

SOUTH SISKIYOU



Property Guide

JULY 2010



BANK OWNED - On .80 of an acre parcel with this 1981 built home: a 2374 sq. ft., 3 bedroom, 2-bath with a 3-car garage. just outside of Mt. Shasta City limits. \$325,000. Ask for Mary Dillon at...

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



TAHOE-STYLE HOME ON THE RIVER! 3 bedroom, 2.5 bath 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 counters. #08-5969 Call Sherrie Young at...

U-Save Real Estate (530) 515-4187



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

Century 21 Advantage (530) 926-2100



CLOSE TO SHASTICE PARK - Walk to ice rink and summer activities from this property. Upper Rockfellow Drive home. 3-BR, 2.5-BA, 2700± sq. ft. home sits on 2 lots, totaling 1.07± acres. \$449,000. H-98564

Alpine Realty (530) 926-2646



CREEK, MEADOWS, TOWERING EVERGREENS, MT SHASTA VIEWS & PRIVACY. Custom home, fully remodeled in 2001. Corian counters, natural wood cabinets, Jenn-air range & oven, a Bosch dishwasher, wood, tile & sculpted carpeted floors, a propane fireplace in cultured river rock, a spacious tile shower in master bath, wood-cased windows & doors, vaulted wood ceiling in the living area, 360 sqft extra room, & a 300+ sqft Trex deck. \$294,500. #99312 Call Richard at...

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



NEW TRIPLEX. Recently rebuilt from the foundation up. Everything is new in this tastefully appointed income property. Mt. Shasta views, maple cabinets, lots of tile & Monitor heat. What a great opportunity near the championship waters of the Upper Sacramento River. Reduced to \$349,900. H-97767

Alpine Realty (530) 926-2646



PASTURE & VIEWS ON 10 ACRES! Spectacular views of the Eddies, pasture land & beyond. Paved county road, with power & phone easily available. 45gpm rated well is in; a pre-approval letter for sewage disposal on file. Build your home & graze your horses & llamas on pasture below. Good for solar. Just minutes from town in beautiful area with many fine country homes. \$192,000. #95071 Call Phil York at...

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



VICTORIAN ESTATE WITH YEAR AROUND CREEKSIDE SETTING. Very lush surroundings grand enough for weddings! Huge Mt. Shasta view. 8-bedroom, 5½ bath home + 2-br 1-ba carriage house. Indoor spa with sauna, hot tub & steam shower. Surrounded by pastureland & large ranches. Beautiful fireplace. \$525,000. #99307 Please call Colleen Cena at...

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



PRIVACY & ELEGANCE throughout this 3018 sq. ft. custom home on 1+ acres of manicured lawn, huge paved driveway areas for RV's or extra cars. The lower level boasts a 2-car extra deep garage, huge bonus room, storage room, 3rd bedroom. Upstairs find refinement in every room. \$620,000. #99211 Call Leslie at ...

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



490 INCREDIBLE ACRES with extensive Wagon Creek frontage, stunning views of Mt Shasta, several springs, waterfalls & lots of seclusion in the foothills of the Eddies. Provides unique combination of size, terrain, natural water flows, abundant wildlife, verdant forest, wildflowers & amazing privacy. Close to Mt. Shasta City. Utilities are available and there is year-round access. \$595,000. #96570 Call Phillip at...

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



HUGE PRICE REDUCTION ON CASTLE CRAG VIEW HOME - 2-bedroom, 2-bath, 1900 sq. ft. home. Very private, backs up to State Park. Just a few steps to world class fishing. \$399,000.

Doris Moss Realty (530) 926-3807



STUNNING 20-ACRE property on the skirts of Shasta Valley with panoramic views: Mt. Shasta, the Eddies, Whaleback & Sheep Rock. The open, gently rolling terrain faces south west and is speckled with aromatic juniper & sage. Spectacular location for sustainable living with abundant opportunities for solar & wind power generation. Shares a border and has access to 480 BLM acres. Seller open to financing to qualified buyers. \$105,500. #98061. Call Paul Hawk for details 859-3399.

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



FABULOUS CREEKFRONT LOCATION! Wonderful indoor/outdoor feel of this architecturally designed 4040 sq. ft. home with 3-bedroom, 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. \$795,000.

Doris Moss Realty (530) 926-3807



EASY LIVING... at the Shadow Mtn. Mobile Home Park in this well-cared for 1560 sq. ft., 3-BR, 2-BA home. Conveniently located across from the community pool and club house. New kitchen with appliances included. Loads of redwood decking & cedar fencing. Covered parking and a 10x10 storage building/small shop. Asking \$49,500 MH-98710

Alpine Realty (530) 926-2646



MOUNTAIN SERENITY! In the heart of picturesque Mt. Shasta, with a secluded driveway off of North Shore Road. Over 15 private acres with a beautiful home built in 1992. Park-like setting with Lake Siskiyou & Wagon Creek near by. Large garage/workshop with over 1300 sq. ft. private patio, pond and so much more. \$599,000.

Doris Moss Realty (530) 926-3807



WORK-N-PLAY AT THIS 1,310 ACRE RANCH! Spectacular views of Mt. Shasta surround the "Holbrook Ranch", which consists of 7 parcels which can be sold separately. Offered At \$1,200,000.

Please contact "Alysia" for further information and seller financing options. 530.526.3421

The Real Estate Group 530.222.7395



BEAUTIFUL STATELY VICTORIAN! McCloud Executive home. Easy walk to downtown. Some updating including newer downstairs bath. Tile Floors in baths and kitchen. Original wood floors. Interesting neighborhood path out front door. \$229,000. #98935

Mountain Homes Real Estate (530)964-2558



FEELS LIKE LIVING IN A TREE HOUSE. 2 Bed, 2 & 1/2 Baths, One block from downtown Mt. Shasta. Large Bedroom on ground level with 1/2 bath. Tasteful Tile, Bamboo Flooring, Skylights, Maple Cabinets, Vaulted Ceilings. Love the View from the Kitchen, living & dining. \$325,000. #99306 Call Beverly Shannon at ...

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



FABULOUS CUSTOM-BUILT HOME just blocks from downtown Mt. Shasta! Huge open floor plan with laminate flooring, warm fireplace and much more! \$369,000. #97123 Call Linda Williamson at

Century 21 Advantage (530) 926-2100



FISHERMAN'S PARADISE! Retire and generate income with your own Fishing, Camping, and Hunting Retreat. 28-space Mobile Home Park in beautiful Dunsmuir, steps from the Sacramento River. \$549,000. #96636

Better Homes Realty (530) 235-0117



PARKLIKE SETTING - LOADS OF PRIVACY.
This 3-bedroom, 2-bath, 1680 sq. ft. home on 4 beautifully landscaped acres with privacy. Heated 900sf bonus room plus a shop/garage. Relax and enjoy the Koi pond. \$559,000.

Doris Moss Realty (530) 926-3807



A RARE FIND in Shasta Retreat. Cozy cabin in the woods, includes 3 add'l lots! 2-BR, 1-BA, spacious living room with great rock hearth fireplace, nice knotty pine accents, Separate outdoor storage; barn/shed, Workshop space in basement. Property sold "as is", pest report on file. 2 short blocks to the River. \$160,000. #99377 Call Grace Sanchez at... 530-859-2005

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



GORGEOUS 3 BEDROOM, 2 bath manufactured home on a foundation in an over 55 senior park. Close to golf and lake. \$129,000. #95945 Call Linda Williamson...

Century 21 Advantage (530) 926-2100



DESIRABLE NEIGHBORHOOD. 3-bedroom, 2 bath, 1323 sq. ft. with vaulted ceiling, big picture window, recent remodel new carpet and tile. Very private backyard with hot tub, trees, and storage shed. \$269,000.

Doris Moss Realty (530) 926-3807



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

Doris Moss Realty (530) 926-3807



MOVE IN CONDITION! Very nice and well kept 3-BR, 2-BA home, featuring open bright kitchen with lots of Oak cabinets. Vaulted ceilings in the living room and master bedroom. Central heat and air conditioning. Offered @ \$275,000. Call Bill at 926-2646 to see. H-98171

Alpine Realty (530) 926-2646

John's Barn

Gentleman's Horse Ranch

9512 N. Old Stage Road • Weed



TRUST SALE

2,720 sq. ft. Victorian 3-bedroom, 3-bath with 3rd story level and cupola. 10' ceilings; antique woodstove; marble master bath; gorgeous walnut cabinets & trim. Wrap-around deck. Breezeway.



Superbly finished – quality throughout. 3-car garage with overhead apartment. 10 acres, fenced & X-fenced with pond and creek. Gated entry. 8,000 sq. ft. barn with 8 stalls and outside runs. Apartment office, tack room, hay loft. Huge riding area. Round pen.



Lovingly maintained with beautiful views of the Eddy Mountains. Quiet, serene and peaceful. Recent appraisal on file.

Reluctantly selling at \$875,000.
Shown by appointment only to quality buyers.



Linda Williamson
DRE # 01224627

Call
Linda Williamson
(530) 598-0100



www.mtshastahomes.com • 204 W. Lake St., Mt. Shasta



PRICE REDUCED!

3-bedroom, 2- bath home with bonus room; 2 car garage. New hardwood floors & carpet. Fenced back yard with deck and Mt. Shasta view. \$166,500.

130+/- TREED ACRES
Mt.. Shasta & Shasta Valley views. Community water with utilities. Close by, only minutes from the city limits. \$198,500.



800+/- ACRES

Timber, springs, seasonal pond & streams. Abundance of nature/wildlife. Roads for vehicle travel, ATV or horses plus trails. Large home, detached shop & RV building. A deeply private sanctuary \$795,000.

TUCKED AWAY...
at the south end of Weed in a quiet park is this 3-bedroom, 2-bath home in excellent condition. Attached carport, large deck & shed plus Mt. Shasta views! MLS #99011 \$34,900.



DRE #01240301

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Beautifully maintained, mountain hide-away, tucked among tall evergreen trees, sitting on 15.19 pristine acres of natural beauty, with Lake Siskiyou & Wagon Creek nearby. In the heart of Mt. Shasta, a few minutes from town, with a secluded driveway off of North Shore Road. 2,319 Sq. ft., 4 bedrooms & 3 baths and large garage/workshop



- * Boch forced air heating
 - * Energy-efficient Blaze King woodstove
 - * KitchenAid appliances
 - * Bathrooms upgraded; tub/shower surrounds
 - * Pond and seasonal creek
 - * Lighted retaining wall & large patio area
 - * Hot tub with gazebo (with mounted TV)
 - * Wrap around decking
- Offered for sale for \$599,000.

Sandy Robertson, Realtor
DRE License # 00933918

530.926.3703 home • **530.925.0417** cell

201 W. Lake St., Mt. Shasta • 530-926-3807

DORIS MOSS REALTY



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(530) 859-0110 Cell Phone

708 SKI VILLAGE DR., MT. SHASTA



COZY CEDAR LOG HOME on an enchanting parcel at the edge of Mt. Shasta City. 3-bedroom charmer has open beam wood ceilings, wood floors, redwood decking with a Hot Springs spa. If you're looking for that perfect alpine get-away or great starter home then you've found it! Just a short walk to the village, yet the feeling of being out in the country. Price reduced to \$209,000 H-98704

2623 OLD MILL ROAD, WEED



2-BR, 3.5-BA 2,750 SQ. FT. LINDAL CEDAR HOME with a den on 5 wooded acres. Custom features throughout this beautiful home; Amish hickory floors, vaulted cedar ceilings, his & her bathrooms (hers features a Luxury Aquatic Tub; his an oversized shower) sunroom off kitchen & breakfast room. Enjoy the outside mountain air from your huge 10x52 deck. Offered at \$629,000 H-99253

MONTAIR ESTATES, YREKA



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

6048 DOGWOOD DR., HAMMOND



HAMMONDS RANCH CUSTOM. 3400± sq. ft., 4-BR, 3-BA home on 5± acres with views of Mt. Shasta, Mt. Eddy and up to Oregon. Huge gourmet kitchen with top-of-the-line S/S appliances, granite counters & lg. pantry. Open floor plan - great for entertaining or large family. High efficiency hydronic floor heating, spacious 3-car garage with bonus room overhead. Add'l 1000± sq. ft. on the 2nd floor could bring the total sq. ft. to 4400. Priced at a very competitive \$595,000. H-98694

708 VALLEY QUAIL ROAD, MT. SHASTA



NEED A NICE PLACE FOR AN IN-LAW OR TEEN? Totally custom 3-bedroom, 3-bath home with 3-car garage + workshop. Some of the features; granite counters, slate floors, custom Hickory cabinets, vaulted wood ceilings, new forced-air heat/a/c, 10'x54' covered porch. On beautiful wooded 1+ acre with Shasta view. For the in-law or teen the 3rd bedroom is partially detached, has its own bath, entrance & kitchenette. Reduced to \$415,000. H-97867

223 BEAR SPRINGS, MT. SHASTA



VERY NICE SETTING, CLOSE TO TOWN - Charming and spacious 4-Plex, single level. Each unit has 2 Bedrooms and 2 Baths with garage. All appliances included. Long time tenants. Excellent condition. Offered at \$550,000 IC-95390

10110 HWY. A-12, MONTAGUE



HOME ON 127± ACRES - Want privacy and lots of land for a good price? Then check this out! 3-BR, 1-BA ranch home on 127± acres on Highway A-12, just a couple of miles south of 4 corners. Lots of nice Junipers, open areas and of course views. Priced to sell quickly at \$279,000. H-98937

PROPERTY OFF OF A-12, MONTAGUE



GET OUT OF THE SNOW - In the beautiful Juniper Valley. Seven stunning parcels to choose from ranging in size from 20-620± acres. The large parcel is even partially and has the beginnings of a well. Offering prices range from \$99,00-\$799,000. Call today for details on these spectacular opportunities.

1335 WEST SCENIC, MT. SHASTA



PRIMARY RESIDENCE & GUEST HOUSE - Park-like 1.6 acre parcel, close-in features; 2300 sq ft residence, 3 bedroom 3 bath, large country kitchen, den and study. In addition: 1400 sq ft guest house with 360° wrap-around deck above the 4-car shop/garage. Offered at \$499,000. H-99241

26905 OLD EDGEWOOD ROAD, WEED



GATED ADULT COMMUNITY is the setting for this newer 3-BR, 2-BA, 1700 sq. ft. home. Nicely landscaped with an incredible Mt. Shasta view overlooking a huge scenic meadow. Many nice features like vaulted ceilings, a fireplace, spacious kitchen with a center island and bull nose corners all compliment this desirable package. Asking \$159,500. MH-97862

2601 N. OLD STAGE, MT. SHASTA



\$29,500 LAKEFRONT MFGD. HOME 2-BR, 1-BA, pleasant living space with tasteful decor, upgraded carpets & paint, newer s/s appliances, efficient Monitor heat. Laundry area w/ washer & dryer. Big private front porch is like an outdoor room - looks out over a lovely landscaped garden & Abrams Lake. MH-99000

10862 ZIRCON AVE., BIG SPRINGS



2-1/2± ACRE SHASTA VIEW PARCEL - Very nice lot in Big Springs Ranchos, just one lot off Big Springs Road. Parcel has a good well (newer) with pump, and small storage shed. Priced to sell at \$39,900. Call Bill for directions. L-98863

7839 PONDEROSA DR, HAMMOND



SEE THIS FIRST!! It's secluded, yet such a quick, easy drive to town. This attractive 3-BR, 2-BA lodge style home has a gorgeous Mt. Shasta view, barn/garage/shop, 5± acres of woods for hiking, mushroom hunting, firewood, and loving the natural realm! Only \$389,000. H-99323

5404 SHASTA AVE., DUNSMUIR



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

4413 GLEAVES AVE., DUNSMUIR



NORTH DUNSMUIR COTTAGE. Nicely remodeled 3-BR, 1-BA home on a manicured lot. Updated kitchen & bathroom. Many nice features: refinished hardwood floors; lg. covered patio in the back yard; designer accents in the interior paint; 300+ sq. ft. detached guest room! Shows pride of ownership. Very reasonably priced \$179,000. Reduced to \$112,000. H-97779

813-B CAROLINE, MT. SHASTA



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

1934 S. OLD STAGE RD #30



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

SUGAR PINE RD., HAMMOND RANCH



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

N. OLD STAGE ROAD, MT. SHASTA



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

112 S. FIRST ST., DUNSMUIR



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

WEST COLUMBERO DR, McCLOUD



DEVELOPMENT POTENTIAL - 17± Oak studded acres adjacent to the Historic McCloud Guest House. Parcel is zoned R-1 for maximum use. Listed at \$499,000 L-98530

JUNIPER VALLEY #42



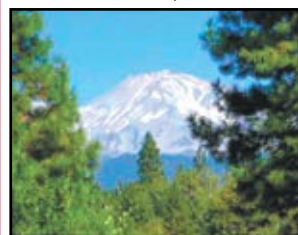
20± ACRE PARCEL - is secluded and has stupendous views of both Mt. Shasta, the Eddies and the valley. Build your dream home and relax under the stars! Priced at \$89,500. Owner may carry. L-97673

SPRING HILL DR., MT. SHASTA



HIGH EXPOSURE SITE - 2 Parcels totaling 3.4± acres at the SE corner of Abrams Lake Off-ramp. Sewer is available. Good motel site. Now offered at \$425,000 Call Bill L-98531

W.A. BARR ROAD, MT. SHASTA



BACKS UP TO ECOLOGY POND. Level 6.25± acre parcel on corner of W.A. Barr Road and North Shore Road. Parcel has a well plus 2 sewer hook-ups. Great split potential. \$569,000. L-97789

GATEWAY PARK, MT. SHASTA



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

LOT# 10, VILLAGE WAY, MT. SHASTA



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



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



CUSTOM HOME at the end of a cul-de-sac. Open, bright, extra high designer style ceilings. Large kitchen/breakfast bar just the right size for buffets, JennAir gas range top, drawer-style dishwasher, oak flooring, 2 gas fireplaces, 2 vanities in master bath, soaking tub, oversized shower and walk in closet. Security System. \$479,000. #96285



GORGEOUS HOME with natural stone exterior. Mature trees and landscaping. Auto sprinkler system. Detached garage. Heat is diesel radiant system plus a clay fireplace. Many beams are from the old McCloud mill. Unique floor finishing. Outdoor fireplace & BBQ. \$1,300,000. #98228



VERY ROOMY FOR LARGE FAMILY. This 3 br 2 ba home on cul-de-sac has had many upgrades. Upstairs rec room will welcome a pool table. Bathroom just redone. Has front & back sprinkler system & fenced yard. Pricing is very competitive. Quiet cul-de-sac, close to schools/town/sports. \$265,000. #99310



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



CHARMING HOME on one full acre in a quiet and very well maintained neighborhood. The huge Mt. Shasta views can be enjoyed from inside or outside. Very well maintained landscaping. Seller willing to gift membership to McCloud Golf Course to new owner. \$300,000. #98535



THIS UNIQUE HOME is located in an 18-hole golf course/resort community. Wonderful, natural light throughout the home. Very open floor plan with dramatic staircase to second story. Three large bedrooms; each with its own bathroom. View of Mt. Shasta. \$590,000. #98907



WELL MAINTAINED 3-BEDROOM, 2-BATH HOME! Well-located attractive home in easy access neighborhood. Vaulted ceilings give a feeling of spaciousness. All appliances included. EZ heat with circulating ducting. Monitor hot water heater saves on costs! \$180,000. #98551



3-BDRM, 3+ BA WITH A GREAT FLOOR PLAN. As pretty from the back as it is from the front. Circular patio, lots of decking, many windows & high ceilings makes you think you're living outdoors. Bonus room above the garage-finish it yourself (seller's contractor estimates approx. \$180,000). HUGE house with lots of space for your family. Lot next door is also available. \$995,000. #98310



COME AND VIEW THIS ENERGY-EFFICIENT HOME! This newly constructed 3-BR 2-BA home boasts an open floor plan, hardwood flooring, granite counter tops, and vaulted ceilings. Stoke up the wood burning stove for alternative heat! \$191,950. # 98468



COMMERCIAL BUILDING ON MAIN STREET, DUNSMUIR. Three units. Separate meters for all three units. 1/2 bath in each space. Wired for high-speed internet. \$195,000. #97046



LOCATION, LOCATION, LOCATION! Make an appointment to see this cute starter home today. This 3-Bedroom, 1.5-Bath home is located close to town and schools... and, the back-yard backs up to a large greenbelt that will never be developed. \$225,000. #98534

EXTRA LG. BLDG. LOT IN GREAT AREA OF MT. SHASTA. Perfect for the family who loves outdoor living-extra deep lot makes for a terrific back yard! Close to town & schools. Seller will consider owner financing to qualified buyer. \$100,000. #99135

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

UNIQUE IN ITS SIZE at 15,688 acres as well as income producing possibilities from timber, hunting & cattle grazing. The Moffett Creek tree farm block is a well-managed block available for purchase. For more info: www.moffet creek.com #98687

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

SEE THIS BEAUTIFUL. Level 1.10 acre lot. Views of Black Butte and the Eddies. Zone R-4 \$60,000. #92339

GORGEOUS VIEWS from this 2.5 acre parcel in Mt. Shasta. Located in area of beautiful newer homes. This property is near town, schools, and services. Quiet area. \$289,000. #97951

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

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

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

2.8 ACRES MANY TREES, lovely meadow & Mt. Shasta view. Lots of privacy-quiet setting several nice building spots. Septic site determined. Owner financing considered to qualified buyer. \$155,000. #99157

GREAT COMMERCIAL EXPOSURE for whatever you have in mind. Located across from Bank of America and two medical facilities. Road frontage on three sides. Structures on the property are of no value; should be removed. \$3.3 mil #98173

BEAUTIFUL BUILDING SITE on 5 acres. Electric to parcel, old cabin/shack on parcel is a tear down. Large conifers & oaks, Views of Mt. Eddy & distant meadows. Country lane access off of N Old Stage past the spectacular aspen grove. \$128,000. #97278

VIEW OF MT. SHASTA, EDDIES and the hills. Larger parcel. Level and E-Z to build. \$195,000. #95850

2 BEAUTIFULLY TREED LOTS available (each 2.5) and each priced at \$165,000. Save by buying all three! Paved Rd., private area with no through traffic. All lots have views of Mt. Shasta. Priced to sell. #95628



REMODELED CHARMING & COZY two bedroom home. New sheet rock, new flooring, new carpet, 30-year comp. roof, new septic, all new vinyl windows, landscaping, and 8x10 storage shed! \$128,500. #98150



HUGE PRICE REDUCTION! Hard to find! 9-acre parcel in Mt. Shasta. Minutes to the Sacramento River yet just a few miles from downtown. Older country home on the property - great place to stay while building your dream home. Only \$265,000. #91221



PRIVACY & ELEGANCE throughout this 2340 sq. ft. custom home. Surrounded by 1+ acres of manicured lawn, paved areas for RV's or extra cars. 1023 sq. ft. lower level boasts 2-car extra deep garage, huge bonus room, 3rd bd. Upstairs find refinement in every room, double french doors, beautiful views. \$620,000. #99211



DON'T MISS THIS ADORABLE CHARMER! Owner has customized the interior with beautiful stain glass, and hand painted murals. Private patio out the back and the yard is beautiful in spring/summer! Owner has relocated, priced this to sell. \$140,000 #98343

PRETTY LOCATION WITH TREES. Attractive duplex-one 3-BR unit; one 2-BR unit. Currently rented to long term tenants. One unit has fireplace with insert. Back yards are fenced. Detached single-car garage for each unit. Located in historic mill town with lots of personality. Great price: \$100,000. #99117

THIS 3-BR, 1-1/2-BA HOME IS VERY APPEALING IN ITS DESIGN! Situated on a larger lot with the river nearby. View of the hills. Interior has arches, lots of wood treatments, sought-after old period bathroom fixtures. Has large basement with 1 car garage. \$199,999. #98966



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



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



OWNER FINANCING! Craftsman-style home nestled in the woods. Cedar shingle siding, wood-clad low-E windows, solid-core fir interior doors, mahogany ext. doors, Brazilian cherry hardwood flooring, granite counters, cherry cabinets, convection oven, gas cooktop, S/S appliances. Low maintenance Evergreen decks with French door. \$349,000. #98606



2-BR, 2-BA DBLWIDE. MOBILE custom-built for the sellers. Beautiful & well kept with pride of ownership. Lg. master BR & master bath w/soaking tub. Gorgeous views of the Crags & hills. Covered front porch; large carport. Nice lot. Monitor heat & elec. heat pump/AC. \$55,000. #99042



PRETTY LOCATION WITH TREES. Attractive duplex-one 3-BR unit; one 2-BR unit. Currently rented to long term tenants. One unit has fireplace with insert. Back yards are fenced. Detached single-car garage for each unit. Located in historic mill town with lots of personality. Great price: \$100,000. #99117



THIS 3-BR, 1-1/2-BA HOME IS VERY APPEALING IN ITS DESIGN! Situated on a larger lot with the river nearby. View of the hills. Interior has arches, lots of wood treatments, sought-after old period bathroom fixtures. Has large basement with 1 car garage. \$199,999. #98966



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



ON A LOW-TRAFFIC CUL-DE-SAC 1992 Fleetwood-Sunpointe home offers affordable Mt. Shasta living in a clean, well-managed park approx. 10 mins. from downtown. Home is move-in-ready, w/spacious covered deck, partial mountain view & fenced yard. Lg laundry/mudroom. Family park. \$48,000. #99207



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



UNIQUE 3 BR 3+ BA "CRAFTSMAN" HOME. Beautiful cathedral ceilings in living room, gorgeous tree trunk staircase; river rock fireplace and river rock exterior chimney; hardwood floors; heated travertine floor in master bath with jetted tub. Kitchen is delightful! Wonderful privacy in storybook surroundings! Peek view of Mt. Shasta. You must see this gem! \$529,000. #99358



CHARMING 3-BR, 2-BA HOME on beautifully wooded 1.9 acres. Great curb appeal. 40x15x8 deep in-ground pool. Fireplace with insert + heat pump for heating. Kitchen/family room connection provides great family interaction. Corian counter tops. Skylights. \$283,000.



PRICED TO SELL... YA THINK? Get your buyers in to see this very nice home. Tile entry sun porch, Knotty Pine office, large full bath on 1st level. 2 bedroom & 2 bonus rooms ideal for offices. Upgraded & remodeled. Wood case windows & trim. Tile & wood floors. Super kitchen, pantry. \$130,000. #98705



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



ON 5 ACRES contiguous to timber preserve land. Spacious home with open floor plan. Loads of kitchen cabinets & storage, 3 heat sources. Large decking, landscaping with native growth, fountain, horse shoe pit, garden area, Mt. Shasta view, RV hookup with elect, sewer, water. Refrigerator, trash compactor & W/D in laundry room. \$300,000. #98153

Serving Siskiyou County for Over 35 Years!



GREAT LOCATION! A family home—3-br 2-ba 1635 sf on .69 acres, tall trees, covered RV parking, fully fenced, shop. Better hurry!!! \$229,000.



NEAR LAKE SISKIYOU & MOUNT SHASTA RESORT! Beautiful Mt. Shasta parcel with a convenient location (minutes from town) with Lake Siskiyou nearly out your back door and the Resort nearby. Call today! This one won't last. \$113,000.



LAKEHEAD - ULTIMATE CABIN ON 30 ACRES. With its own private lake and lots of trees to provide privacy. Just minutes to awesome recreation, including world-class fishing, boating on Shasta Lake, and skiing at the Mt. Shasta Ski Park. All of this and only 3 miles from I-5. \$369,000.



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



PRIVACY & VIEWS! Private 1.24 acre parcel with 1550sf mfgd. home with views & plenty of room for your animals. Hardwood floors, vaulted wood ceiling, open floor plan & central heat plus several outbldgs & 12'x24' barn. \$199,000.



MOUNTAIN CABIN WITH SPECTACULAR MT. SHASTA VIEW! On 5 acres in Hammond Ranch with 2 master bedrooms, 2.5 bathrooms with ability to function either on- or off-the-grid system. Beautiful yard area, oversized garage and so much more. \$429,000.



ROMANTIC MT. SHASTA HIDEAWAY! Majestic Mt. Shasta views on 3.6 acres. Beautifully remodeled in '09. Model-like condition, quality craftsmanship, brimming with charm. 3-bedroom, 2-1/2 bath, 1975sf with soaring ceilings, hardwood floors, granite & detached oversized 2-car garage. Wrapped in wide decks with "knock-your-socks-off" views. At the end of the road for privacy. \$330,000.

QUAIL MEADOW NEW CUSTOM HOME



CALL FOR DETAILS ON A 5-YEAR TAX CREDIT

Another quality home by Jack Tanner - Quail Meadow on a 2.5 acre parcel with stunning Mt. Eddy views. Granite counter, wood floors, 3-car garage, landscaped. Bonus room over garage - 2600+ sq. ft. of quality construction. Buy now and pick out your colors, carpet & wood flooring!! Photo for illustrative purposes only. \$497,500.

UNDER CONSTRUCTION



BRAND NEW HOME WITH MOUNTAIN VIEW! TAKE ADVANTAGE OF STATE TAX CREDITS!!

3 bedroom, 2 bath, 1600 sf home on one acre with stunning views of Mt Shasta and the Eddys. tile and custom flooring, heat pump & wood stove. Call for more details! Don't miss out on this opportunity to own a Jack Tanner-built home. \$345,000.



WELL-KEPT WEED HOME - This is a well kept Weed home on a large lot with room for a garage and/or shop. Landscaped and ready to move into. Would make a great first home. Close to schools and baseball parks. Nice view of the Mountain. Has awesome potential! \$119,950.



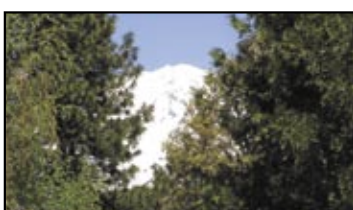
NEAR THE RIVER IN NORTH DUNSMUIR 1500+ sq. ft, 3-bdrm, 2 ba. with lg. living area; built-in storage cabinets; auto. sprinklers in front, front porch and so much more. Recent improvements: newer vinyl windows & garage door. Could be great first-time buyer, or 2nd home! \$152,000.



LOADS OF SQUARE FOOTAGE. Great views of Mt. Shasta from the living room, master bedroom, and the spacious back yard, which is fully fenced for privacy. \$315,000.



LOTS OF PRIVACY! 1493 sq. ft. 3-bedroom, 2-bath newer Mt. Shasta home 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. \$280,000.



GREAT LOCATION NEAR LAKE SISKIYOU! Build your dream home on this treed .39 acre parcel right next to Lake Siskiyou & Mt. Shasta Resort! This lot offers community water, sewer, utilities, a view of Mt. Shasta and borders Cold Creek. \$125,000.



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



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



SUPER PRICE! HOME with 10 ACRES nestled in tall trees, this 4-bdrm home offers privacy & spaciousness. 2125 sq. ft. with attached sun room. Lots of trees, views of the valley, detached garage & storage bldgs, covered decking, new windows, oak flooring, cedar siding, vaulted ceiling, a spacious kitchen with custom cabinets, granite counters & tile floors. Cozy living room with wood stove. \$298,000.



SECLUDED CHALET! Warm, comfortable living room with tree-house feel. Expansive cathedral ceiling and cozy wood stove opens to fully-equipped kitchen. 3-BR with 1 bedroom & bath on main level plus balcony area, offers great floor plan. Oversized two-car garage provides space for workshop and a full bath. Convenient North Dunsmuir location. \$139,500.



VERY SWEET HOME. This 1940's charmer has new interior paint & insulation, user friendly kitchen, whole house and ceiling fans, hardwood floors under carpet upstairs, newer appliances, & lots of storage. RV parking with full hookups at the rear of the property! Great for 1st time buyer or perfect 2nd home. \$235,000.



INCOME OPPORTUNITY. Beautifully remodeled 6000+sf historic building located downtown Dunsmuir offers commercial office space downstairs & 3 apts. Possible 5th & 6th units at ground level still need to be remodeled. Remodeled units have: new carpet, windows, doors, ceiling fans, cabinets, appliances and more. \$359,000.



NEAR LAKE SISKIYOU! Enjoy this 3-BR, 2-BA home with open floor plan. Skylights, hardwood floors, wood stove. Large kitchen with lots of counter space, cheerful nook. Family Room opens to rear deck, gazebo. No wasted space. Built-in storage in garage plus shop. Convenient Mt. Shasta location. Walk to fishing or golfing at Mount Shasta Resort. \$345,000.



5 ACRES WITH WELL & SEPTIC IN. Affordable parcel in Hammond Ranch. Remove some trees; open up a view of the Eddys. Owner financing may be available. Priced to sell! \$120,000.



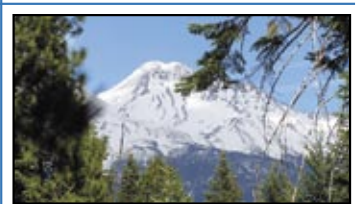
SPECTACULAR MT.. SHASTA VIEW PARCEL 2.5 acres offers a variety of trees, privacy & seclusion, yet close to downtown Mt. Shasta. Underground utilities, city water, paved street. \$225,000.



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



MOST AFFORDABLE MT. SHASTA PARCELS. Take your pick from these 4 view parcels all 2.5 acres - bright and sunny. Approved for conventional septic. Gorgeous views! \$75,000 each.



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



CHARMING COTTAGE STYLE HOME WITH 2 GUEST HOUSES. Main house has 3 bedrooms, 1.5 baths, large work shop/extra garage, full basement, walking distance to garage, quiet patio, views of the eddies and more.... \$349,000.



TURN-KEY & COZY! Clean city home, remodeled 2 years ago: new roof, wiring, plumbing, sheetrock & fixtures. Landscaped with auto. sprinklers, finished garage, fenced back yard, covered front entry, large wooden deck, wood & tile flooring, ample counter space & more! \$225,000.



FABULOUS MOUNTAIN LIVING. Speculator 2950 sf home on 1.55 acres walking distance to the Resort Clubhouse & Lake Siskiyou. 3 bedroom, 3.5 bath home has extra living quarter—fully equipped kitchen & gas fireplace; 1176sf of decking, cherry floors, maple cabs, Rumford fireplace & beautiful Mt. Shasta view. \$795,000.



BE YOUR OWN BOSS. Well-established Auto Body & Repair Business. Convenient Mt. Shasta location with real estate. Lg. shop with 1600+ sq. ft. plus separate office bldg., 20x40 metal storage shed, 8x14 metal storage shed. Includes tools, equipment, inventory, etc. \$390,000.



AFFORDABLE LIVING... Newer manufactured home with many upgrades: deck, bay window, ceiling fans, forced air heating, 2 x 6 walls and so much more. Perfect to move right in, or relocate on your own parcel. Offered for sale for \$45,000 - owner financing may be available.

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Kainoa Ferguson
Sales Associate



Gigi Ryan
Sales Associate/ CRS



Melissa Joyce
Sales Associate

--- LOTS ---

SILVERLODE. Great lot with view of Mt. Shasta. Quiet street dead ends. 1+/- mile off A-12. Horses OK. Forest land across road. \$9,999. #99337

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

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

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

PARCEL 2 S. MCCLOUD - Walking distance to town. \$30,000. #99017

LOT 26 PINEHILL DR. Views of Mt. Shasta from this level corner lot in the eights. Community services available. Close to new park. \$39,500.

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

--- 1 - 5 ACRES ---

2 RIVERFRONT LOTS w/house plans \$79,000 #99170

LOT 42C SHASTA COVE Price is \$149,000.

LOT 6 SHASTA WAY. You can see the stars well from this full acre parcel located in an upscale Mt. Shasta area. \$199,950. #98890

3-E-43 GO GREEN 2.91 acres well & pump house, fenced. Bring your RV or build a cabin. \$52,500. #98523

TWIN HILLS SUBDIV. - 8 lots 2.50 acres \$120,000.

LOT 42C SHASTA COVE. 5 acres just outside Mt. Shasta; close to Old Stage Road. \$199,000. #98996

--- 6 - 20 ACRES ---

LOT 69 JUNIPER VALLEY 360 view, power is close by with great solar potential. \$68,000. #91831

LOT 34 QUARRY ROAD. At the base of Mt. Shasta - Juniper Valley Subdiv. 20 acre parcel. \$70,000. #98127

LOT 1 - LAKEWOOD RANCH - 12 gorgeous acres borders Hammond Pond with Mt. Shasta view. County maintained paved road and approved septic site. Only \$215,000. #96135

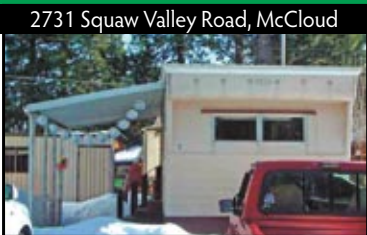
--- LAND 20+ ACRES ---

Great Mt. Shasta view. 640 acres, ideal for peace & solitude, yet city close. Sip coffee from your porch and watch Montague Balloon Fair. \$400,000. #99261

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

40 ACRES OFF SCARFACE RD. Outrageous views, of Mt. Shasta. Wild, beautiful and remote off Old Hwy 99. Hilltop building site. Off the grid. \$99,000 #90213

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



2731 Squaw Valley Road, McCloud
"GOLD SEAL" HOME is a child of the 60s. Return this charmer to its original condition. Located in the heart of great outdoor recreation. \$6,000. #98701



4614 Hart Ave., Dunsmuir
1300 SQ. FT. 2bd/2ba very well kept North Dunsmuir home. 1/3 acre corner parcel with many roses, hydrangeas & fruit trees. \$185,000. #99068



171 N. 8th St., Montague
CHARMING MONTAGUE! Sweet home all refreshed: new paint, flooring, light fixtures. Newer kitchen cabinets; counters. Huge fenced yard w/fruit trees. \$153,500. #98925



1208 Audubon Rd., Mt. Shasta
RECENTLY UPDATED! 2048 home has 3 -BRs, 2 -BA and open living area on 3/4 of an acre. New kitchen features new oak cabinets, counters & appliances. \$399,000. #99267



6621 Palmer Dr., Lake Shastina
FABULOUS PRICE! On golf course. 3bd/2ba, 1700 sq. ft. with owner may carry. Beautiful home - beautiful views. \$199,000. #99094



5415 Muskrat Rd., Lake Shastina
REDUCED!
WHAT A SHOW PLACE! Tile & wood floors, granite counter tops, SS appliances, landscaped, fencing, RV parking., backs up to greenbelt. Motivated sellers 3/2/2 \$189,000. #98754



600 Brush St., Mt. Shasta
GORGEOUS HOME on .24 acre in Mt. Shasta. 2-BR, 1-BA, beautifully landscaped. deal for 1st time buyer or vacation home. \$190,000. #98324



342 Jackson St., Weed
REDUCED!
COMPLETELY REMODELED! Perfect for the first time homeowner. New wood, tile & carpet, new windows, tile in kitchen & bath, larger lot. 3/2/2 \$145,000. #98620



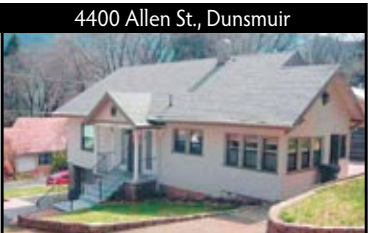
2801 S. Old Stage Rd., Mt. Shasta
CHARMING COUNTRY HOME on 2 acres - set up for horses, animals & kids. Big barn, detached 2-car garage. Fenced & x-fenced. Walk to the river. \$329,000. #99278



146 Camino Ave., Weed
DOWNTOWN CHARM! Fully remodeled home. 3/2 with craftsmanship from the early 1900s and upgrades of today. 10' ceilings; Trex deck. Ideal location! \$149,900. #98600



1211 N. Davis, Weed
SHORT SALE! Previous offer approved by bank - process may be shortened. Remodeled mill house needs some work. Hardwood floors, vaulted ceilings & more. \$95,000. #98906



4400 Allen St., Dunsmuir
SOUTH COUNTY CHARM! Well-constructed 2-bdrm, 2-ba home. New appliances in kitchen: wiring in full basement & newer paint. Sunroom/den. \$189,000. #98827



789 S. Weed Blvd., Weed
NEEDS TLC-could be wonderful! Great views in this classic home w/two lg. bdrms + storage & workshop. Small studio guest house above workshop bldg. \$120,000. #98932



20431 Old Hwy 99, Gazelle
BEAUTIFUL SETTING & endless possibilities. A fine country home with grand views of Mt. Shasta, valley and Cascades. 3/2 on 1.9 acres. \$239,000. #98288



11110 Marble Ave., Montague
BEAUTIFUL COUNTRY SETTING. 2-bdrm, 1-ba. mfgd. home with lots of updating. 2.5 acre corner parcel. Lg. 2-car detached garage. Mt. Shasta view. \$125,000. #98674



668 Como St., Weed
PRICED TO SELL! 1222 s.f., 2 bdrm, 1.5 ba home w/large kitchen & dining room, Monitor heat, garage & workshop, fenced yard, mountain views and close to shopping, schools and the mill. \$89,500. #98437



9512 N. Old Stage Rd., Weed
POND!
GENTLEMAN'S HORSE RANCH. 2720 sq. ft. Victorian, pond, barn 3-car garage with apartment. 8000 sq. ft. barn w/arena & 8 stables. 10 acres of heaven. \$875,000. #98492



5527 N. Old Stage Rd., Mt. Shasta
SHOP!
ATTENTION GUYS! Huge 33x44 dream shop with almost new 2487 s.f. 4 bdrm/3 bath home on private 2.6 acres. \$585,000. #98730



680 Hillside Drive, Weed
CHARMING & PRICED TO SELL! Well-kept home in perfect location. Walk to town, park & schools. Large, fenced yard offer a great place to garden, relax & enjoy. Fabulous Mt. Shasta view. \$167,500. #99012



833 Douglas Lane, Mt. Shasta
FIND CONTENTMENT IN THIS 1424 sq. ft., 3 bd, 2 ba home just outside of town. Situated on 3/4 acre with private yard. \$285,000. #98733



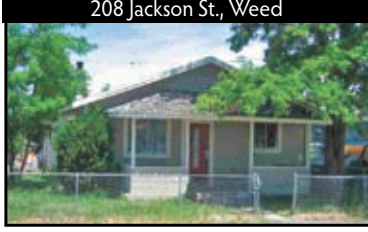
515 Clea Lane, Mt. Shasta
CUSTOM HOME at Mount Shasta Resort. 4-BR, 2.5-BA, spacious floor plan. Vaulted ceilings, stylish counters & tile floors thruout. Covered patio in back. \$445,000. #99301



700 Pioneer, Yreka
SUPER HOME in very popular North Yreka neighborhood. House looks over park across the street. \$159,000. #98926



3038 Nighthawk Lane, Weed
PANORAMIC MT. SHASTA VIEW from this 1460sf Shasta Valley home on 4+ acres. Cozy & stylish w/wood accents. Modern kitchen. \$205sf guest house. \$445,000. #99356



208 Jackson St., Weed
HUGE PRICE REDUCTION. Handyman wanted! Great bones but in need of TLC 2/1/1 - Seller motivated-submit all offers. \$75,000. #93973



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



623 Twin Hills Ct., Mt. Shasta
REDUCED!
GORGEOUS NEW 2682 SQ. FT. HOME. on 2.4 acres of Pines! 4 bdrm, plus 2 bonus rooms. \$399,000. #97865



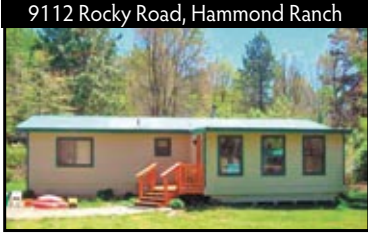
601 E Lake Street, Mt. Shasta
FABULOUS CUSTOM-BUILT HOME just blocks from downtown Mt. Shasta! Huge open floor plan with laminate flooring, warm fireplace and much more! \$369,000. #97123



3440 N. Old Stage Rd. Mt. Shasta
1800 SQ FT, close to schools. View of Mt. Shasta & Eddy-4-BR, 2-BA Mt. Shasta home on a treed 1 acre. Large open great room with vaulted wood ceilings. 3 car attached plus detached 2 car garage/shop. Priced to sell \$275,000. #99230



648 Cedar St., Mt. Shasta
BEAUTIFULLY REMODELED. Walking distance to High School and town. Fenced yard, RV parking, new kitchen and flooring, wood and Monitor heat. Must see to appreciate. 3/1/1. \$145,000. #95574



9112 Rocky Road, Hammond Ranch
TOP OF THE HILL, beautiful 5 treed acres with views of Mt. Eddy. Off Old Stage Rd. 2-BR, 1.5-BA mfgd. home on perimeter foundation. Lg. living area, den. Newer metal roof. Lg. 2-car detached. \$258,000. #99313

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A NICE MT. SHASTA 3BR, 2BA ON A SUNNY 1 ACRE in a low traffic cul-de-sac street. It has been well maintained, is light inside, has both a woodstove & Monitor Heater, views of the Eddies, & a spacious master bedroom with a walk in closet. The French door in the dining area opens to an expansive composite deck with a gazebo overlooking the large fenced yard. The attached 2 car garage has a bonus room for storage, hobbies, etc. There are wood & storage sheds, RV hookups, & a circular drive. \$330,000. #99176



SUPERB 2100 SQ. FT. HOME ON 5.60 ACRES! Built in 2002, this spacious 3BR, 2BA is bright & open and has vaulted wood ceilings, French doors, hardwood floors, custom wood cabinets with tile counters, an open loft with a balcony, a Boch heating & hot water system, & an attractive fireplace insert. The kitchen has a wood hutch, dishwasher, trash compactor, & lots of sun! The master suite has multiple windows & a large bath with tile floors, tub surround, & countertops. Large 2-car garage w/shop. Trex decking. Irrigation system. Zoned for horses. \$395,000. #99168



MT. SHASTA HOME IN DESIRABLE JEFFERSON DRIVE AREA on 1.23 acres with an attractive, 1200 sqft separate house above the 2nd garage. This spacious 3BR, 2BA has custom cabinets w/granite counters & backsplashes, Dacor double ovens, a Jenn-Aire glass cooktop, Bosch dishwasher, a built-in matching wood faced refrigerator, central vac, vaulted ceilings, & oak hardwood floors. Both homes have Mt. Shasta views & Monitor heat. Beautifully landscaped area includes a pond & waterfall, large patio, gazebo w/hot tub, & greenhouse. Adjoining 1.4 acre also available. \$459,000. #99212.



2.5 STUNNING ACRES JUST MINUTES FROM MT SHASTA with rich woods, sunny open, grassy areas, & amazing Mt Shasta views. There are 2 complete dwellings, a large shop/storage building w/ bonus room, & an RV/5th wheel covered parking. The main house is a 1200+ sqft, 2BR, 1BA with a large cedar lined living area, vaulted ceilings, a country kitchen & dining area, & a large utility. The 766 sqft, 2BR, 1BA cottage has a wood stove & a sunny kitchenette. Both have Monitor heaters. \$239,000. #99287



CLASSIC MOUNT SHASTA COTTAGE - \$170,000! Located above town, this 950 sqft. 2BR, 1BA has a covered front porch & private backyard with a fabulous old growth dogwood tree. There is a large living room with multiple windows, a spacious dining room, & a dedicated laundry room. It has a garage & shed for extra storage, alley access, and is walking distance to downtown Mt. Shasta. \$170,000. #99318



CREEK, MEADOWS, TOWERING EVERGREENS, MT SHASTA VIEWS & privacy - this custom home has it all! Fully remodeled in 2001 & it has Corian counters, natural wood cabinets, a Jenn-aire dual-fuel range & oven, a Bosch dishwasher, wood, tile & sculpted carpeted floors, a propane fireplace set in cultured river rock, Posey wood windows in the main living areas, a spacious tile shower in the master bath, wood cased windows & doors, a vaulted wood ceiling in the living area, a 360 sqft extra room, & a 300+ sqft Trex deck. \$294,500. #99312



CUSTOM 2,142 SF NEWER 3-BR, 2-BA for \$339,150. Close to town in Mt. Shasta on 1 acre! This light & open, custom home has oak flooring, views of Mt. Shasta & the Eddies, a heat pump, wood stove, & a large deck. The kitchen features Silestone counter tops, maple cabinets, stainless steel appliances, breakfast nook, & eating bar. The master Suite includes a jet bathtub, separate tile & glass shower, dual sinks, tile counters, multiple cabinets, plus separate vanity area. \$322,193. #99072



MOUNT SHASTA, GOLF COURSE, EDDIES, & LAKE SHASTINA VIEWS FOR \$109,900! Rich with natural wood this light, open 3BR, 1BA features Monitor heat, a large wrap around deck, an attached garage, a large laundry room with sink, wood cased double pane windows, space for a wood stove, and beautiful knotty wood walls throughout #99332



10 ACRES, "GREEN" ECO FRIENDLY. BUILT IN '06! 2200 sq ft custom built, 3-BR, 2-BA home provides abundant light & warmth; surrounding woods bring beauty & seclusion. Pine floors, cherry cabinets, copper tile & cherry counters, wood cook stove, wool carpeting, natural wood trim, 9' ceilings, views of the Eddies, & an attached greenhouse that collects passive solar. Veggie gardens, chicken coop, attached, oversized 2 car garage. Approved site for a 2nd home w/ the septic already in. \$419,000 #96573



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



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



NEW CUSTOM MT. SHASTA HOME! Hand-crafted 2800 sq ft, 3-BR, 2.5-BA has amazing views of the Eddies. Meticulously appointed by master builders: vertical grain fir doors, cabinetry & trim, granite counters, solid maple floors & a state-of-the-art chefs kitchen. River rock surrounds efficient fireplace in vaulted ceiling living area. Master Suite complete w/ lg. walk-in closet, warm floor tiled bathroom & private Zen garden patio. Sky lights throughout provide abundant light & passive warmth. Native landscaping with natural stone accents for low maintenance. \$549,000. #98250

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

Welcome to... COLDWELL BANKER

MOUNTAIN GATE PROPERTIES

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



Richard Oreck
Owner/Broker
926-4681
cbmgp@sbcglobal.net



FULLY REMODELED COUNTRY HOME on 1/2+ level acre w/evergreens & lots of sun, just outside of Mt. Shasta. This spacious, 1840 sf, 2BR, 2-1/2 BA has a kitchen w/oak cabinets, island, a custom oak hutch, & tile counters, luxurious 11x11 master bath w/jacuzzi tub & separate shower, vaulted ceiling, lots of tile work, a fire viewing wood stove + heat pump for cost saving heating, wood floors, walk-in closet, dual pane windows, an oversized, insulated, 2-car garage. \$319,000. #97215



COUNTRY CHALET FOR \$179,000! Sweet, cozy 3BR, 2BA chalet would be great for a full-time home, vacation cottage, or even a rental. Has a spacious master suite with a walk-in closet & private balcony. Lopi wood stove provides efficient warmth and a view of the fire. On 1 level, very usable acre with nice combination of evergreens & open spaces. Decks in the front & back plus a private balcony off the master bedroom. #97580



CUSTOM 2,142 SF NEWER 3-BR, 2-BA for \$339,150. Close to town in Mt. Shasta on 1 acre! This light & open, custom home has oak flooring, views of Mt. Shasta & the Eddies, a heat pump, wood stove, & a large deck. The kitchen features Silestone counter tops, maple cabinets, s/s appliances, breakfast nook, & eating bar. The master Suite includes a jet bathtub, separate tile & glass shower, dual sinks, tile counters, multiple cabinets, plus separate vanity area. \$339,150. #99072



ENJOY THE WARM FEEL OF NATURAL WOOD in your own **LOG HOME - \$129,000!** There are 2 BRs, 2 BAs plus an 8x20 loft that could be used for a 3rd BR. It has vaulted open beam ceilings, a Mt. Shasta view, dual pane windows, both wood & Monitor heat, newer carpeting & vinyl, wood cabinets, & a large covered deck. Logs are used for railings, beams, etc. #98154



CLASSIC MT. SHASTA CHARMER on an oversized 1/3+ acre street end lot with views of the mountain and Eddies. This 1065 sq. ft, 3-BD, 1-BA home has excellent light with lots of room to garden and walking distance to town. Refinished oak floors and roomy dining/living space. \$168,000. #98991



FANTASTIC VIEWS in all directions from this custom 3-BD, 2.5-BA, 2400 sq. ft. home at Siskiyou Lake Highlands. Master suite has whirlpool tub, lrg tile shower, fireplace & access to an outdoor patio. Kitchen has tile countertops & floors, lots of custom cabinetry & a pantry. 2nd bdrm has own adjoining bath creating a 2nd master suite. Meticulous detail went into creating a personal nature walk & garden space filled with labeled plants, shrubs & flowers. Ask us how to get a free golf membership to Mt. Shasta Resort with purchase of this home! \$535,000. #97893



5-BR, 2-BA, 2331 SQ. FT. McCLOUD HOME Spacious bedrooms - two have alcoves, and 1 has its own private covered balcony. Has both Monitor heat & fire viewing wood stove, vinyl clad windows, a covered porch, large shop, & fully fenced, landscaped yard. Enjoy McCloud's small town atmosphere with lots of room for your family & friends. \$269,000. #97759



NICELY APPOINTED NEW CONSTRUCTION that's priced right! You can get a new construction for about the same price as a bank foreclosure in Lake Shastina. Quality-built 1504sq ft, 3-BR, 2-BA home by PC Pappas Construction. Energy efficient with upgraded flooring & counter tops, vaulted ceilings, custom cabinets; a great view of Mt Shasta. Nearly completed. \$179,500. #98740



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



MT. SHASTA COUNTRY HOME ON 3/4 ACRE - bring your horses. This remodeled, 3BR has wood cabinets, a propane fireplace insert, an efficient, modern heating stove, a hot tub off the master bedroom, dual pane windows, hardwood flooring, natural wood accents, a covered patio, ceiling fans, & a huge family room. There is barn, tack building, corral, garden area, & gazebo. \$339,900. #96988.



LOVELY MT. SHASTA HOME AT AN ECONOMICAL PRICE. 3-BD, 2-1/2-BA, 1496 sq. ft. home with tile floors, vaulted ceilings, Monitor heat & updated appliances. Master suite upstairs was completely remodeled a few years ago. Professionally landscaped yard w/auto. sprinkler system, deck & hot tub, insulated/ finished 2-car garage w/extra paved parking area & more. Within walking distance to town & close to everything else the area has to offer. \$269,000. #98566



BRAND NEW HOME scheduled to be completed mid-July 2010! This is for those buyers that want the advantage of a raised foundation & wood sub-floor. The 1527 sq. ft, 3BD, 2BA home will have vaulted ceilings in the living room & kitchen, split bedrooms, custom oak cabinets, laundry room w/large pantry, Lennox heat pump w/13 seer system for central heat/ air. The extra large 2-car garage will be insulated, sheet rocked, painted & have an 8' door. \$184,500. #99097

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

1.4 ACRES ON JEFFERSON DRIVE above town in Mt. Shasta. It has potential for splitting, spectacular Mt. Shasta views, gentle terrain, lots of trees, the brush removed, sewer available & city water already in place. \$150,000. #99214.

A PREMIUM VIEW LOT in a peaceful, mostly undeveloped area of Lake Shastina. It has a full, unobstructed view of Mt Shasta & the surrounding hills & valley, is mostly level & there are beautiful junipers & pine trees as well as open areas. \$23,950. #99213

OUTRAGEOUS VIEWS OF LAKE SHASTINA, MT. SHASTA, & the Eddies plus a partial golf course view. It is 1/3+ acre, is lush with Junipers, & is priced low for a lake view lot. \$29,900. #99220

SISKIYOU LAKE HIGHLANDS - ONLY \$129,000!!! This 0.54 acre has a great cul-d-sac location and is a quick walk from the Mt. Shasta Resort golf course & Lake Siskiyou. It has nice trees, is open & sunny, and sewer and community water is available. Seller may consider terms. #98981

COMMERCIAL PROPERTY IN SOUTH WEED. Level 1 acre parcel on Black Butte Drive right next to Quality Inn & Suites and The Travel Plaza. Many trees on property plus views of Mt. Shasta, Black Butte, and the Eddies. \$235,000. #98617

BEAUTIFUL 360° VIEWS surround this 19.44 acre parcel of land. Level usable property that is very private and close to Little Shasta. On the corner of Harry Cash Rd. and Leslie Lane. \$105,000. 98619

EXPERIENCE THE STUNNING VIEWS, pure serenity and wide open spaces of this 278 acre ranch set on the flanks of Shasta Valley. Mt Shasta, the Eddy Range and Sheep Rock surround these gently rolling hills peppered with juniper and sage. Fenced pasture with a 30x80 poll barn, 180 gpm well, excellent access from Harry Cash Rd, gated entry and electricity pulled into the ranch. Combine with MLS #98866 for 429 acres! \$649,000 #98868

SPECTACULAR 3 ACRE PARCEL close to town on paved, county maintained road. Level with westerly orientation and nicely treed with amazing views of the Eddies, Black Butte & Mt. Shasta. Multiple pristine building sites with natural access from Sky View Road. **OWNER WILLING TO FINANCE TO QUALIFIED BUYER!** \$186,000 #98813

BEAUTIFUL, LEVEL LOT in a desirable neighborhood of Lake Shastina. Panoramic views of Mount Shasta and the surrounding valley situated on a quiet, cul-de-sac location so you can enjoy it all! \$15,000. #98699

NICE LAKE SHASTINA LOT that backs up to Juniper Valley. This parcel has gorgeous Mt Shasta views, is located in a quiet neighborhood and is close to Hoy Park. \$13,000. #98698

MULTI-FAMILY ZONED AT RESORT AREA. Build townhouses or apartments in Siskiyou Lake Highlands adjacent to Mt. Shasta Resort on 1/3+ acre. Golf, swim, fish, boat, only minutes walk away. \$174,000. 98312.

20 ACRES W/ PANORAMIC VIEWS of Mt. Shasta, the Eddies, Whaleback & Sheeprock. Build your self sufficient home w/abundant opportunities for solar & wind power. Adjacent to 480 acres of BLM. Seller financing to qualified buyers. \$105,500. #98061

LAKE FRONT WITH BEAUTIFUL VIEWS of Mt. Shasta & the Eddys. Close to the boat ramp & Lake Shastina Community Center. \$115,000. #98246

AMAZING CASTLE CRAGS VIEWS! Over 15 acres just above the Sacramento River, abutting Castle Crags State Park with several potential building sites. Multiple, year round springs provide abundant water that converge to create a year round creek that cascades through the property. Long-term seller financing available. \$239,000. #98082.

8.2 COMMERCIAL, MT. SHASTA ACRES at the intersection of Interstate 5 & Hwy 89! Potential uses include hotels, restaurants, gas stations, convenience stores, truck stops, RV parks, etc. Easy access & visibility off I-5 & Hwy 89. Stunning views of Mt. Shasta & the Eddies. Nearly level - very usable. \$410,000. #97992

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

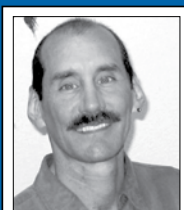
BEAUTIFULLY WOODED 5 ACRES ON A PRIVATE cul-de-sac only a short drive off N. Old Stage Rd. Gently sloping with possible (?) Mt. Shasta views. Power & phone are available. Lovely mix of evergreens & deciduous trees. A Hammond Ranch parcel. Only \$80,000. #94535

2.81 ACRES ON COLD CREEK CIRCLE! Build your dream home on this prime location above Mt. Shasta City. Has sunny open areas, lg. evergreens, Mt. Shasta & Eddies views, a community water system, & seasonal creek. \$259,000 #97586

373 ACRES - FIND YOUR WAY "BACK TO THE LAND" in

MOUNTAIN C

FEEL THE COUNTRY, LIVE IN THE CITY! A in Mt. Shasta City. The 5 beautiful parcels that are areas with a beautiful mix of evergreen, oak, & dog downtown. Good solar exposure, underground utility. \$229,500; #97315 2.59 acres \$259,500; 1.5 acres \$259,500; #97318 2.61 acres \$199,500



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ID...
this environmentally conscious community. The area is beautiful, the feeling is peaceful, & views are magnificent. The well is in – estimated 30gpm. Electricity is available but you may prefer solar power & to get off the grid in this sunny location. Expansive views include Mt. Shasta, Eddies, & Shasta Valley. Great place for a private retreat or year-round living. \$677,000. #97242
BEAUTIFULLY WOODED 2.58 ACRES in Mt. Shasta Forest! Recreational opportunities abound within minutes. Build your dream home, vacation cabin, or enjoy camping in this tree filled, mountain subdiv. \$65,000. #95413
STUNNING VIEWS OF MT. SHASTA, surrounding hills, & valley from this 1/4+ acre Rancho Hills lot. Sewer & water hook-up easily accessible. Seller may carry. \$55,000 #93761
20 ACRES IN JUNIPER VALLEY with beautiful 360 degree views of the surrounding area. Magnificent view of Mt. Shasta with year round access. \$65,000. #98073
A GREAT 5 ACRES ON A PAVED ROAD with beautiful views of the Eddies, lush meadows, & privacy. Also xlint building site, abundant southerly sunshine, lots of oaks & evergreens, and a large, open, grassy area for horses, llamas, etc. Available power & phone. \$159,000. #93652

490 SPECTACULAR ACRES with 1+ mile of wagon creek frontage, breathtaking views of Mt. Shasta, springs, waterfalls & amazing seclusion. Located in the foothills of the Eddies it provides a unique combination of massive size, natural water flows, abundant wildlife, beautiful trees & wildflowers, amazing privacy, & closeness to Mt Shasta City. It's a place where one is embraced by nature's beauty. \$595,000. #96570
4/10 ACRE AT THE MT. SHASTA RESORT in Siskiyou Lake Highlands – only \$139,000! 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 available. Cul-de-sac. \$89',000. #95618
2 ADJACENT 10-ACRE PARCELS WITH PASTURE & XLNT VIEWS! Buy one or both for your mini-ranch or country home. The well is in, power/phone is at the edge of one of parcels. They are on a paved county road and have great Mt. Shasta views. Seasonal water flow is used for irrigation & to fill the seasonal pond. One is next to a huge ranch. Lots of sun makes this great location for solar. \$115,000 & \$130,000.

R-4 ZONED 1/2 ACRE NEAR HOSPITAL! Buy one or two 75'x150' lots 1.5 blocks from Mercy Medical in Mt. Shasta. Zoning permits professional offices, clinics, rest homes, multi-family or single family, vacation rentals, etc. The parcels offer affordability, great possibilities in either the short term or long term, & a potential hedge against inflation. Asking price \$69,000 each. #95155 & #95157

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. \$999,000. #95253

PASTURE & VIEWS ON 10 ACRES! Spectacular views of the Eddies, pasture land & beyond. Paved county road, with power & phone easily available. 45gpm rated well is in; a pre-approval letter for sewage disposal on file. Build your home & graze your horses & llamas on pasture below. Good for solar. Just minutes from town in beautiful area with many fine country homes. \$192,000. #95071

COMMERCIAL LOT with exemption from sewer moratorium in Mt. Shasta close to the downtown area. Potential for commercial or residential use. Views of Mt. Shasta & the Eddies. Existing building pad. Owner may carry. \$34,900. #92574

LOVELY, SECLUDED & HEAVILY WOODED 2.5 ACRES! Quietly at the top of the world just minutes above downtown Mt. Shasta. Several choice building sites await w/lots of privacy, clean air, and quiet contemplation. \$149,500! #91914

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

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

OAK HOLLOW

cozy, new living area limited to six (6) 2.5+ acre lots for sale have been cleared, providing sunny open meadow. The feel is secluded yet it is an easy walk to town, & paved, private access. #97314 2.53 acres \$97316 2.55 acres \$259,500; #97317 2.56 acres \$259,500.



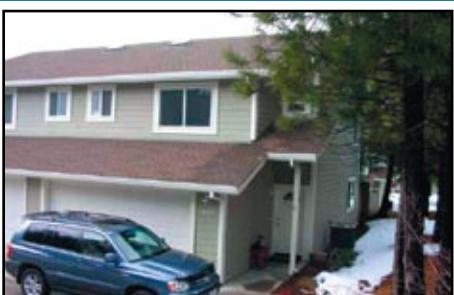
CABIN IN THE WOODS! 900 sq. ft., 2-BR, 1-BA on 3.3 Acres. Kitchen and living room open to each other. There are custom cedar cabinets in kitchen and the living room has wood paneling & wood ceilings. The covered front porch lets you enjoy the views of Black Butte. Has both Monitor and wood heat. \$230,000. #98738



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



BREATH-taking MT. SHASTA VIEWS! An elegantly designed 3-BR, 2.5-BA, 3,000 sq. ft. with a chef's kitchen, huge family room, an x-large master BR suite, & abundant natural wood. Two fireplaces, vaulted knotty pine ceilings, lots of tilework, a wet bar, an oak entertainment center, an air lock entry, & a Boach heating/hot water system. Master bath has a spa tub, separate shower, & dual sinks. Snow sensor heat coils on right side of driveway means no snow shoveling! 3-car garage. On 1/2+ acre in Mount Shasta Resort area. \$599,000. #97721



LIVE IN LAKE SISKIYOU HIGHLANDS for only \$219,000. Minutes walk to the Mt. Shasta Golf Resort & Lake Siskiyou. Light, open, 3-BR, 2.5-BA condo, a duplex unit, was built in '02, has 2-car attached garage. The kitchen has a tile floor, Bosch dishwasher, pantry, & lots of oak. Bullnose corners, skylight, ceiling fans, & a 24x15 patio/yard. Great views of Mt. Shasta & the Eddies are just out your door. #95273



ELEGANT FORECLOSURE THAT'S PRICED TO SELL! Beautiful 2800 sq. ft., 4-BD, 3.5-BA executive home in the heart of Mt. Shasta on almost 2 acres of serene forest with seasonal creek and an easy walk to downtown. Chef's kitchen, large living spaces and a spectacular Master suite, garden space and full landscaping are just a few of the highlights of this lovely home. \$485,000 #99102



44 ACRES ABOVE MT SHASTA CITY. On the flanks of the mountain with spectacular views, privacy and adjacent to National Forest. This light, custom crafted 3-BR, 2-BA home features maple floors, granite counter, s/a appliances, beautiful river rock hearth, vaulted ceilings, lots of natural wood. The large master suite has a fireplace & 6 ft. soaking tub. Gently sloping terrain with lush woods & sunny, open areas plus a detached studio. \$450,000. #97374



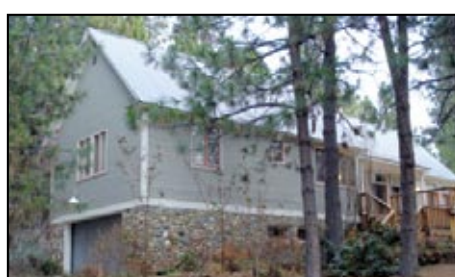
REMODELED 2,100 SQ. FT. HOME on 151 acres with stunning views of Mt Shasta, the Eddy range & Sheep Rock. Includes a large outbuilding with an additional 1200 sq. ft. living area and 1200sqft garage/workshop/storage space. Bring your visions of sustainable living, animal husbandry and eco-conscious farming to this sunny rangeland on the flanks of Shasta Valley. Combine with MLS #98868 for a total of 429 acres! \$449,000. #98866



SPACIOUS FAMILY HOME ON 1.5 ACRES about 10 minutes from downtown Mt. Shasta. This well cared for 1950 sq. ft., 4-BD, 1.5-BA home has custom wood accents, large picture windows, vaulted ceilings, and great loft space. A wood stove plus Monitor heat will keep you warm and cozy. Large freshly stained decks, towering evergreens, an attached 2-car garage, and landscaping add to the appeal. \$329,000. #99110



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



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



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



LOVELY COUNTRY HOME ON 19 ACRES that is just minutes from Yreka. This immaculate 1500sqft, 3-BD, 2-BA home has newer floors & fresh paint, a wood stove plus Monitor heater, custom touches throughout, and a nice deck. There is 2 car attached garage & the 27'x32' shop/garage. There are 2 seasonal creeks, abundant woods, a landscaped front yard, and tons of privacy. \$315,000. #99039

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- Beautiful forested area
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Broker Associate
530-859-2100



Kainoa Ferguson
Sales Associate
530-859-1542



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Elegant Country Home w/ Little Shasta River, China Ditch, Pond, Water Rights, Views of Mount Shasta & Mt. Eddy w/Sprawling Manicured Lawn & Landscaping. Enjoy the Privacy of a Gated Entry & Custom Rock Wall w/the feel of Abundance. Over sized 3-Car Garage & Potting Shed along with an over sized Workshop/Barn for all of your Creative



Hobbies or an Indoor Area for your Horses. 5% Financing. OAC \$935,000. #98131

Horse Lover's Haven!

This is a must see parcel for anyone who has ever Dreamed of riding their horse for miles and never having to leave their property. High Chaparral is for the Adventurous Soul who chooses to have freedom of land to roam and play endlessly. This is not property for the City Slicker who doesn't enjoy the out-of-



doors. Anyone who loves Nature, Trees, Mountains, Serenity and a Cool Breeze will Love this Land. #98880 \$549,900.

Build Your Dream Home in this Prime Neighborhood!

3.71 Acres • Lot 11 Cold Creek Subdivision. Stunning parcel sits above Mt. Shasta City at almost 4,000 ft. with beautiful panoramic views of Mt. Shasta, the Eddies, & Black Butte. In a quiet, pristine, desirable neighborhood backed up by National Forest & the McCloud River RR. County maintained road, community water, and utilities available. \$254,900.



Magnificent View Acreage!

Two (2) 10+ Acre Magnificent View Lots, high above the Terrain below and Ready for your "Dream Home" to be built. Ask about the "Package Price" to have a Design Built Custom Built Home. Sellers are contractors & can supply everything from Design to Building Materials and Financing. \$279,900. #98854 \$259,900. #98851



Seven Lots in Lake Shastina

BUILDERS/INVESTORS. This is an opportunity to take advantage of the current market conditions. SEVEN (7) Lake Shastina Lots to be sold in a package.



Lots range in size from .23 acre to .41 acre with a total of 1.97 acres. \$99,000. #99362

Gorgeous Cottage

On approx. 1 acre in the City Limits with PRIVACY. Completely Updated in 2008. Beautiful Pergo floors throughout. This home has charm, a beautiful lawn and garden area along with a root cellar and two storage sheds. Modern heating plus a woodstove. Ideal home for a single, couple or couple with a child. THIS IS A MUST SEE! \$250,000. #99326



Introducing The **Q Cabin**
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The Earth-friendly,
Low Maintenance,
Quality Vacation Home

IN 90 DAYS, you can be enjoying a custom, modern, mountain vacation cabin built on your property in Northern California. **The Q Cabin** comes in multiple sizes and configurations for off-the-grid use, starting at \$125,500. Shell only models starting at \$69,900.

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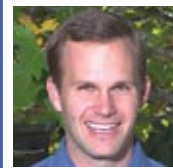
Lake Shastina
20604 Big Springs Road
Lake Shastina/Weed, CA 96094
530-938-2711



Roger Johnson
BROKER



Candice Green
ASSOCIATE BROKER



Ryan Green
AGENT



Gary Sullivan
ASSOCIATE BROKER



WEED - 3-Bd/1-Bath - Great potential, lg. detached workshop in the back plus carport. Large kitchen opens to living room could be great for entertaining. #98577 **\$37,900.**



MT. SHASTA CITY! 3-bd., 2-ba mobile in great cond. Facilities include swimming pool. Wood-stove & forced air heat & A/C. #98378 **\$47,500.**



LAKE SHASTINA. Cute 2 bedroom home upgrading done. Rock fireplace in living room. #98631 **\$86,500.**



LAKE SHASTINA. Chalet-style home on large lot in a great location! Move in ready in good condition. #98140 **\$109,000.**



CHARMING HOME in the heart of Weed. with view of Mt. Shasta. Newer carpet & new roof in 2002. #98103. **\$115,000.**



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



WEED - 3 bdrm 2 Ba home—close to Weed schools. Wood stove & Monitor heat. Back yard has a deck; fenced for privacy. Nicely landscaped front yard. #99303 **\$134,900**



LAKE SHASTINA - 3 bdrm 2 ba home with oak floors, a wrap-around, vaulted ceilings. Heat pump; Monitor & wood heat. The rear of the property is next to a greenbelt. #99304 **\$159,000**



GREAT FOR 1ST TIME BUYERS! Open floor plan with vaulted ceilings in this 1140 sq. ft. home. Covered patio. **\$160,000.**



WEED - Horse property w/unlimited potential. Convenient location & easy access w/ majestic views of all local mountains. 18 stall horse barn w/ living quarters above. 6 turnouts, 2 ponds – at an elevation that rarely sees snow. Truly a horse lovers #95727 **\$179,500.**



MT. SHASTA - This rural property has lots of possibilities. Nicely wooded lot off Deetz Rd. Very large bedrooms makes this a great family home. Fenced garden area with raised beds. Some TLC will make this a great home. #98947 **\$163,000**



LAKE SHASTINA - Spacious 3 bd/2 bath family home perfect for entertaining or for large families. Master bedroom suite has large walk-in closet, private deck, & bathroom w/lrg soaking tub. #99330 **\$180,000**



LOVELY CUSTOM-BUILT HOME on over 1/3 acre. Knotty pine living room, vaulted ceilings. Heat pump; Monitor & wood heat. #95053 **\$181,000.**



GOLD RUSH ERA HOME - has lots of potential. 2-BR with area that could be used as 3rd BR. Remodeling is well under way. **\$195,000.**



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



NEARLY NEW! 3-BR 2-BA home has the quality you would find in more expensive homes. Oversized 2 car garage. #97548 **\$199,000.**



WEED - INCOME PROPERTY. 12 apartment units, great potential for a contractor or someone to fix it up, across from Ray's . **\$199,500.**



CLOSE TO BOAT LAUNCH! Lovely custom built 3-bd, 2-ba, 1431sq ft home on a quiet, oversized, cul-de-sac. #98065 **\$224,500.**



LOVELY NEWER HOME on 1.2 acres, a rare find in Lake Shastina! 3-bdrm, 2-ba, large utility room, and spacious kitchen open to the living room. 9-ft. ceilings give an open feeling. Built in 2005. Spectacular view of Mt. Shasta! #97386 **\$239,900.**



LAKE SHASTINA - Spacious home with full underground basement providing lots of add'l living area. Set on 2 lots and next to greenbelt. Mt. Shasta view from the sunroom with skylights & multiple slider doors accessing the fenced garden area. Lots of custom features. #99027 Asking **\$249,000.**



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



3-STORY LAKEFRONT with expansive views. 2-BR, 1-BA on main level; lower level w/ office & 1-BR—could be apt. #98202 **\$295,000.**



MT. SHASTA - 3-yr. old home in excellent condition – priced to sell. Main living area includes 3 bdrm & 2.5 bthrms. Add'l living area above garage has a separate access, 1 bd, 1 ba & kitchen. Granite counter tops in kitchen & custom wood work throughout. #98936 **\$284,900.**



UNIQUE CUSTOM HOME in tall pines. Max. efficiency with the finest amenities: dual heat system, bamboo floors & more. Better-than-new 1975 sq. ft home w/contemporary finishing touches, yet a rustic feeling. #98876 **\$325,000.**



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



3000SF LAKEVIEW HOME on 3/4 acre. 3-BR, 3-BA, family room, fireplace in livingroom & master BR. #97347. **\$379,500.**



LINDAL CEDAR newly remodeled tile entry, bathrooms and kitchen. Large master bath w/great views of the lake **\$397,000.**



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



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



VICTORIAN HOME in Lake Shastina, set up as a B&B. Well maintained with 5 fireplaces & high ceilings. #98328 **\$419,900.**



LUXURY GOLF COURSE HOME. 4400sf ft. home with indoor swimming pool. One-of-a-kind home, excellent for entertaining. **\$425,000.**



EXCELLENT INVESTMENT OPPORTUNITY! 4 unit apt. bldg. plus a 2-yr old mfgd. home all on 1.4 acres in an excellent location within Weed city limits. Priced well under latest appraisal. #98764 **\$499,000.**



MT. SHASTA - Immaculate home, over 2500 sq. ft., 3 bd/3bath on 1.3 acres. Huge kitchen w/island & built-in breakfast nook. Great floorplan for a family! Fully landscaped with auto. sprinklers, fenced back yard; wonderful patio. Second 2 car garage could be in-law unit, equipped with a bathroom & 220 wiring. #99056 Asking **\$537,500.**



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



YREKA-GREAT BUSINESS OPPORTUNITY! This is a well estab. fitness center with the only racquetball courts in Yreka. Business & building being offered together for only **\$749,000.**

Premiere South County
77-Acre Estate

Shasta River and Dale Creek run through this one-of-a-kind property. Stunning five-bedroom, four-bath Victorian home with too many custom features to mention. Great for entertaining. Large rooms, paved road, park-like grounds and beautiful mountain views. 8,517 sq ft barn includes stalls, loft, huge workshop and 1854 sq ft guest/caretaker quarters. Property is fenced and cross-



OFFERED AT \$ 1,995,000.
CALL BILL FOR VIEWING



fenced for maximum use. Pristine, private and peaceful. Riverfront estates like this rarely come on the market in this area.



H-99346

Cedar View Parcels

Artist's Rendering

PARCEL 4
5.63+/- Acres
SOLD

PARCEL 3
5.58 +/- Acres
SOLD

PARCEL 2
5.437+/- Acres
\$259,000

PARCEL 1
5.13+/- Acres
\$279,000

• Each Parcel 5+ Acres
• Each With Views of Mt. Shasta
• Gated Entrance & Private Paved Road
• Underground Utilities & Exceptional Wells
• Septic Systems already Installed
• Three Minutes from Downtown Mt. Shasta City
• One Mile to Local Hospital
• Surrounded By Outstanding Beauty and Recreation

Meandering through the heavily treed area of Parcels 1 & 2 is the crystal clear creek of the headwaters of the Sacramento River, off Spring Hill enhanced by a Mt. Shasta view, making this a truly enchanting spot.

Pine Grove Dr
Cedar View Lane
Lassen Lane

Custom 2800 sq. ft. Home...

On 2.5 wooded acres just minutes from downtown. Features huge living room, beautiful wood floors, vaulted ceilings, and a fireplace. 12x13 formal dining area with double-beveled glass doors and lots of windows bringing the outside into a bright, spacious kitchen with double oven (1 being convection) and a 6-burner gas range. Spacious upstairs master suite with attached den and office. Open master bath features tile floors; large jacuzzi-style tub. Wood-cased Jeldwyn windows throughout. Offered at \$ \$532,500.

H-99269



Looking for that Perfect Gentleman Ranch Property?

Nicely set up ranch property features: 40'x50' cedar drive-through barn with stalls and tack; fenced, cross-fenced and separate riding arena. The light & bright southwest ranch-style home with gourmet kitchen, vaulted ceilings, 680 sq. ft. master suite & study area; manicured grounds with a small pond will really make you want to have this home on 5 acres. H-99137 Offered at \$649,000.



H-95900



the house is a fully gated, in-ground swimming pool, with a dressing room, lovely fireplace, and a wet bar. Separate 4-car drive-through garage & shop, 3-stall main barn with office, an equipment/hay pole barn. Three acres of lawn and approx. 5 acres of pasture all watered via an in-ground irrigation system.

Spring Creek Ranch

Rich in its historic charm and conveniently located in the heart of picturesque Mt. 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. The 3,480 sq. ft. Victorian home consists of 4 bedrooms, 3-1/2 bathrooms, living room, office, kitchen, utility area with a walk-in refrigerator/freezer, family room, & a 2-car garage. With caretaker's home of 1310 sq. ft., 3 bedrooms, 2 bathrooms, a 12x23 covered porch, and an attached 2-car garage.



1008 WA Barr Road, Mt. Shasta, CA 96067

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CLASSIC WEED BUNGALOW

2 bedrooms and 2 baths. Great property with R3 zoning very close to COS, the new Weed Brewery, Banks, and all of downtown Weed. Strong Buyers can make an offer and snap this up! \$116,800



Spend Spring and All the Other Seasons on the Banks of the Sacramento River...

in this 2-bedroom, 2-bath home. Sits right next to the river on a double lot with grandma's orchard in front yard. Has wonderful deck overlooking the river for fishing, meditating, or entertaining. Want to spend the night? Currently a hot vacation rental. Do the math and make an appointment to see this special river property. \$395,000.



MULTI UNITS w/COMMERCIAL & RESIDENTIAL USES

Original stone building most recently a restaurant & community center downstairs. Upstairs 2/1 res. apartment is going through renovations now. 2-story res. cottage in back yard has just been newly renovated from top to bottom including new s/s appliances, granite counters & new cabinets in kitchen. Lots of tile in the bath. Private back yard has apple trees, decking, and views of Mt Shasta. Downtown location within walking distance to shops, galleries, restaurants, and College of the Siskiyous. Some creative financing possible to qualified buyer. Be Savy. Check it out! \$349,900.



CHARMING & PRIVATE VICTORIAN

3 Bdrm, 2 bath home in Montague has many original elements. Redwood ceilings & wainscoting. Kitchen/Dining area has redwood cross beams. Tall ceilings thru-out. French doors off dining room—open to garden. Beautiful trees and mature plantings. Front porch. Large potting shed. Garage. Sweet!! \$185,000.



SWEET RETREAT or Cozy Year Round Living. 2 bedrooms, 1 bath, downstairs garage has workspace. Fenced back yard with great deck for relaxing and entertaining. A hop, skip and a jump to the Sacramento River and world famous fishing! Walk to all of downtown. 6114 Cherry Street in Dunsmuir can be yours.

TAKE A SECOND LOOK at this clean & spacious home in North Dunsmuir. 3-bdrm, 2-baths includes private master suite with a kitchenette. Open floor plan. Private back deck. HUGE TREES in back yard + 10 ft privacy fence. Near city pool, elementary school, park. RENTS FOR \$900 per month. Bring your offer! \$155,000.



CHARMING DUNSMUIR BUNGALOW. Has sunny spot with canyon views near the river. Private fenced yard is maximized w/gorgeous rose garden, a dog run, & outside utility storage space. Cozy 3 bdrm 1.5 bth living space above attached garage workshop area downstairs. Take a look and make your offer. \$169,000.

GREAT PRICE ON THIS NEWER...

3bdrm, 2bth, 3 car garage contemporary home. Vaulted ceilings, new paint, new carpet, propane fireplace in living room, established landscaping & lawn, trees. Stay cool this Summer and keep tabs on Mt Shasta (partial view) on the private back patio with sliders to the dining rm and the Master bdrm. Strong Buyers make your offer and start enjoying the good life. \$172,500.



WELL & SEPTIC ARE IN!! BEAUTIFUL 3-ACRE PARCEL WITH SWEEPING VIEWS & PRIVACY! Overlooks Klamath River valley & surrounding mountains. 10 min. to I-5 for quick trip to Ashland or Yreka. Seller would like to see your offer. \$58,000.



MAKE THIS YOUR AWESOME VIEW! 2.5 Acres of level all usable land. Two blocks from paved county road in area of GOOD water. Listen to the quiet and make this your year round retreat or a great 2nd home close to hunting, fishing, riding.... relaxing. \$38,500.



2.5 ACRES WITH MT. SHASTA VIEWS!
Level and close to paved county road. \$38,500.



2.5 ACRES WITH MT. SHASTA VIEWS!
Well is already in. Only 15 minutes to Yreka. \$35,000.

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BEAUTIFUL STATELY VICTORIAN! McCloud Executive home. Easy walk to downtown. Some updating including newer downstairs bath. Tile Floors in baths and kitchen. Original wood floors. Interesting neighborhood path out front door. \$229,000. #98935



OLD-FASHIONED CHARM! Sweet 3-BR 2-story cabin on large fenced lot in quiet neighborhood. Has both wood & Monitor heat; original wood floors & cabinets, front porch, peaceful back yard with perennials, and a large upstairs room—currently used as master bedroom. With a bit of elbow grease, this original mill home could be a showcase! \$139,950. #99222



ELEGANT & EXPANSIVE TAHOE-STYLE HOME. 2 BR / 3 BA on 2.5 wooded acres in scenic Mt. Shasta Forest. Cathedral ceiling, wood & propane heat. Solar panels & double garage. 3 lifetime decks & shed with 8 cords of wood. Open kitchen with comm. oven/range. Serving bar, custom cabinets. \$550,000. #98347



HISTORIC DANCE/SOCIAL HALL WITH APT. Fabulous opportunity to operate year recreation center! Modern, luxury residence upstairs with mountain view. Imagine the wide range of activities in the elegant 5,000 sq. ft great room with a maple dance floor; adjoining comm. kitchen & large dining room. Zoned RES-3. Approx. 12,000 sq. ft. bldg. \$800,000.



MCCLLOUD VICTORIAN. A golden opportunity in this unfinished 3 bed, 3-1/2 bath, 2-story Victorian near downtown! Designed to be an elegant B&B. Has been framed and roughed in plumbing, wiring, propane, & fireplace. Most of completion materials included. \$280,000. #98449



2 BED 1 BATH, 865 sq. ft. home on a 0.12 acre parcel in McCloud with lovely views abound from this home in Historic McCloud. Much potential here with buyer's personal touch. \$109,900. #98295



IN HISTORIC TOWN OF MCCLLOUD! 3 bed, 1 bath, 1,104 sq. ft., partially remodeled 2-story home with detached 2-car garage. Excellent central location on 1/4 acre fenced lot. Some upgrades within the last five years. Monitor heater. \$149,950. #98420



SHASTA FOREST HOME. This 2-BR, 1-1/2 BA home is the beautiful evergreen wooded area of Mt. Shasta Forest. On 2.61 acres. Has alternate power source. Horses OK. 6801 Snowline Circle, McCloud. Reduced to... \$219,000. #94855



FLEETWOOD MFGD. HOME. 3 BD, 2Ba, 1,183 sq. ft. Manufactured Home on 2.52 acres, with well & septic. Has 2 car garage, shed, fireplace & a fantastic view of Mt. Shasta. Great location to get out of the valley heat and relax in the Mt. Shasta Forest. \$349,500. #97784

HOMES, LOTS & ACREAGE

HERE IS A RARE FIND! - A easily buildable town lot! Large lot bordering Squaw Creek. In area of established family homes. Potential Mt. Shasta view with creative tree limb trimming. 0.58 acres on the corner of North & Mill in McCloud. #98802 \$100,000.

MT. SHASTA FOREST PROPERTIES! Mt. Shasta Forest subdivision is three and one-half square miles in its entirety. There are 796 lots no less than 2.5 acres each in size. The zoning is classified as RR or Rural Residential/Small Agricultural District providing for single-family dwellings. Lovely parcels are available near the McCloud River. Some parcels have been improved and some offer great views of Mt. Shasta. This is a peaceful subdivision nestled in pine, fir, cedar, and oak woods with many parcels to choose from. Request a detailed Unit Map. Prices start at \$29,900.



3 BED, 2 BATH, 1,146 sq. ft. manufactured home with a utility room, walk-in closet, solar panels, well, septic, 60 pound snow load roof, double garage and more, all on 2.5 acres. Great year-round home near the entrance to the Mt. Shasta Forest. \$225,000.



LOCATION! LOCATION! LOCATION! Remodeled commercial bldg. near clinic & other services. Easy access to Highway 89. Low maintenance. Open floor plan. Two rentable units. 1,992sf w/Monitor, off-street parking, Zoned CC, 0.13 Acres, 9' ceilings. Large attic. Units metered w/ 100 amp service. #98901 \$259,950 OMC



EXPERTLY DESIGNED & BUILT. Sweet little home near elementary school and park and within walking distance of downtown. Country kitchen, large master bedroom, open living area. Well cared for. Would make excellent vacation or retirement home! \$148,500.



LIKE NEW MFGD. HOME nestled under the trees. Has central propane potential, satellite dish and generator with battery storage. Has well and septic. A compact & efficient getaway home in a lovely setting. \$95,000.



CHARMING REMODELED HOUSE. Charming 1,250 sq ft remodeled home, backs up to Main Street with 2 bed, 1 bath, 2 car garage. Landscaped with patio and partially fenced back yard. Wood & propane forced air heat. New carpet & paint. \$189,000. Reduced to \$159,900.



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! \$130,000.

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- ◆ 3 bedrooms, 2.5 baths
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- ◆ 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 counters

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NOW IS THE TIME TO BUY!

Lots of GREAT Prices on Homes in Lake Shastina!



NEW CONSTRUCTION on 2.5 acres in the Rancho Big Springs area. Room for horses & much more. A separate guest quarters (approx. 380 sq. ft.) is included. With great views of Mt. Shasta this home is priced right. \$153,000. #98286



GREAT LOCATION in Lake Shastina on large lot. VIEWS of Mt. Shasta. 1600 sq. ft. 3-bdrm, 2-bath home has lots of potential. Large utility room with sink & walk-in pantry. Add'l room off master bedroom-not included in sq. ft.-could be a hobby room, computer room or ? Sellers built a large RV attached garage in addition to other attached 2-car garage. Fenced area in back yard for a garden & much more. #99111 \$250,000.



CUSTOM HOME with 1800+ sq. ft. in Lake Shastina - has two RV hookups. Tile thru-out the home. Split floor plan with large jacuzzi tub in master bath and a great walk in-closet. Separate dining room & eating area in kitchen with large pantry. French doors to the back yard from kitchen & great room. Vaulted ceilings & so much more. This is a must to see. \$252,000. #98993



CUSTOM HOME W/MT. SHASTA VIEWS! Very private location with greenbelt on side of home. Sellers paid attention to detail when building this home. Brazilian Hardwood flooring in kitchen/dining/great room making this home one of a kind. Granite tile counter tops in kitchen, custom alder cabinets w/upgraded hardware & pull-out drawers in cabinets. Includes wine refrigerator & s/s appliances. Top-of-the-line stove top/oven and ceiling fans thru-out. \$269,900. #99254



Looking for that perfect home for the family? This is it! Home sits on .47 of an acre, built in 2004 with 2200+sq. ft. of living. Large open floor plan w/3 bedrooms, plus an office and 2 baths and a large laundry room. Vaulted ceiling; slate entry; laminate flooring in kitchen; custom Alder cabinets; Corian (Hi-Mac) counter tops. On-demand water heater. Totally landscaped with fenced in back yard. And the list goes on. Call for more info. \$349,900. #99274



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



DREAMED OF BUILDING THAT BEAUTIFUL HOME ON A GORGEOUS GOLF COURSE? Well, dream no more! This lot is that one. On the 2nd fairway at Lake Shastina among the tall pine trees. All utilities are there & ready to go. REDUCED! Now only \$62,500. #96696

Not Finding What You're Looking For?



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Custom home built to your specifications. On your land with the views and space you want. Includes custom cabinets, granite counter tops, heat pump/AC & wood heat. Fees through finish \$149,000.

The Ryley
3-Bedroom,
2-Bath



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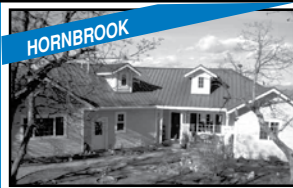
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3 BD 2.5 BA. 1750 SQ. FT. Panoramic views from this custom solar home on 72.5 acres. Large 40x40 shop. Too many amenities to list. #99140 \$384,500.



2-BD 3+ BA 2267 sq. ft. Geodesic dome on the lake. MLS #98526 \$329,000.



3-BD 2-BA 2150 SQ. FT. on 10.2 acres Well built country home. Lodge pole design in living area. MLS #98923 \$288,500.



NEW CONSTRUCTION. Beautiful 3-BR, 2-BA, 2400 sq. ft. home. Call to make appt. \$425,000. MLS #98368



2 BD 1 BA 1328 SQ. FT. Let style home. \$118,000. Sale, and subject to lender approval. MLS #98700 \$125,000.



2 BD, 2 BA 1246 SQ. FT. Lovely home in a treed area. This is a short sale. MLS #98799 \$139,000.



2 BD 1 BA 1125 SQ. FT. Cozy home with newer roof. 9' ceilings, nicely remodeled bathroom. EZ walk to downtown. #98433 \$150,000.



3 BD 2 BA 1387 SQ. FT. Lovely newer mfgd home on 1 acre in a quiet & peaceful neighborhood. This home is handicap accessible. #99189 \$229,900



3 BD 3+BA JUST OVER 7 ACRES. Fabulous hideaway in the city limits. Property borders COS Campus. #92466 \$322,000.



4BD, 2BA 1474 SQ. FT. 1940's Charming, solid oak floors under carpet, well lit workshop in garage area. MLS #96538 \$185,000.



3 BD 2 BA 1328 SQ. FT. Home on a lot of house w/ a great floor plan. MLS #98924 \$325,000.



4BD, 3+BA. 3900 SQ. FT. Finely crafted home overlooking the Sacramento River. 3 Fireplaces, sun deck, and so much more. #98998 \$475,000.



2BD, 1BA, 750 SQ. FT. Well maintained Mfgd. Home. Very little use. Appliances Incl. MLS #97723 \$29,500.



DUNSMUIR WELL ESTABLISHED BUSINESS opportunity Brown Trout Gift and Gallery. MLS #98389 \$38,000.



2 BD 1 BA 728 SQ. FT. Vaulted ceilings, nice open kitchen with island. Close to the Sacramento River. MLS #98938 \$19,500.



3BD, 2 BA 1180 SQ. FT. Solid 1960's Classic. Oak floors under carpet. Central heat and air, fruit trees, and a nice floor plan. MLS #99004 \$139,900.



3 BD 2 BA 1800 SQ. FT. Great family home close to schools. Nicely landscaped. MLS #99250 \$264,500



EXPANSIVE & OPEN 7000+ SQ. FT. Commercial building. Unlimited opportunity. Dunsmuir. MLS #97442 \$285,000.



2 BD 1 BA 840 SQ. FT. Easy & Affordable living. Open floor plan, Monitor heat, front & back decks. Must qualify with the mobile home park. #99190 \$19,500



3 BD 2.5 BA 1208 SQ. FT. Cute home on a quiet street. Partial back fence. MLS #98323 \$165,000.



3 BD 2BA 1248 SQ. FT. Contemporary design vaulted ceiling. Must qualify with park. MLS #99163 \$57,500



4 BD 2 BA 1540 SQ. FT. Charming home in park like setting. Newer carpet in living area, pine wood floors on main level. Spacious back yard. # 99178 \$176,500.



3 BD 2 BA 1498 SQ. FT. on 2.52 acres. Built in 2007 located in the country but close to town. MLS #98258 \$235,000.



YREKA 3 BD 2 BA 1610 SQ. FT. Beautifully maintained custom home in quiet upper west neighborhood. MLS #98508 \$219,000.



3-BD, 2-BA 1400Sq. Ft. 1920's charmer with 9' ceilings, original oak floors & E-Z walk to downtown. MLS #98815 \$120,000



MFGD. HOME IN HORN BROOK 3-BD, 2.5-BA, 2079 sq.ft. MLS #98120 \$189,000.



2 UNITS 1900 SQ. FT. Upper unit is a 1 bd, 1 ba. This is an excellent investment property! MLS #95317 \$147,500.



3-BD, 1-BA 1455 SQ. FT. Dunsmuir cottage. All utilities included. E-Z river access. MLS #98148 \$177,000.



3-BDRM, 2-BA HOME on 40 acres. Very Charming. \$189,900. #96871



2 BD 2.5 BA 1350 SQ. FT. Fantastic views of Mt. Shasta. Home updated: Granite shower in bath/pine cabinets w/ glass fronts in kitchen. MLS #99036 \$224,900.

FEATURED HOME**Charm and Simplicity...**

Perfect starter home or vacation home with a view of Mount Shasta and the Eddy Range, just a whistle away from downtown. 2-bedroom, 2-bath with full attic which has been finished out as bedroom with office space. Basement (not included in sq. footage) has also been finished and includes a full bathroom & living space plus separate laundry room and storage area. Large deck off kitchen for easy outdoor living. R-3 zoning allows this to be a vacation rental. \$239,000. MLS #99074

dry room and storage area. Large deck off kitchen for easy outdoor living. R-3 zoning allows this to be a vacation rental. \$239,000. MLS #99074

SIMPLY AFFORDABLE COTTAGE, just steps from downtown! This turn-key home is zoned for commercial use and would be ideal for a small business or as a vacation rental/second home. Priced right for first-time buyers. New 40-yr. roof in 2004. Hot tub, patio & deck, landscaped with drip irrigation front & back, security system. This is sure to sell quickly!**\$210,000.**

SWEET COUNTRY HOME with magnificent views of Mt. Shasta and the Eddys. Finished basement area (not included in sq. footage) has 3 separate rooms that would be great for guests, billiards, workshop, or ? Relax in the jet bathtub in your master bedroom; take a refreshing swim in the pool. Beautiful location. Private setting within walking distance to downtown Mount Shasta. Come see for yourself and then make an offer!..... **\$364,400.**

NEW CONSTRUCTION at Siskiyou Lake Highlands. Fully fenced 4-bedroom, 2½-bath home. . . . **\$449,000.**

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

ON ONE ACRE OVERLOOKING PONDS & WILDLIFE! Total privacy from the rear deck. No maintenance exterior and decking. 3-bedroom, 3-bath plus den & 3-car garage. 4,000 sq. ft. main house plus 400 sq. ft. guest unit & a 2-car garage. Few homes offer such luxury living **\$789,400.**

THE REAL ESTATE CENTER MOUNT SHASTA

www.MtShastaRealEstate.com



111 W. Lake Street (530) 926-6171 or (530) 918-1234 DRE #00428224

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

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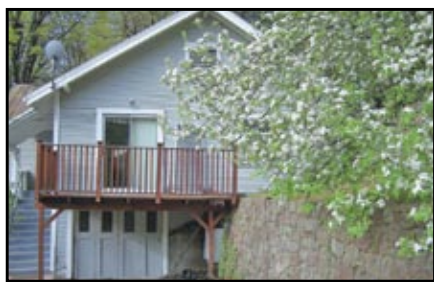
AGENT:
Marilyn Wykoff
(530) 261-1502

Each office is independently owned & operated

4213 Pine St., Dunsmuir 96025 • 530-235-0117 • 1-800-655-0117



GREAT 2 BEDROOM, 1 BATH FIXER in nice neighborhood. Large country kitchen and close to the Sacramento River. Full basement/garage. Fenced yard. ONLY \$65,500. #99206



HOUSE ON THE HILL.. Wonderful 3 bedroom 2 bath home with tiered rock walls, flower and fruit trees. Garage and air-conditioning makes this house desirable as primary or second home. ONLY \$149,000. #99006

INCOME PROPERTY...

FISHERMAN'S PARADISE! Retire and generate income with your own Fishing, Camping, and Hunting Retreat. 28-space Mobile Home Park in beautiful Dunsmuir, steps from the Sacramento River. \$549,000. #96636

DUPLEX - Totally remodeled! 2 bedroom units each with appliances, laundry room and garage. \$239,000. #97589

INCOME PRODUCING DUPLEX - 2-bedroom & 3-bedroom units, each with laundry room. Must see to appreciate this value. Reduced to \$149,000.

MT. SHASTA DUPLEX. 2-bedroom, 2-bath units rented with patios and carports. Good income. Only \$295,000. #94372

YREKA COMMERCIAL BUILDING. On Main Street. Owner says sell "AS IS". Two separate store fronts. Vacant & ready for you to set up your own business venture. Reduced to \$139,000. #96989

HOMES...

NORTH DUNSMUIR CHARMER 3 bedroom, 1.5 bath with wood floors, trees, flowers, garden area. Garage/shop, greenhouse. ONLY \$149,000 #98187

AWESOME! ONE-of-a-KIND riverfront home with approx. 200 ft. of Sacramento River frontage. 2-BR, 2-BA is just feet away from the river's edge. Fish off either deck or just watch the osprey from your hot tub or deck. Reduced to \$499,000. #97527

FIX ME UP OR TEAR ME DOWN. 1-Bedroom, 1-bath home on oversized lot. Private street. Mature landscaping. Sell "AS IS" BIG PRICE REDUCTION! Only \$79,000. #95388

LAND...

RIVERFRONT LOT with city services. Build your custom get-away and enjoy the river sounds from your deck. Only \$125,000. #99182

RIVER & MOUNTAIN VIEW LOT - Level and ready to build on. Water & sewer are in. Priced to sell! \$60,000. #96735

PRIME AG. LAND, 100+ acres, straddles Shasta River. Fenced for livestock. With 1869 water rights. Mt. Shasta view. Reduced! \$395,000. #96153

SACRAMENTO RIVER FRONT. Buy now and build! Large triangular lot, city amenities available. Build a 2-story cabin. Enjoy fishing from your backyard. Owner will consider land trade. Reduced to \$100,000. #91087



530.526.3421

SERVING BOTH
SHASTA COUNTY
SISKIYOU COUNTY

WEBSITE:
www.tregonline.com
E-MAIL:
AlysiaJantzer@aol.com

FEATURED

**\$649,000
MT. SHASTA**

- Exquisite Craftsman-Style Home
- Magnificent Mt. Shasta View
- Private Knoll Setting, 3.08 Acres
- Quality Amenities Throughout
- 3/3.5, 2700± Sq. Ft.
- First Floor Master, Jacuzzi Tub
- "Mr. Steam" Shower, Body Sprays
- Second Floor Guest & Bath Rooms
- Powder, Family & Billiard Rooms
- Studio Apartment, 720± Sq. Ft.
- Custom-Milled Douglas Fir Floors
- Solid Fir Doors & Trims
- Tinted Plaster Hand-Finished Walls
- Granite, Slate, Marble, Travertine
- Radiant Heat, Efficient Wood Stove
- RV Parking With Full Hook-ups

FEATURED

**\$479,000
RIVER HILLS**

- Gorgeous & Peaceful Knoll-Setting
- Serene Rolling Hills & Pond Views
- Quality Amenities Throughout
- Split Floor Plan, 3,319± Sq. Ft.
- 4/4, Bedrooms With Full Baths
- Additional Room For Office
- Formal Dining or Piano Room
- Great Room With Gas Fireplace
- Kitchen With Granite & Stainless
- Huge Master Suite With Views
- His & Her Walk-in Closets
- Huge Custom Shower & Tub
- Stucco Pillars & Iron Fencing
- Spacious 3-Car Garage & Drive
- RV Parking Galore, 3.36 Acres



**\$325,000
O'BRIEN
MOUNTAIN**

- Private Forest Setting, Immaculate
- Easy Care, 2,567± Sq. Ft.
- 3/3.5, Loft, First Floor Master
- Workshop, RV, 3.46 Acres

ALYSIA A. JANTZER

Real Estate From A Different View

SEEING IS BELIEVING...
UNIQUE OPPORTUNITIES AT
UNBELIEVABLE PRICES!

**SISKIYOU COUNTY**

**\$1,200,000
HOLBROOK RANCH**

- Spectacular Views of Mt. Shasta
- Work-n-Play on this 1,310± Acres
- Alfalfa, Rangeland, Juniper, Rock
- Mule Deer, Geese, Dove and Quail



**\$221,900
LAKE SHASTINA**

- Peaceful Lake & Mountain Vistas
- Quality Log Home, 2208± Sq. Ft.
- 3/2.5, Loft, First Floor Master
- Spacious 24 x 36 Detached Garage



**\$189,900
COPCO LAKE**

- Panoramic 400' Lake Front Views
- Spacious 3,250± Sq. Ft., Boat Dock
- 4/2.5, Bonus Room, Stair Lift
- 2/1 Separate Living Quarters



**\$45,900
MT. SHASTA**

- Affordable Mt. Shasta View Parcel
- Located Within City Limits
- Prepaid Sewer, Water & Drainage Fees
- Near Town, Hospital, Schools

SHASTA COUNTY

THE LAKE IS FULL... PRICES ARE DOWN!
INVEST IN THAT DREAM PROPERTY
FOR YEAR-ROUND OR VACATION LIVING!



"O'BRIEN MOUNTAIN ESTATES"
- A Private Gated Community -



\$549,000

STUNNING LAKE VIEWS

- Quality & Well-Loved 3,086 ± Sq.Ft.
- 3/3, Office, First Floor Master
- 1/1 Separate Living Quarters
- 3+ Car Garage/Shop, 9.91 Acres

CUSTOM HOME SITES

- Stunning 5.37 acre lake view parcel, large building pad...**\$245,000.**
- Spectacular 5.40 acre lake view parcel, all utilities in...**\$199,000.**
- Beautiful 2.39 acre lake view parcel, gorgeous sunsets...**\$185,000.**
- Private 2.60 acre forest setting parcel, good well in...**\$99,000.**



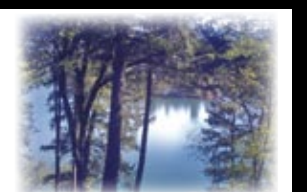
**\$325,000
O'BRIEN
MOUNTAIN**

- Private Forest Setting, Immaculate
- Easy Care, 2,567± Sq. Ft.
- 3/3.5, Loft, First Floor Master
- Workshop, RV, 3.46 Acres



**\$269,000
LAKEHEAD**

- Great Retreat Near Lake and River
- Sprawling 2,250± Sq. Ft.
- 3/3, Game Room, Sun/Dining Room
- 24'x34' Shop, Pool, Alarm, 1 Acre



**\$249,000
LAKE SHASTA
LAKEFRONT**

- Set-Up For Weekly Vacation Rental
- Very Well Maintained 1,248± Sq. Ft.
- 2/2, Furnishings Negotiable, Private
- RV/Carport, RV Hook-Ups, .059 Acre

COMING SOON!
ADDITIONAL
NEW PROPERTY
LISTINGS!

THE
REAL ESTATE
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Unprecedented Customer Service



\$199,500

**LAKESHORE
HEIGHTS**

- Charming Home Near Lake & Marinas
- Easy Care, 1,340± Sq. Ft.
- 2/2, Office/Sun Room, Covered Deck
- Large Detached Garage, Nice Lot



\$165,000

**LAKESHORE
HEIGHTS**

- Great Value in this Desirable Area
- Light-n-Bright 1,440± Sq. Ft.
- 2/2, Extra-Deep Garage, RV
- 1/1 Separate Living Quarters

DRE License #01206995



CHARMING 2-BR 2-BA HOME on horseable 25.9 acres. Water everywhere! Irrigation ditch from Hammond w/water rights; ponds; wonderful, fast flowing creek. Lots of pastureland. Tastefully remodeled. Open floor plan. Vaulted ceilings. Acreage affords so much privacy & quiet! Outbldgs/corral/etc. \$695,000. #98367 Please call Colleen Cena at...
Re/Max of Mt. Shasta (530) 859-1143



NEAT AND CLEAN MT SHASTA HOME. Open and bright 3 bedroom, 2 bath, 1305 sq. ft. home built in 2001. Vaulted ceilings, Monitor heat, breakfast bar, professionally landscaped with sprinkler system. Gorgeous Mt. Eddy & Black Butte views. \$249,000.
Doris Moss Realty (530) 926-3807



4% Seller Financing!
TWIN HILLS SUBDIVISION. Mountain views, stately evergreens & wildlife abound in this cozy 10 lot subdivision only 7 minutes from Mt. Shasta City. 2.5+acre lots with paved roads, underground power at each site, excellent water, perc. approved! Lots starting at only \$120,000! Seller will subordinate to construction loan with 50% down. All lots are numbered, flagged & staked. Call Gigi Ryan today for details and private tour...
Century 21 Advantage (530) 926-2100



WELL MAINTAINED ON A QUIET STREET. Beautifully situated on a quiet wooded lot with lots of privacy and greenery. 3 bedroom, 2 baths, full basement with a family/rec room & shop. Basement & brand new deck for those shaded summer BBQs. Landscaped & sprinklers, room for RV parking, new roof and septic & lots more. \$279,500.
Doris Moss Realty (530) 926-3807



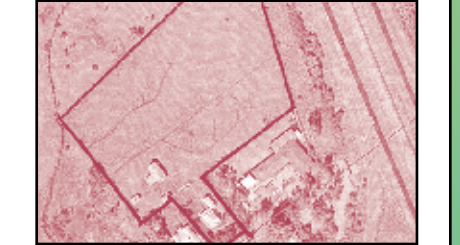
COTTAGE IN PARK SETTING - 2 bedroom, 2 bath home on .34 acre. Monitor & woodstove and brand new roof - cute as a button and loads of privacy!! \$219,500.
Doris Moss Realty (530) 926-3807



CHARMING 1600 SQ. FT. HOME IN TOWN. Spacious 2 Bedroom, 1 bath, on 0.25 acre in town. Large dining area, great laundry room. Custom Cabinets in large kitchen must see this home to appreciate the value. \$235,000. #99202 Call Beverly Shannon at ...
Re/Max of Mt. Shasta (530) 925-0339



A PERFECT HIDEAWAY. Looking for privacy? Come see this 3-bedroom, 3-bath, 2228 sq. ft. with bonus room on 2.2 secluded acres. Home is nestled in the trees with stunning Mt. Shasta view & Black Butte view. Offered at \$390,000.
Doris Moss Realty (530) 926-3807



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



EXPERIENCE THE STUNNING VIEWS, pure serenity & open space of this 278 acre ranch on the flanks of Shasta Valley. Mt Shasta, Eddy Range & Sheep Rock surround these gently rolling hills. Fenced pasture with pole barn, 180gpm well, access from Harry Cash Rd, gated entry; electricity pulled into the ranch. Combine with #98866 for 429 acres! \$649,000 #98868. Call Paul Hawk at 859-3399 or at...
Coldwell Banker/Mtn. Gate Properties (530)926-5236



ABRAMS LAKE MOBILE HOME - 2-BR, 1-BA Very clean and well maintained home in the trees. Great get away or second home. Private park, over 55. Large covered porch, double pane windows, aluminum rolled roof, newer washer/dyer combo, skirting with insulation and vapor barrier, and much more. Many recent upgrades. \$22,500.
Doris Moss Realty (530) 926-3807



485 JEFFERSON DR., MT. SHASTA. 3 bedroom, 3-1/2 baths, granite kitchen counters, slate floors, grand fireplace, cedar ceiling with dormer windows for light, huge deck for entertaining, hot tub & gazebo for viewing Mount Shasta, everything custom. REDUCED! \$595,000.
Alpine Realty (530) 926-2646



AWESOME! ONE-of-a-KIND riverfront home with approx. 200 ft. of Sacramento River frontage. 2-BR, 2-BA is just feet away from the river's edge. Fish off either deck or just watch the osprey from your hot tub or deck. Reduced to \$499,000. #97527
Better Homes Realty (530) 235-0117



INCREDIBLE BUY!
BEAUTIFUL LOG CABIN WITH THIS VIEW! Quality built "Rancho Hills" featuring one of "The Original Lincoln Logs" Great Room plans, first floor Master, Jacuzzi tub & large shower. Spacious 24x36 detached garage. Offered At \$221,900!
CALL ALYSIA AT 530.526.3421
The Real Estate Group 530.222.7395



LOCATION! LOCATION! Remodeled comm. bldg. off Minnesota near clinic & other services. Easy access to Hwy. 89. Low maintenance. Open floor plan. Two rentable units. 1,992sf w/Monitor, Off-street parking, Zoned CC, 0.13 Acres. Units metered w/ 100 amp service. #98901 \$259,950 OMC
Mountain Homes Real Estate (530)964-2558



SPACIOUS NEW HOME in Shasta Uplands on 3 acres! Travertine tile floors, granite counters throughout, custom cabinets, 9'+ceilings, light filled rooms with large windows for forest and Mt Shasta views. Kitchen has island with prep sink, stainless appliances incl Bertazzoni gas range and wine refig. Wood stove in LR with slate hearth & surround. \$495,000. #99247 Call Gigi Ryan for details. 530-925-2924.
Century 21 Advantage (530) 926-2100



MOUNT SHASTA RESORT! Custom home at the end of a quiet cul-de-sac. Nice appointed 2400± sq. ft., 3-BR, 2-BA home on a huge .85± acre parcel that backs up to nature preserve wet lands. Sit on the large private deck and enjoy the vistas, tranquility and local wildlife. Expansive open floor plan with lots of light, vaulted ceilings, fireplace and 3-car garage. One of the best deals available at the Resort! \$439,000.
Alpine Realty (530) 926-2646



LET WAGON CREEK SOOTHE YOUR WORRIES AWAY! This pristine property is off the beaten path. Enjoy sounds of nature and the creek. There is a huge RV parking garage along with a 2 car attached garage and shop. Very open floor plan and wrap around decks add to the ambiance. The house is made of brick and is very cool in the summer and easy to heat in the winter. \$639,000.
Doris Moss Realty (530) 926-3807



SPECTACULAR MT. EDDY SUNSETS are enjoyed from the living room, master bedroom & 12x50 deck. Bright home w/granite counters, custom cabinets, solid oak floors & vaulted ceilings in the open living area. Spacious 2480± sq. ft. home, 3-car garage, 24x48 shop & horse stall. Situated on 3.40± sunny acres. \$477,000 H-98830
Alpine Realty (530) 926-2646



CUSTOM HOME located in the Siskiyou Lake Highlands and sits on a private .71 acre parcel. With pond, stream, 50' Trex deck with gazebo for entertaining. 3 bedrooms, 3 bathrooms, 2600 sq. ft. \$589,000. #98218. Call Aric Cena for additional information...
Re/Max of Mt. Shasta (530) 859-3472



TRIPLE-WIDE WITH A 24X36 SHOP BLDG. - Beautiful, large home with deck, large garage/shop on 2 acres. Reduced to \$189,000. Call Mary Dillon at...
Coldwell Banker, Chris Kutzkey, Realtors (530) 925-0880



SPACIOUS FAMILY HOME ON 1.5 ACRES about 10 minutes from downtown Mt. Shasta. This well cared for 1950 sq. ft., 4-BD, 1.5-BA home has custom wood accents, large picture windows, vaulted ceilings, and great loft space. A wood stove plus Monitor heat will keep you warm and cozy. Large freshly stained decks, towering evergreens, an attached 2-car garage, and landscaping add to the appeal. \$329,000. #99110. Call Tracie Oreck at...
Coldwell Banker/Mtn. Gate Properties (530)926-5236



LOOKS AND FEELS BRAND NEW! Well-cared for gem - priced to sell! Top-of-the-line everything: granite counter tops in kitchen & bath, wood flooring, high-quality fixtures, s/s appliances, landscaped, fenced, two patios, RV parking, and backs up to the greenbelt. What more could you want!! Call Stephanie @ 530-925-0652 for more info. Reduced to \$189,000.
Century 21 Advantage (530) 926-2100 x207



CHARMING CABIN! Ultimate retreat built in 2002 with Hardiplank siding, metal roof, Trex decking and a large seasonal spring that originates on this secluded 2.5 acre parcel. \$149,000.
Doris Moss Realty (530) 926-3807



FABULOUS OPPORTUNITY! Spacious 3-BR, 3-BA riverfront home just completed. Large deck overlooks dramatic Sacramento River which is also viewed from kitchen, living room & 2 upstairs bedrooms! Upscale in many details: cherry cabinets, inlaid tile counters/floors & more. Spacious rooms/hallways with lots of storage! Hot tub. \$399,000.. #99195. Call Gigi for details. 530-925-2924
Century 21 Advantage (530) 926-2100