938:2032

> Visit our Website: www.shastinaproperties.com



REALTOR ASSOC. 859-0534



GORGEOUS LINDAL CEDAR HOME nestled in the tall pines on the 4th fairway of the Lake Shastina Championship Golf Course. This custom home boasts over 2200 sq. ft. to include 3 bedrooms plus an office with built in book case. Spacious Gourmet kitchen comes with Granite counter tops and upgraded stainless steel appliances. Oversized rock fireplace in vaulted living room with large windows looking out to the golf course. Relax and enjoy those summer evenings on the large rear deck. This truly is a must to see! \$530,000. #95709



GREAT BUY at Lake Shastina. Condo at the resort, built in 2006 is andy for new owner. Unit co lly ur Ished. Great Getaway (re) Le. Call Michele for more S. \$119,000. #95589



CHARMING HOME with views of Mt. Shasta. This 1,300 sq. ft., 3-BR, 2-BA with large rear fenced yard and water feature would make a great first home or special vacation get-away. Wood ceilings give this a warm feeling with that cabin touch. Priced reduced to \$179,000. #93616



ADORABLE doesn't even begin to describe this new construction home built on 2.5 Acres in big springs. Home has front deck to enjoy the magnificent mt. Shasta view and rear porch for the outdoor scenery. Tile floor in entry, kitchen and bathroom. Laundry area is off kitchen. This one is priced to fit the budget. Price reduced! \$179,500. #94879



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



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. This home is priced to fit any budget. \$305,000. #95597

TAHOE-STYLE HOME ON THE RIVER



- ◆ 3 bedrooms, 2.5 baths
- ◆ 2-story custom home, built in 2007
- ◆ Decorative cement floors with radiant heat
- ◆ Gas fireplace and whole house evaporative cooling



- ◆ Huge deck that overlooks the Sacramento River with hot tub off the master bedroom
- ◆ Kitchen has stainless appliances and hickory cabinets and granite #95913

6204 Scherrer Ave., Dunsmuir • Asking \$749,000.

www.ReddingHomesbySherrieYoung.com



Call Sherrie Young at (530) 515-4187 C&C PROPERTIES



• 2-2 1/2 Acre Lots

- In Historic McCloud
- Mountain Views
- Big Trees
- 4-Season Recreation
- Sewer / Water
- Underground Utilities



SHASTA PINES

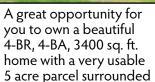
For lovers of solitude and nature, Shasta Pines offers a welcome retreat from the pressures of fast-paced living. Generous parcels offer soothing Mount Shasta views, tall pine trees, plentiful privacy, and easy access to historic downtown McCloud and abundant recreation. At surprisingly affordable prices, you can enjoy your own secluded slice of heaven on earth!

Available July 1st!



www.McCloudRealty.com www.ShastaPines-McCloud.com 530.964.3120









by other nice homes. Stunning panoramic views of Mt. Shasta and end-ofthe-road privacy with National Forest behind you. Other amenities include a 32x36 shop, arts & crafts studio, greenhouse and organic garden. Move in condition. Asking \$749,000. MLS 07-4106

see more photos: chinamtn.reddinglistings.com

Presented by: Jerry Baker 530-524-8806

Real Estate Professionals Takeal Estate



PRICE REDUCED by... \$150,000!

Executive Home AND COL Family Mansion!

Sustom built in 2000, this elegant home features 3bdrms, 3+ baths, large family room, formal dining room, large living room and more. Oak hardwood floors, crystal chandeliers, onyx tile, Italian marble entry, kitchen island with built-ins, security system, Bock heating, jet tub in master suite & much more! Approx 3,215 sq. ft. on 2.65± acres. Immaculate - like new! Great Mt. Shasta neighborhood. Close to town. Must see to appreciate.

Now asking only \$850,000. Don't Miss Out! Call...

THE ARMSTRONG BROKERAGE... (530) 926-6802

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.

www.mtshastapropertyguide.com

MT. SHASTA 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 & tile floors. \$795,000. Big price reduction! Now \$724,000!



MT. SHASTA 3-bedroom, 2-bath home sits on one acre - fully fenced. New roof and new asphalt driveway. Asking . . . \$395,000.

YREKA 12.36 acres south of Easy Street with AG zoning. Allows house and barn. Great views of Mt. Shasta. Only . . . \$155,000.

DUNSMUIR 3-bedroom, 2-bath recently remodeled with new appliances. Shows beautifully! In a great neighborhood in North Dunsmuir. Asking . . . \$319,000.

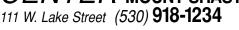
Visit Our Website at...

www.MtShastaRealEstate.com Contact John Harris at...

THE

REAL ESTATE

 \overline{CENTER} mount shasta







AMAZING MT. SHASTA VIEW 40 ACRE RANCH AMAZING MI. SHASIA VIEW 40 ACKE KANCH Unobstructed 360° views, 2,700 sq. ft. 3 BDR, 3 BA country estate. Private road, open floor plan, floor to ceiling windows w/views galore. Plenty of room for family, pets & livestock. Lush sweeping landscaping w/ auto sprinklers, veggie garden, fruit trees & decorative ponds. Separate 2-car garage/workshop & RV parking. Appt. only - Offered at \$719,000 - MLS #95811



FANTASTIC MANUFACTURED HOME IN PARK-Like new 1,250 sq. ft 3 BDR, 2 BA in quiet & clean mobile park w/ Castle Crag views. Large lot, outdoor gardens, entertainment areas & Sacramento River right there. Model has been well maintained over the years and is move in ready. Owners motivated. \$74,900 - MLS #95833



LAKE SISKIYOU - MT. SHASTA GOLF RESORT Spacious 3.041 sq. ft. 3 BDR, 2.5 BA home w/ stunning open floor plan, 3 fireplaces, lg. kitchen fronting to expansive family room w/vaulted knotty pine ceilings & center island. Well appointed master suite w/his & hers walk-in closets, double sinks & jetted tub. Golfing, swimming, hiking, & boating right there. Offered at \$749,000 - MLS #95518



RARE UPPER SACRAMENTO RIVER PROPERTY-RINE UPTEK SACKAMENIU RIVER PROPERTY—Riverfront acreage available & located at the S. end of Dunsmuir. Build your dream home, fish from your backyard, watch the river go by. Parcels have fantastic River, Castle Crag & Mt. Shasta views. Call Danielle today for details & pricing information. Only large sections left on river near town. City services available. MLS #95878 & #95879



20 ACRES - BE YOUR OWN KING OF THE HILL Darling 3 BDR, 1 BA home with large open meadow, small pond, palm & fruit trees, wine making grapes, veggies & so much more. Large garage for min. to Redding & 10 minutes to Lake Shasta. New on market – Offered at \$329,037



EXECUTIVE HOME IN UPSCALE DUNSMUIR Regal living w/ 2,135 sq. ft. 3 BDR, 2 BA. Open floor plan, large kitchen w/ granite counter tops, elegant fixtures & attention to detail. Corner privacy. centrally located, close to schools, town, shopping & river. Recent price reduction to \$499,000 - MLS



Danielle Vurpillat, Realtor 530-859-0696 cell daniellevurp@yahoo.com



Better

4213 Pine St., Dunsmuir, CA • 530-235-0117

David Silva...

Professional Realtor with Positive Results



LOCATED JUST MINUTES from the city of Yreka. 1600+ s.f. home on 3 acres. Fenced+ cross fenced detached garage with shop. Paved driveway with underground utilities. Mt. Shasta view. \$298,500.



BROADWAY TWIN BUILDING. Located in historic downtown Yreka. Currently being used as a movie theater. Business not included and can be purchased directly through owner. \$349,500.

Ranches. Starting at	\$479,000
New Construction-Custom Homes. Starting at	\$398,000
Commercial Buildings. Starting at	\$349,500
Homes – Starting at.	\$98,500
Commercial Acreage-from 4/10 to 8 Acres. Starting at	. \$89,500
Residential Acreage–from 10 to 170 acres. Starting at	\$57,900

Professional Realtor with Positive Results... Ďavid Šilva, Broker Associate

(530) 598-7075

silvarealtor@sbcglobal.net



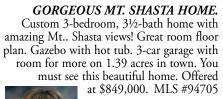
2007 over \$11.7 Million in Gross Sales Re/Max CA #7 Residential Sales Month of Jan. 2007 2005 Feb. & March Re/Max Top 100 Individual of CA/HI Top 10% of CA/HI Re/Max agents 2005 Re/Max Platinum Club

1001 South Main Street • Yreka, CA 96097 HERITAGE PROPERTIES





GEPPETTO'S TOY STORE IS FOR SALE! Capture this opportunity today! Adorable toy store set in the Alpine setting of Mount Shasta in the popular Ray's Shopping Center. \$218,000 includes \$50,000 of inventory. MLS#95546





Realtor, SRFS

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204 W. Lake St., Mount Shasta

530-926-2100



TURN-KEY HOME in wonderful neighborhood near schools. 1400 sq. ft. 3 bd, 2 ba home with large living area and 9x20 deck off dining area with views of the Eddys. Low maintenance fully landscaped yards with sprinkler system. Beautiful Mt. Shasta views! Attached 2 car garage. \$230,000. #95730 Call Nancy at.

(530) 926-2100 Century 21 Advantage



BEAUTIFUL MT SHASTA HOME. Pride of ownership, fantastic views situated on a large .3 acre city lot. 2000+ sf, 3 br 3 ba, covered decks, high ceiling, wood flooring, custom blinds, extra storage, Hot Springs Spa & more!!! \$425,000.

Doris Moss Realty

(530) 926-3807



VACATION RETREAT! Cute 2-bedroom, 1-bath cot-

tage with deck overlooking the Sacramento River. End

of the road privacy. Large lot; landscaped with garden

area, flower beds. Lot has artesian well. \$219,000.

#94378 Call Brenda Zandona @(530)859-3144.

Re/Max of Mt. Shasta

LAST GREAT HORSE RANCH FACILITY in Mt. Shasta! 2540± sq. ft. custom home on 8.50± acres. Fenced and cross-fenced (H-93776). 2 additional adjoining properties also available, one with a 24,320± Sq. Ft. incredible barn with indoor riding arena on 2.63± acres (L-93777). The other is land with 2.58± acres over looking barn property (L-92230). Buy part or all.

Alpine Realty

(530) 926-2646

(530) 926-4140



STEPS FROM THE RIVER & FISHING ACCESS

Beautiful 2100+sqft N. Dunsmuir home. 1/2+ level

acre, Optimal for entertaining; a gardener's paradise. 3

bedr/2.5 bath, solid wood beams in large family room, 2

fireplaces, s/s appl., 1600+sqft of Trex deck. RV access.

Fantastic forested garden. Ready for occupancy

(530) 235-2600

\$349,000 #95892 Grace Sanchez at 530-859-2005

Coldwell Banker, Chris Kutzkey, Realtors

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 and chair lift to main level where you can enjoy your undisturbed view of Mt. Shasta while also entertaining on your wrap around deck and many seating spots in your garden retreat. ONLY \$489,000. #95973 Call Jeannine today for your appointment ...

Better Homes Realty (530) 235-0117



Century 21/Advantage

2.5 TIMBERED ACRES ready to use! Septic, well cute building that has shower, toilet, and a bed. Unit one for easy access, park-like setting. Build or use like this. \$130,000. #95374 Call Gigi Ryan at...

SERENITY & PRIVACY! Rare find of home & prop-

erty. 4 bdrm/2.5 ba home boasts an open floor plan

with slate entry; beautiful gourmet kitchen with maple

cabinets; wood floors; fireplace; afternoon sunshine;

manicured lawns & tall pines on 2.5 acres close to

(530) 926-2100

town. \$ \$684,900. #94561 Call Linda Williamson...

(530) 926-2100 Century 21/Advantage



ENJOY A BIG MT. SHASTA VIEW and the surrounding open space from this 2 bdrm, 2.5 ba condo. Stylishly refurbished with maple floors, a new kitchen, energy efficient windows. \$239,000. #95858 Call

Century 21/Advantage (530) 926-2100



COUNTRY HOME NESTLED IN ASPENS & PINES! 4 bdrms, 2.5 baths, on one acre. Beautiful hardwood floors. Open kitchen has solid oak cabinets, Italian marble tile counters & a double oven! Living room with Lopi woodstove. Family room also has woodstove and comfy bay window seating for cat naps in the sun. 3 plank cedar perimeter fencing, backyard has 6 ft privacy fence. Large 2-car garage & breezeway. Mature landscaping. \$399,500.

Augusta Meyers Realty



RARE CHANCE TO OWN OLD GROWTH TIM-BER STANDS in your own backyard. 5 acre parcel next to the West's Od Fish Hatchery, this level parcel has creek frontage, views of trees, meadows and mountains and is 5 minutes from downtown Mt. Shasta City. \$405,000. #95906 Call Gigi Ryan at.....

Century 21 Advantage (530) 926-2100



ELK SPRINGS HIDE-AWAY! 3 Bedroom, 2 Bath deluxe manufactured home framed by evergreens. Lovely landscaping with pond w/waterfall. Whole house capacity generator, water tank on hills, RV hookups, two outbuildings energy efficient. \$238,000.

Mountain Homes Real Estate

(530)964-2558



LARGE FAMILY HOME. Park like setting, beautiful large trees. Bright and sunny dining room. Huge rock hearth & wood burning stove. Newly remodeled bathroom, picture windows. Quiet neighborhood on a dead-end street. This alpine chalet lodge is on wooded 1.5 acres between Mt. Shasta City & Weed – just off N. Old Stage. 1950 sq. ft. 4-BR, 2-BA. \$392,000. #95018 Call Brenda Zandona @(530)859-3144.

Re/Max of Mt. Shasta

(530) 926-4140



LUXURY GOLF COURSE HOME on an extra large lot nestled in the pines on 6th fairway of championship golf course. Enjoy breathtaking views of Mt. Shasta framed by the wall of windows in the 2 story great rm and the Irg master suite or from the expansive back deck. Custom kitchen w/ walk-in pantry & breakfast rm; formal dining rm. 3 bdrms, 3 btfs, + sewing/hobby rm, extra Irg 3-car garage & rm for RV. This custom built Lindal Cedar Home is one of a kind. Exquisite touches with too many amenities to list.

Golden West Realty (530) 938-2711

UPSCALE MT. SHASTA VIEW HOME. 3 bedroom 2.5 bath 2400 sq. ft. with fantastic 360° views, 3 propane fireplaces, deluxe kitchen appliances, expansive decks. Second suite perfect for guest & in-laws. Low maintenance yard & much more!! \$699,000.

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



pines of the Lake Shastina Championship Golf Course. Custom home boasts over 2200sf to include 3-BR, office with built-in book case. Spacious gournet kitchen with Granite counter tops, s/s appliances. Oversized rock fireplace in vaulted living room w/ large windows overlooking the golf course. Relax and enjoy those summer evenings on the lg. rear deck. \$530,000. #95709

Real Estate Center @ Lake Shastina (530)938-2032



23 IMBERED ACHES. 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. \$395,,000. #94423 Call Ray Serna at...

Golden West Realty (530) 859-0023



UNIQUE CRAFTSMAN-STYLE HOME nestled in the woods! The workmanship is masterful! Cedar shingle siding; wood-clad Low-E windows & French doors, Mahogany garage & entry doors; Brazillian cherrywood flooring. The kitchen has granite counters, cherry cabinets, Convection oven & fabulous gas cooktop; s/s appliances. Low maintenance Evergrain decks. #95677 Please call Bev at 530-925-0339.

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



LUXURY LIVING in this craftsman style Lindal Ceda home in Mount Shasta Resort. 4-bedroom, 3+ bath 3420 sq. ft. quality home with decks & great views. \$945,000. #95594 Call Linda Williamson at...

(530) 926-2100 Century 21 Advantage



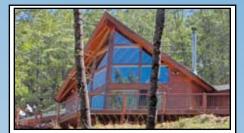
geous views. This 4 bedroom 3 bathroom home has 3200 square feet of living space with the possibility of two separate living spaces with kitchens upstairs and downstairs. 3 Car garage on the main level plus a large boat garage on the lakeside. #93292 Offered at... \$499,000.

Golden West Realty (530) 938-2711



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 counter-tops, a huge 6x7 ft. kitchen island, appliances by Bosch, Wolf & Sub-Zero, radiant heated floors, & Kohler fixtures. \$899,000. #94691 Call Tracie at...

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



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



MT. SHASTA, LAKE, GOLF COURSE & EDDIES VIEW from the beautiful home. 2 Bedroom 1 Bath with lots of room for expansion. This home with these views at this price will not last long. Come enjoy Lake Shastina and Siskiyou County for a great price. \$219,500.

Golden West Realty (530) 938-2711



GET MORE FOR YOUR MONEY! 5-br, 2-bath mostly remodeled 2400 sq. ft. home in a walkto-everything, friendly neighborhood. Roomy living room, charming country kitchen with breakfast room, lg. upstairs master suite. Well-kept home with modern conveniences. \$240,000! Reduced to \$219,950.

Mountain Homes **Real Estate**

(530)964-2558