

## SOUTH SISKIYOU

# Property Guide

NOVEMBER 2009



**PRICED TO SELL!**

**LAST DEAL FELL THROUGH... NEED OFFER!**  
Affordable Mt. Shasta home in a comfortable, established neighborhood near schools and within walking distance to town. Lovely mature landscaping surrounds this clean 3/1, 2-car garage, original oak hardwood floors, efficient Monitor heat. Beautiful corner lot with room to add-on! **\$209,500!**  
**CALL ALYSIA AT 530.526.3421**

The Real Estate Group 530.222.7395



**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. Please call Colleen Cena @ 530-859-1143.  
**Re/Max of Mt. Shasta (530) 926-4140**



**GREAT MOUNTAIN VIEW!** Immaculate 3BD/2BA approx. 1648sq.ft. 3 year old home in Lake Shastina. Vaulted living room, kitchen/dining & ceiling fans, heat pump (has A/C), plumbed for central vacuum, insulated & sheet rocked garage, professionally landscaped with auto. sprinklers & drip systems. \$235,900 #96262  
**Call Mary Dillon at 530-925-0880 at...**  
**Coldwell Banker, Chris Kutzkey, Realtors (530) 938-9766**



**PRICED WAY BELOW COST** for a wonderful 1250 sq. ft. Pan Adobe log home. Includes 3 bdrm, 2 ba, 3 types of heat, cathedral ceilings. Oversized 2 car garage plus a separate studio with 220, water/sewer for possible conversion to guest unit. Easy town access. \$175,000. #98276 Call Gigi Ryan for a private tour.

Century 21/Advantage (530) 926-2100



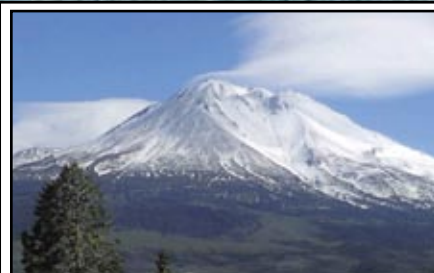
**COTTAGE NESTLED IN THE TREES.** Cute 3-bedroom, 1-bath home with 3 skylights - light and bright. Monitor heat, and many, many upgrades. Great Mt. Shasta neighborhood. \$272,500.

Doris Moss Realty (530) 926-3807



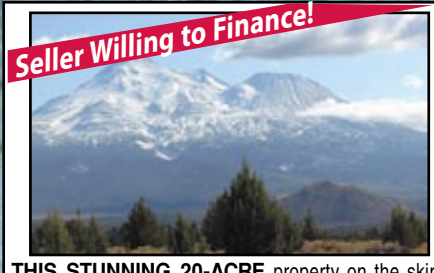
**MODERN COUNTRY LIVING.** From the moment you step through the door you'll be impressed with all the updating in this 1780± Sq. Ft., 4-BR home. Many custom features; granite counters, wood floors, bull nose corners, etc. Even has in-floor high-efficiency hydronic heat. On a level 1/2 acre. Asking \$259,000. H-97892

Alpine Realty (530) 926-2646



**BREATHTAKING MOUNTAIN VIEW** from these lots located in the Town of Weed. Two separate lots priced at \$15,000 each. Possible Owner Carry. #98255 & #98524. For more pictures go to [www.DiscoverMtShasta.com](http://www.DiscoverMtShasta.com) or call Kelly West at 530-566-5133

Better Homes Realty (530) 235-0117



**Seller Willing to Finance!**

**THIS STUNNING 20-ACRE** property on the skirts of Shasta Valley with panoramic views: Mt. Shasta, the Eddies, Whaleback & Sheeprock. 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. #98061. Call Paul Hawk for more details 859-3399.

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



**ADORABLE HOME WITH COMMERCIAL ZONING** 3-BD, 1-BA, 1351 sq ft home located in prime downtown location. Could be a vacation rental, office space, a small business, etc. Enjoy the views of the Eddies from the covered front porch & Mt. Shasta from the back. Back half of the oversized lot provides ample parking & alley access. \$229,900. #98031 Call Tracie Oreck at...

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



**A MCCLLOUD BEST BUY!** Located in area of previous executive homes, this spacious 3 Br, 2 Ba home offers large upstairs master suite, complete with wet bar, formal living and dining rooms, deluxe kitchen, 3 garages and much more on fenced .3 acre lot. Priced at a realistic \$299,500.

Mountain Homes Real Estate (530)964-2558



**Huge Price Reduction!**

**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, it provides a 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



**Reduced by \$50,000!**

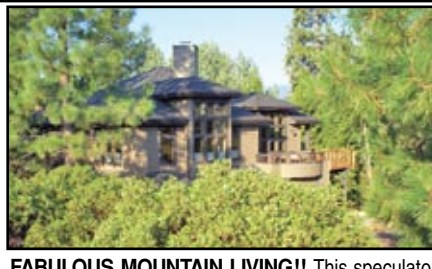
**STEP BACK IN TIME** in this beautiful McCloud home. 5+ bedroom, 2-bath home complete with most furnishings. Has been beautifully restored and well kept. Reduced to \$295,000! #95705 Call Gigi Ryan for a private tour.

Century 21/Advantage (530) 926-2100



**IN HORN BROOK** - Beautiful, large home with deck, large garage/shop on 2 acres. Only \$199,900. **Call Mary Dillon at...**

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



**FABULOUS MOUNTAIN LIVING!!** This speculator 2950 sf home on 1.55 acre is within walking distance to the Resort club house & Lake Siskiyou. Amongst this 3 bedroom, 3.5 bath home is an extra living quarter (fully equipped kitchen & gas fireplace), 1176 sq. ft. of view decking, cherry floors, maple cabinets, Rumford fireplace and beautiful Mt. Shasta view. \$825,000.

Doris Moss Realty (530) 926-3807



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

Century 21 Advantage (530) 926-2100



**AWESOME CUSTOM BUILT HOME** on a gorgeous one acre parcel only minutes from Mt. Shasta. This 3-BR, 2.5-BA, 2000 sq. ft. home, built in 2002, boasts a detached 1000 sq. ft. finished & heated shop with a bath. Other amenities include: granite counters, solid oak and tile floors, professional 5 burner gas/elect combo range, a fireplace with large hearth, vaulted ceilings and a huge pantry. \$579,000 H-97911

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. \$209,000. #95071 Call Phil York at...

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



**NESTLED IN THE TREES.** Quality custom home a few miles from downtown Mt. Shasta. Features 3 spacious bedrooms & 3 baths. A bedroom with its own bathroom & kitchen is separated from the main living area is perfect for in-law or guests who want privacy. Attention to detail and beautiful Alpine setting makes this a very desirable home. Perfect for 'in the trees' cool 2nd home. \$449,000. H-97867

Alpine Realty (530) 926-2646



**COUNTRY CHALET FOR \$185,000!** 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 Call Richard at...

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



**SWEET HAVEN!** 3-BR, 2-1/2-BA home 5 blocks from downtown Mt Shasta in beautiful park-like setting. Wood & tile flooring wood-cased windows. Private, fully fenced 3/4 acre. Vaulted ceiling, family & living rooms. woodstove, redwood patio area. Lush landscaping, plenty of cabinets & storage. Master BR has double closets, a vanity dressing area and separate bath/shower. City water & sewer. \$429,000. #97849 Call Bev at 530-925-0339.

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



# Serving Siskiyou County for Over 35 Years!



**COTTAGE NESTLED IN THE TREES.** Cute 3-bedroom, 1-bath home with 3 skylights - light and bright. Monitor heat, and many, many upgrades. Great Mt. Shasta neighborhood. \$272,500.



**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.



**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.



**LOCATION!** Great location, plus fantastic view of Mt. Shasta from this 3 bdrm, 2 ba home in Weed. Conveniently located near COS, Bel Air Park & public swimming pool, this 1152 sq. ft. home may be just what you are looking for. Great front, back and side yards, too. \$133,000.



**CHARMING CABIN ON 2.5 ACRES** Ultimate retreat built in 2002. Has Hardiplank siding, metal roof, Trex decking and a large spring that originates on this secluded 2.5 acre parcel. Reduced to \$199,900.



**PERFECT VACATION HOME!** Sunny & bright describes this newly remodeled Mt. Shasta jewel. Hidden behind the trees from the street, this 2-bdrm, 2-ba home mixes the new with a cottage feel. Everything is turn-key! New electric heat pump, appliances, & much more. Newly landscaped. \$295,000.



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



**CHECK THIS PRICE!** 2-BR, 1-BA charming cottage. All rooms spacious with huge fenced backyard. Could be your dream come true. Close-in, great college neighborhood. \$117,000.



**COZY DUNSMUIR HOME!** Close to town, lots of room ... 2 bedroom, 1 bath with room for expansion. Large basement area. Home borders creek. \$185,000.



**CUTE McCLOUD HOME.** 3 bedroom, 1 bath with new laminate flooring. Must see large yard and garage!!! \$170,000.



**GREAT DOWNTOWN LOCATION.** This level .20 acre corner lot runs from Dunsmuir Ave. to Shasta Ave and is ready for your commercial/income building. Zoned C-2! O.M.C. - \$80,000



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



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



**LAKEHEAD - ULTIMATE CABIN ON 30 ACRES!** It has 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 the Mt. Shasta Ski Park. All of this and only 3 miles from I-5. \$399,000 Additional 10 acres for \$79,900.



**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. \$469,000.



**MT. SHASTA BUSINESS - MONTE BELLA** offers fashionable women's apparel, gifts & collectables. This unique retail store offers an excellent Mt. Shasta location with great visibility, on a highly traveled main street. Store front offers multiple large windows for displays, attractive flooring & nice lighting. A great "turn-key" operation! \$70,000.



**MAGNIFICENT VICTORIAN ON 10 ACRES!** In the process of being restored to it's former glory. Situated on 10 glorious acres in the Hammond Ranch area. There is a year around creek flowing through the property that adds a nice place for relaxation or picnicking. \$650,000.



**QUAINT COTTAGE-STYLE COMM. BLDG.** Fabulous downtown location. Remodeled 1000sf with Brazilian cherry hardwood floors, new heating/A/C systems, interior paint, vinyl windows. Enjoy views of Mt. Shasta from the cobblestone courtyard facing Mt. Shasta. Also two off-street parking spaces, kitchen, bath & storage. \$295,000.



**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. \$875,000.



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



**LARGE COMPANY HOME -** built for mill boss with loads of potential and sq. footage. A must see for large families or investors. New kitchen with laminate floor, huge screened porch on 2nd floor overlooking the town. \$275,000.



**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! From \$99,000.



**BRAND NEW CUSTOM HOME** on 2.5 acres. 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, potential for bonus room over garage - 2324sq. ft. of quality construction. Pick your colors!!! \$497,500.



**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 rare of the property! Great for 1st time buyer or perfect 2nd home. \$299,000.



**SUPER PRICE ON HOME WITH 10 ACRES!** Nestled in the tall trees, this 4-BR home offers privacy, & spaciousness. 2125 sq. ft. with attached sun room. Lots of trees, views of the valley, detached garage & storage bldgs, expansive covered decking, all new windows, oak flooring, cedar siding, vaulted ceiling; spacious kitchen with custom cabinets, granite counters; tile floors. Cozy living room with wood stove adds to the charm & woodsy feeling. \$395,000



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



**FABULOUS MOUNTAIN LIVING!** This speculator 2950 sf home on 1.55 acre is within walking distance to the Resort club house & Lake Siskiyou. Amongst this 3 bedroom, 3.5 bath home is an extra living quarter (fully equipped kitchen & gas fireplace), 1176 sq. ft. of view decking, cherry floors, maple cabinets, Rumford fireplace and beautiful Mt. Shasta view. \$825,000.



**MEDICINE LAKE PARCEL -** This is a very nice lot that is level and has a pumpable septic tank and a structure with a trailer. Close to the Lake and very accessible! \$50,000.



**PRIVACY & VIEWS!** Private 1.24 acre parcel with 1550sf mfgd. home offers views & plenty of room for your animals. Hardwood floors, vaulted wood ceiling, open floor plan & central heat. Includes several out buildings and 12' x 24' barn. \$275,000.



**CUSTOM MT SHASTA HOME WITH VIEWS!** 5 yr. old custom 2140 sf 3-br, 2-ba Mt Shasta home on lovely acre with panoramic views of both mountains. 9 ft ceilings, oak & tile flooring, maple cabinets, central heat & air, home network system, 40-year comp. roof, large Rhino decks and MUCH MORE. \$470,000.



**McCLOUD HORSE PROPERTY.** Secluded 21.9 acre parcel with well, septic & electricity. Older mobile home - no value - great place to build your dream home!! \$315,000.



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



**AFFORDABLE MT SHASTA CITY PARCEL** This affordable city parcel is located near shopping & schools. Price includes pre-paid city sewer & water connections. \$55,000.



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



**CASTLE CRAG VIEW HOME.** 2-bedroom, 2-bath, 1900 sf home, very private, backs up to State Park. Just a few steps to world class fishing. \$479,000.



**CORNER COMMERCIAL LOCATION.** Great Mt. Shasta location - 1400 sq. ft. with plenty of potential. \$239,000.



**BEAUTIFUL 5 ACRES - NORTH OLD STAGE ROAD.** Four Mt. Shasta parcels with rare 5 acre size!! Enjoy the trees and privacy!!! From \$359,000.



**SPECTACULAR MT SHASTA VIEW PARCEL.** 2.5 acre parcel offers a variety of trees, privacy and seclusion, yet the convenience of being close to downtown Mt. Shasta. Underground utilities, city water, paved street. \$250,000.



**COULD BE YOUR PERFECT OPPORTUNITY.** Bldg. pad already cut into this 5 acre parcel. Potential house plans, well and septic are already installed, plus storage shed. Owner financing may be available! \$134,500.



**GORGEOUS MT. SHASTA PARCEL.** 4.98 acres of VIEWS! Unique & rare opportunity! Nearly 5 acres on Madison Dr. Minutes to town. Incredible views of Mt. Shasta, & the Eddys. Parcel has been cleared. \$399,950.



**DRASTIC PRICE REDUCTION - 20+ ACRES MCCLOUD.** Fabulous view and all the privacy in the world. New driveway to expanded building pad, clearance for conv. septic with pine, fir, oak and cedar trees!! \$230,000.



**GREAT LOCATION!** A family home 3-bdrm, 2-bath, 1635 sq. ft. on .69 acres, with tall trees, covered RV parking, fully fenced, and a shop. Better hurry!!!!!! \$250,000.

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

Paul Engstrom  
Owner/Broker  
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Sandy Robertson  
Realtor  
926-3703

Bill Michelon, Realtor  
925-1792

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Brett Waite Realtor  
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Peggy Clure Realtor  
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Sales Associate



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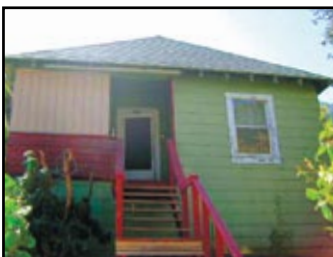
204 West Lake Street, Mount Shasta, CA 96067

www.mtshastahomes.com

Some of Our  
**Hottest Deals!**



**HISTORIC MT. SHASTA ROCK HOUSE** currently being used as a construction office. Upgraded with new electrical, heating and cooling. Newer roof. Generator backup is permanently set up and propane backed. Large city lot, double car garage Could be converted to residential use again. \$325,000. #98222



**EARLY 1900'S HOME** in need of a little tender care. Nine foot ceilings, large kitchen and living room, 2 spacious bedrooms and den. A great buy at only \$67,000. #98266



**GOT SHOP?** City living but feels like country. 2.8 acres, gorgeous views of the Eddys and Black Butte. Comfortable open design living/dining/kitchen area. Home updated and refreshed with 2 car garage + 20X40 shop. \$379,000. #98212



**FABULOUS CUSTOM BUILT HOME** blocks from Downtown Mt Shasta! Huge open floor plan w/laminate flooring, warm fireplace & much more. \$369,000 #97123



**ENDLESS POSSIBILITIES!** Amazing, private, treed, corner lot. Country feel yet minutes to town. Oversized 3/2/2 has loads of potential. Little outdated but move in ready. Bring your horses. Plenty of room for expansion or granny unit. See to appreciate. \$349,000. #98114



**AT THE BASE OF MT. SHASTA** within the Juniper Valley Subdiv, this 20 acre parcel could be the perfect place for your new home site or min-ranch! Parcel is fairly flat allowing for many possibilities! Easy access from Hwy 97 and just a few minutes from the city of Weed, CA. #98127



**TUCKED AWAY** under large oak trees and tall pines, lies this wonderful country home with all the amenities on 3.3 acres. 3 bedrooms, 2.5 baths. \$319,900. #97689



**SELLER IS MOTIVATED;** will consider all offers. Wagon Creek flows through this 2.5 acre gated home site just off North Old Stage Road. 2 story 3000 square foot, 5 bedroom, 3 bath custom home. \$680,000. #97042

**It's a Fabulous Time to Buy! Unbelievable Prices! Great Interest Rates!**  
**Motivated Sellers! Attractive Loan Packages for 1st Time Buyers,**  
**2nd Homes & Serious Buyers!**



**TURN KEY HOME** in wonderful neighborhood. 1400sf 3 bd, 2 ba home; large living area. Low maintenance, fully landscaped yards. Beautiful Mt. Shasta views! \$199,000. #95730



**FLY FISHING WILDERNESS!** Quiet, private, yet close to the amenities of town. Recently upgraded home located in the 55+ Abrams Lake Mobile Estates Park is a perfect get-away to nearby Sacramento River. \$38,000. #98071



**GREAT UPGRADES** to this 1400 sq. ft. 3-bd, 2.5-ba condo in Mt. Shasta. New windows, wood floors, Monitor heat, upgraded bathrooms. Attached garage & laundry room. Fully furnished. On vacation rental program. \$199,900. #97298



**NEWER HOME-PRICED TO SELL!** 1650sf 3/2 home w/large rooms, open floor plan, vaulted ceilings, backs up to greenbelt. Lots of amenities! Motivated seller! \$195,000. #97671



**PRICED WAY BELOW COST** for a wonderful 1250 s.f. Pan Adobe log home. Includes 3 bdrm, 2 ba, 3 types of heat, cathedral ceilings. Easy town access. \$175,000. #98276



**DESIRABLE NORTH DUNSMUIR.** Great fishing in close proximity of the Sacramento River 2 BR 1 BA located close to town in, and close to City Park. \$149,500. #96646



**GORGEOUS 3 BEDROOM,** 2 bath manufactured home on a foundation in an over 55 senior park. Close to golf and lake. \$149,000. #95945



**GREAT 3-BD, 1-BA HOME** in established neighborhood. Has been very nicely remodeled. Walking distance to schools, large backyard & views of Mt. Shasta. See for yourself! Reduced to \$147,500. #95574



**ADORABLE HOUSE** on a quiet cul-de-sac 3/2 - 1265 sq. ft. Walking distance to schools. Open living space, breakfast bar and more. \$199,000. #97234



**OPEN SPACE AWAITS YOU** at this home surrounded by acreage. Stunning views for miles. Has features everyone wants; 2 sinks in the master, soaking tub, walk in closet, vaulted ceilings, open floor plan. Kitchen has large pantry & tile floors. 3 bd, 2 ba. \$157,500. #98256



**SPACIOUS HOME** or the perfect fishing vacation getaway! Away from the crowds in peace & quiet surroundings. New Well To Be Drilled! Views of the Lake can be seen throughout the home! 3% Closing Costs Offered! \$179,900. #98182



**FIX UP THIS LITTLE CUTIE** and live in Mt. Shasta! Priced to sell, 2 bedroom 1 bath on original hardwoods. Big kitchen. Great fenced yard with privacy. Garage. \$145,000. #94557



**LOADS OF POTENTIAL!** 2-bdrm, 1-bath with 1 car garage in a nice neighborhood. Seller motivated. Schedule your viewing today. \$145,000. #93973



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**www.mtshastahomes.com**



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*Find the home you want at the price you are looking for!*



**WEED** - This home could become a darling home with some interior cleaning. It has a fenced yard and is a nice neighborhood. New vinyl windows have been put in. #97922

**ONLY... \$56,900.**



**LAKE SHASTINA** - Contractor special!! This home is in an excellent location in the pine trees on a quiet cul-de-sac. Most of the home is in excellent condition, come and see what it needs to finish it off. #98189

**Only... \$119,000**



**LAKE SHASTINA GOLF COURSE HOME** - Unique home tucked away on the 6th fairway of the Lake Shastina Golf Resort. This home is on a quiet cul-de-sac and nestled among tall pine trees. There are 3 bedrooms and a den. You will love the extensive use of wood. The home had some water damage and undergoing a certified mold remediation. This is a lot of home for this price. #98191

**Offered at... \$175,000.**



**LAKE SHASTINA** - Custom Home Nestled in the Pines - This custom built 3 bedroom 2 bath home features granite counter tops, stainless steel appliances, soaking tub, vaulted ceilings, fenced yard and a quiet cul-de-sac location just steps from the golf course. This home has all the little extra amenities. You must see to appreciate. #98174

**Only... \$195,000.**



**LAKE SHASTINA** - Mother-in-law-quarters. This 4 bedroom split-level home has great potential. Kitchen has been remodeled with granite counters, custom cabinets & s/s appliances. The rest of the house has had some remodeling including vinyl windows & slider. The bottom level is set up as in-law quarters with a living room, bedroom, bath, & private entrance. Yard is completely fenced. Next to the greenbelt. #97600.

**Asking... \$143,900.**



**LAKE SHASTINA GOLF COURSE HOME** - Nearly 2400 square foot home on the Scottish Links golf course with views of Mt. Shasta. Includes a room with separate access that could be an in-laws quarters or perfect home office. This is an exceptional value. #97929

**Only... \$134,900.**



**WEED** - Nice location near schools on a quite cul-de-sac with little traffic. Nice big living room area with wood stove and monitor heat. Newer windows and cement board siding. #98213

**Asking... \$146,900.**

**MORE  
FORECLOSURES  
COMING SOON!**

**Call our office for a  
complete list of all  
Foreclosures in  
Siskiyou County  
530-938-2711**



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

**Only ... \$249,000.**



**MT. SHASTA** - Absolutely gorgeous 4Bd/2Ba, 1750-sf home on 1.10 wooded acres! Extensively remodeled since 2005, with beautiful wood & tile flooring, new roof, wainscoting, crown moulding, and a great open layout. The kitchen has new custom cabinetry and an enormous walk-thru pantry/laundry room that leads to the 2-car garage. Expansive decking, with complete privacy. Just minutes from town, at the end of a quiet street! #97206

**Asking... \$349,900.**

## MORE GREAT BUYS!!



**DOWNTOWN WEED** - Charming home right in the heart of Weed. Well manicured yard with beautiful mature trees and a view of the top of Mt. Shasta. Newer berber carpet and roof was replaced in 2002 with a new 30 year comp. #98103

**Only... \$125,000.**



**GREAT BUY IN LAKE SHASTINA** - Very nicely updated chalet style home on large lot in a great location! Within minutes from the park and boat launch and golf course. House is in great condition and move in ready. #98140

**Only... \$127,500.**



**OVER 2,000 SQ. FT.** spacious home on 2.3 acres with great layout, large open kitchen & living room. Master Bedroom features a 13x12 attached office with access to the backyard. Enjoy the endless views and hiking opportunities being within close proximity to Sheeprock, Herd Peak, and Whalesback mountains. Desirable property - flat, not rocky, and private with nobody currently adjacent to it. #97659

**Only... \$149,000.**



**GREAT PRICE** - This home is in great condition and an excellent value for the area. Located on a private street close to the Shasta river. Home features vaulted ceilings, wired for surround sound, kitchen with raised counter for eating, large pantry and much more. Also wired for a hot tub. #97874

**Only ... \$159,000.**



**SOLID LINDAL CEDAR HOME** - This home boasts great Mt. Shasta views through the huge wall of windows in the living room with 3 bedrooms and 2 bathrooms, and approximately 1650 square feet of living space. The spacious back deck is the perfect place to have a BBQ and enjoy the sunset. #97889

**Asking... \$160,000.**



**CHARMING HOME** that is move in ready. This home is in a great location in downtown Weed, and all of the updating has been done for you! Great landscaping, Trex deck, and an awesome view of Mt. Shasta from the fenced back yard. #98280

**Only... \$169,000.**



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

**Priced for a Quick Sale... \$168,000.**



**GOLD RUSH ERA HOME** - has lots of potential. Two bedrooms and a third area that can be used as a bedroom. The old carriage house for the Gillis Mansion and the original owner used several items from original Yreka buildings. The tenants have started some remodeling and the project is well under way. Home has lots of charm. Additional 1-bedroom, 1-bath home on the property currently used as a rental.

**Asking... \$195,000.**



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

**Asking... \$285,000.**



**EXCELLENT FLOOR PLAN**, High quality construction... this home has it all! Beautiful large 1990 sq. ft. home with granite counter tops, open kitchen, maple cabinets, large rooms, and completely wired for internet. Plus a fence. #97775

**Asking... \$283,000.**



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

EMAIL ADDRESS: [alpinere@snowcrest.net](mailto:alpinere@snowcrest.net)

Website:

[www.realestatemtshasta.com](http://www.realestatemtshasta.com)



**William  
Larsen, Realtor**  
**(530) 859-0131 Cell**

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

**Randy  
Messenger, Realtor**  
**(530) 926-5534 Residence**

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

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

**Walt  
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**(530) 859-1387 Cell Phone**

#### 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 \$598,000 IC-95390

#### 27504 EDGEWOOD RD., 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 \$167,500 MH-97862

#### 1605 EDDY DR., MT. SHASTA



BEAUTIFUL CUSTOM NEW HOME in Shasta Uplands, secluded, but close to town. 2200± sq. ft., 3-BR, 2.5-BA home has many upgraded amenities: s/s appliances; Italian gas cooking range; custom cabinets; Boch heating; tile & hardwood floors. Heated garage with protective coating on floors. Very nice deck; natural landscaping. \$545,000. H-92076

#### 1634 HIGHLAND DR., MT. SHASTA



MT. SHASTA VIEWS! This 4.1 acre setting in Mt. Shasta has wonderful views of the valley. Already broken down into 2 separate legal parcels. Many nice building sites in the trees or in the meadow. Has a 3-BR, 2-BA mobile on the back parcel & 2 barns. Front parcel has 2 wells, septic system & back has its own well & septic. Great value in today's market! Offered at \$349,900. MH-90406

#### 4509 HART AVE., DUNSMUIR



VERY LARGE UNIQUE CUSTOM BUILT HOME with vaulted ceilings. Custom built 3-BR, 3+ BA, 3900± sq. ft. home. 3 fireplaces, one in the master BR Workshop separate from the garage area, but not the house. Too many amenities to list. Tremendous amount of storage area inside the home. \$549,000. H-97761

#### 819 BUTTE AVE., MT. SHASTA



POSSIBLE ASSUMPTION TO QUALIFIED BUYER. 1630± sq. ft 3-BR 1.5-BA home has a new septic, 40-year roof, updated electrical wiring, water heater, exterior paint & window coverings all new in Fall of '08. New interior paint, wood flooring, carpet & vinyl, brick fireplace, large view windows, shop/hobby room with sink & laundry room. 2-Car attached garage with storage, work bench & large patio. H-98272

#### HIGH CHAPARRAL, WEED



HIGH CHAPARRAL WHERE VIEWS ABOUND! This private gated area of 10 acre minimum parcels on the west side of north Weed exit has fantastic 360° views, underground utilities and a paved road. 2 Parcels are available, all are 10± acres – 1 has a great well. L-97468 L-97469

#### 1934 S. OLD STAGE, MT. SHASTA



AFFORDABLE MT. SHASTA - at the Shadow Mountain Mobile Home Park. Spacious and open 2-BR, 2-BA, 1390 Sq. Ft. floor plan. Has large carport, newer carpet, Monitor and wood heat along with central heat and air conditioning. Priced to sell @ \$29,500.

#### 5925 COUNTRY CLUB, LAKE SHASTINA



EASY LIVING at Lake Shastina Golf Resort. 2 condos adjacent to the driving range & just a short walk to the club house. Magnificent views of Mt. Shasta & the golf course. Great investments for rentals or the golfer who likes to vacation at the golf course & doesn't want any upkeep. Put the condos in the rental pool when you're not using them and generate some income. Affordably priced at \$93,500 each. H-97553 & H-97554

#### 906 WOODLAND PARK DR., MT. SHASTA



PARK-LIKE SETTING for this gorgeous well maintained home. The yard is perfectly manicured with a pond and stands out in established Mt. Shasta neighborhood of nicer homes. Great home for retirement—conveniently located and close to town. Spacious 2100± sq. ft., 2-BR, 2-BA, single story home with an great open floor plan. Only \$299,000. H-97550

#### GATEWAY PARK, MT. SHASTA



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

#### S. OLD STAGE RD., MT. SHASTA



BEAUTIFUL VIEW PARCEL – 1.5± acres, just a short ways from the Resort on South Old Stage Road. Property zoned R-4, multiple family. Owner wants it sold! Listed at \$115,000 L-98010. Also available, adjacent 6.70± acres with a well. L-97380

#### BROOK LANE, LAKE SHASTINA



AFFORDABLY PRICED - Level residential lot in the community of Lake Shastina. Many nice trees and incredible vistas. All utilities are at the street. Lot #34. Price reduced to \$19,900. L-97770

#### LOT# 24, QUARRY RD, JUNIPER VALLEY



20 ACRES IN JUNIPER VALLEY— This large parcel has 360° views, including Mt. Shasta & Mt. Eddy. Lots of large mature conifers with level to gently rolling topography. What a fantastic opportunity and offered at only \$75,000. L-94340

#### 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 \$79,500. L-96922

#### SOUTH OLD STAGE RD, MT. SHASTA



BEAUTIFUL MEADOW—2½± Acres on South Old Stage Road adjacent to Mount Shasta Resort. Parcel has a well and sewer available and super views. Listed at \$275,000. L-97035

#### 201 RIVERWOOD CT, DUNSMUIR



LARGE CORNER LOT - Comfortable 3-BR, 2-BA manufactured home on a corner lot in Riverwood Park, Dunsmuir. Good views and right across from the Sacramento River. Offered at \$25,000. MH-90388

#### N. OLD STAGE ROAD, MT. SHASTA



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

#### GARNET COURT, BIG SPRINGS



2 FOR 1 SPECIAL – (2) – 2-1/2± acre lots side-by-side in Big Springs Ranchos on Garnet Court. \$50,000 for both. L-98186

#### MUD LAKE, HIGHWAY 97, MACDOEL



FOR THE OUTDOOR ENTHUSIAST! This 40± acre parcel is located just past north side of Mt. Hebron grade. All of "Mud Lake" is on the property, bordered on 2 sides by USFS. Super parcel for wildlife plus lots of beautiful trees. Offered at \$245,000. L-97457

#### 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; large 300+ sq. ft. detached guest room! This sweet package shows pride of ownership. At the very reasonable price of \$179,000. Reduced to 169,000. H-97779

#### 10862 ZIRCON AVE, BIG SPRINGS



2½± ACRE SHASTA VIEW PARCEL Very nice lot in Big Springs Ranchos, just one lot off Big Springs Road. Parcel has a good well (newer) with pump, and small storage shed. Priced to sell. Reduced to \$37,500. Call Bill for directions. L-95537

#### 7839 PONDEROSA DR, HAMMOND



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

#### 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. L-97789

#### SUGAR PINE RD., HAMMOND RANCH



MEADOW & VIEWS. This 5± acre parcel in Hammond Ranch is conveniently located for year-round access with an awesome view of Mt. Eddy from the picturesque meadow. Great southern exposure for the gardener and plenty of pasture space for horses or ?? Nice mature forest with lots of conifers & dogwoods. Offered at \$95,000 L-98262





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



**Colleen Cena**  
Broker-Owner  
**859-1143**  
colleencena.com



**Brenda Zandona**  
Realtor-Associate  
**859-3144**  
brendazandona.com



**Tory Shannon**  
Broker-Associate  
**859-1044**  
toryshannon@sbcglobal.net



**Aric Cena**  
Realtor-Associate  
**859-3472**  
clicker1@sbcglobal.net



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**WATERFALL!** Surround yourself with a year round creek, beautiful trees. 4 br, 2 ba, 2797 sqft. Dome home is situated on 2.50 acres. Lower level is 2nd large living area with bath, garage access, huge laundry room. Pergo and carpeted floors. Redwood interior, well constructed Dome offered at \$359,000 #96862



**CUSTOM HOME** located in the Siskiyou Lake Highlands on private .71 acre parcel. Pond, stream, 50' Trex deck with a gazebo for entertaining. 2600 sq. ft. 3 bedrooms 3 baths. \$739,900. #98218



**3-BR, 3-BA STORYBOOK HOME** on 3.4 acres of lush landscaping and large, old growth trees! Very private. Beautifully appointed kitchen with hardwood flooring and craftsman cabinetry. Third floor turret adds to the appeal. You will love this one. Only \$499,999. #96739



**TWO HOMES ON ONE CITY LOT.** Smaller home is rented for \$500 per month. Larger home is vacant. Good opportunity for a buyer to put in some "sweat equity" for a future profit as both homes have considerable deferred maintenance. One property that could pay for itself. \$105,000. #98261



**UNHEARD OF PRICE!** This sale is subject to short sell. Wonderful opportunity for the buyer to get into a great property for a small price. 3-br, 2-ba and built in 2005. Federal Tax Credits available for first-time buyer. You are truly a winner on this one! \$160,000. #97369



**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



**NO REMODELING OR FIXING NEEDED!** This home has just been professionally remodeled. New drywall, lighting, carpeting, tile & granite in bathrooms and kitchen. New gas range for the chef in the family. This is a great asking price for this country charmer on a full acre! Offered at \$229,000. #97595



**VERY NICE 3-BR, 2-BA HOME** within easy walking distance to town. Yard requires very little care. Lovely landscaping. Has woodstove and electric baseboard besides the Monitor heater. Double car attached garage. Only \$234,000. #96553



**AFFORDABLE HOME OWNER-SHIP!** 2-bedroom, 1.5-bath, 950 sq. ft. home in Mount Shasta. Single car garage. Most of the maintenance is taken care of for you! Private fenced in patio. Close to town. Outstanding value! Offered at \$140,000. #90801.



**OWNER FINANCING!** Unique Craftsman-style Home Nestled in the Woods. Cedar Shingle Siding, Wood Clad Low-E Windows and French Doors, Solid Core Fir Interior Doors, Mahogany Garage and Entry Doors, Brazilian Cherry Hardwood Flooring, Granite Counters, Cherry Cabinets, Convection Oven, Gas Cooktop, S/S Appliances. Low Maintenance Evergrain Decks with French Door. \$379,000. #97276



**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! \$139,900. #98150



**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



**CUTE LITTLE 2 bedroom 1 bath** mobile home with 2 decks in lovely park near the Sacramento River. Monitor heat, front and back decking. Wood siding. Some new linoleum, carpet, Pergo. Kick back and enjoy life. \$35,000 #98201



**TWO HOMES IN TOWN.** 3 bedrooms, 2.5 baths, 1450 sq. ft. with new paint inside and out. 2 bedrooms, 1 bath, 1225 sq. ft. Currently rented. Great Opportunity to invest in Real Estate. \$300,000. #97210



**VERY NICE FAMILY HOME.** This 3 bedroom, 2 bath home has had many upgrades. Fenced back yard. Close to schools in quiet cul-de-sac. View of Mt. Shasta. \$299,900. #97367



**GREAT LOCATION, VERY PRIVATE.** 3 bedroom, 2 bath home has lots to offer the vacation home buyer. Huge downstairs game room for those snowy nights on ski weekends. Just bring some elbow grease and shine it up! \$350,000 #97324



**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



**SPACIOUS 3-BR, 2.5-BA HOME** wants buyer who loves to work with his hands. Some upgrades done but still needs some more. Nice parcel & lots of trees; includes separate half acre. Landscaped & lots of big trees. Lopi woodstove & Monitor heater. Room for studio in lg. basement. Mtn. views. \$290,000. #97781



**GORGEOUS CUSTOM HOME** on 5 wooded acres zoned to allow horses. Lots of big windows accentuate this home's open and light floor plan. Large front and rear decks, extensive landscaping and secluded location make this home a must see! \$399,000. #97444



**MT. SHASTA COTTAGE.** Be ready to have the socks charmed off your feet. Wood & tile flooring, woodstove & Monitor heat, vaulted ceiling, built in corner cubby in dining room, wood accents, details throughout, hickory decorative cabinets, granite counter tops. Landscaped yard, arbors, flagstone path & patio, established garden area, storage shed and alley back yard access. \$229,000. #97730



**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. \$160,000. #97212



**GREAT LOCATION!** This 2 bedroom, 2 bath Condo has a great location with a side yard which provides lots more space! Comfortable and cozy home with many upgrades. Has new decking and balcony, new carpeting and hardwood floors. Gives open, light feeling. \$189,000. #97433

• LAND •

**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 and should be removed. \$2.3 mil #98173

**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. \$325,000. #97951

**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.

**GREAT BUY ON A GOOD BUILDING LOT** in an established neighborhood of Mt.. Shasta. Deeded gravity flow sewer easement comes with the property. Offered at \$75,000 and owner may carry. #97680

**0.44 PARCEL RESIDENTIAL ZONING** within the city limits. Can be beautiful homesite!! Backs up to Quail Hill!! Recorded easement. \$125,000. #96912

**EXTRA LARGE BUILDING 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 and schools. \$130,000. #96198

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

**2.5 ACRES WITH CREEK and VIEW** of Mt. Shasta. Close to city services. Can hook up to community water system. County maintained roads. Area of very nice homes. \$210,000. 96842

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

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

**4.66 ACRES** backs up to Quail Hill, \$175,000. Single Family zoning, water/ sewer hookup available. #96914

**33.00 ACRES.** \$1,155,000. Such a deal at \$35,000 per pristine acre!! Fabulous Vistas!! Wonderful Trees!! Ideal location!! #96911

**THREE 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. These are priced to sell. #95629

**ABSOLUTELY BEAUTIFUL ACREAGE** with old growth trees and a view of Mt. Shasta. Area of lovely homes. Community water system, plowed roads. Located near town but far enough away that you are "in the country". This one is waiting for your home! 2.56 acres. \$275,000. #94150



**THIS IS A LITTLE JEWEL!** 2-bedroom, 2-bath home loved and cared for by its family for many years. Country kitchen. Two Monitor heaters, woodstove and electric baseboard heat. Gorgeous Mt. Shasta view. Has small cellar for your wine—or preserves. \$145,000. #96624



**MT. SHASTA HOME - 721 Pine Ridge.** Handyman's Special. Lots of Potential in this 3 bedroom, 1.5 bath home. Walking distance to schools, town and park. \$190,000. #97638



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

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**William  
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**(530) 859-0380 Cell Phone**

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**(530) 926-5534 Residence**

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**(530) 859-0110 Cell Phone**

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#### HIGH CHAPARRAL, WEED



HIGH CHAPARRAL WHERE VIEWS ABOUND - Very special 62.93± acre parcel, mostly level, plateau 360 degree views. Possible split with 10 acre minimum zoning. Underground utilities are in and a good well. A real value at \$595,000. L-97557

#### 19031 OLD STATE HIGHWAY, MACDOEL



OLD JEROME HOMESTEAD - Private 40± acre parcel off Old Highway 97 with Butte Creek flowing through the property. Small pond, 3-BR, 2-BA main house, 2-BR, 1-BA guest house. Old cabin and much more, call Bill to see. Reduced to \$650,000. H-97456

#### 133 PONY TRAIL, MT. SHASTA



IN THE PINES CABIN - Just the right distance from town and good freeway access makes this the perfect 2nd home or ski cabin. Spacious 1933 Sq. Ft. home with large rock fireplace. Setting on wooded .60± acre parcel. This is a real value at \$215,500 H-98014

#### 1509 OLD McCLOUD RD., MT. SHASTA



QUALITY AT ITS FINEST! A beautiful 2.5± acre parcel with Mt. Shasta view & backs to Forest Service land is the setting for this distinguished home. Boasts 3,300± sq. ft., 3-BR, 4+ Bath & sauna. 2-fireplaces, large master suite and extra master suite. Too many amenities to mention, so call for a list. Call Bill to see. Listed at \$1,121,000. H-97817

#### 4310 CEDAR ST., DUNSMUIR



NEW TRIPLEX. Recently rebuilt from the foundation up. Everything is new in this tastefully appointed income property. Mt. Shasta views, maple cabinets, lots of tile & Monitor heat. What a great opportunity near the championship waters of the Upper Sacramento River. Reduced to \$429,900. ICE-97767

#### 311-M OLD McCLOUD RD., MT. SHASTA



MOST AFFORDABLY PRICED condo at the Timberline Court townhouses. 1200 sq. ft. end unit with upgrades like laminate wood floors, Corian-type counters. Even comes with efficient hydronic heat. An attached garage with interior access completes the package. If you don't want the hassle of exterior maintenance and yard work then this is for you! Asking \$199,000. H-98240

#### 1614 LAURA MARIE LN., MT. SHASTA



MODERN COUNTRY-STYLE HOME nestled in the trees on 2.5± gently rolling acres. Only minutes from the village is this quality 4-BR, 2.5-BA home with many custom amenities like; wood-tile-marble and slate floors, huge rock hearth, vaulted knotty pine ceilings, large walk-in tile shower & spacious Trex style decking. Offered at the competitive price of \$549,000.

#### 805 SKI BOWL DR., MT. SHASTA



COZY MT. SHASTA COTTAGE - This 1050 Sq. Ft., 3-BR, 1-BA home is located just minutes from downtown on a large manicured city lot. A remodeled kitchen with new appliances and a large deck with newer 6 person spa are just a couple of the amenities that make this affordable Mt. Shasta home such a great buy. Offered at \$224,000 H-97986

#### 206 HINKLEY, MT. SHASTA



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 @ \$295,000 Call Bill at 926-2646 to see. H-98171

#### 5935 BLACK BEAR CT., LAKE SHASTINA



QUIET CUL-DE-SAC location for this almost new 3-BR, 2-BA, 1680 sq. ft. home built in 2007. Many nice upgrade custom amenities like Corian style counters, tile floors, oak cabinets, s/s appliances, vaulted ceilings and stamped/pigmented concrete walkways, patio & driveway along with nice landscaping. All of this for a very reasonable price of \$215,000. H-98241

## Now Is The Time To Buy As New Home Sales Are Gaining Momentum And Prices Are At A 30+ Year Low

This spectacular new home completed in 2006 is being offered well below production cost.

- \* Professional landscaping includes large pond with spectacular large water fall off patio, plus a quaint water fall just outside formal dining room.
- \* Convenient location puts you a short distance from the downtown village, hospital and schools.
- \* Quality of material has not been compromised. Home features: exquisite maple hardwood floors and cabinets; solid granite counters and commercial grade stainless steel appliances makes this kitchen a chef's dream come true.
- \* Too many other special features to list.
- \* All of this on a spectacular 5.58 acre parcel within a 4 parcel private gated development; adjacent 5+ acre parcels also available.
- \* Now offered at \$729,000 - CALL NOW!



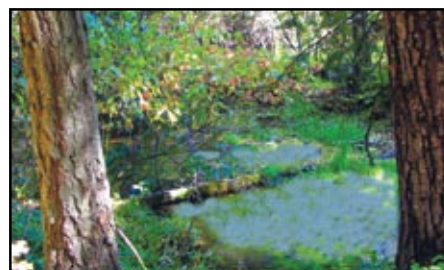
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## CEDAR VIEW

**RARE!!**

### Two Very Special Creekside Parcels

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



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



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

### Spring Creek Ranch

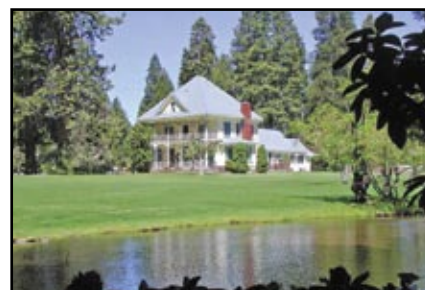
Rich in its historic charm and conveniently located in the heart of picturesque Mt. Shasta, where spectacular mountain views, and alpine lakes add to its ambiance. This truly, one-of-a-kind, country estate is situated on 16.74± pristine acres straddling the Sacramento River. The 3,480 sq. ft. Victorian 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 bath-

rooms, a 12x23 covered porch, and an attached 2-car garage.

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

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



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Lake Shastina/Weed, CA 96094

**530-938-2711**



Roger Johnson  
BROKER



Candice Green  
ASSOCIATE BROKER



Ryan Green  
AGENT



Gary Sullivan  
ASSOCIATE BROKER



**20 ACRES** - Incredible value with outstanding views of Mt. Shasta, the Eddy mountain range and vistas all the way up into Oregon. Don't miss this opportunity to own a very special piece of property in Juniper Valley, adjacent to Lake Shastina, but with room for horses!

**Call for details.**



**LAKE FRONT LOT.** This very nice lake front lot that is on a cul-de-sac for that extra privacy. Build your dream home on this lakefront lot in Lake Shastina and watch the geese on the lake and gorgeous sunsets. Lake Shastina has unparalleled beauty, two golf courses, low crime and easy access from I-5. Come enjoy the great life. #97654

**Asking... \$97,500**



**LAKEFRONT TOWNHOUSE** - Totally remodeled with all new vinyl windows, carpeting and floor coverings. This could very easily be two units. The downstairs has a bedroom, living room, kitchen, bath and heat. The owners have done a wonderful job of landscaping. Great Mt. Shasta view. This unit really shows pride of ownership. #97396

**Asking... \$165,000.**



**MT. SHASTA VIEW HOME!** Great location that backs up to open space with incredible views of Mt. Shasta from the front of the home.

**Offered at... \$199,000.**



**NEARLY NEW** - This 3 bedroom 2 bath home has the quality you would find in more expensive homes. Oversized 2 car garage, vaulted ceilings, wood and tile floors, tile counter tops, window coverings, landscaped front and back yard, upgraded appliances, rock fireplace and much more. Master suite includes a tub, shower and dual vanities. #97548

**Asking... \$215,000.**



**JUST 3 BLOCKS FROM THE LAKE AND LAUNCH RAMP & 5 MINUTES TO GOLF.** Come home to this lovely custom built 3bd, 2ba, 1431sqft home on a quiet, oversized, cul-de-sac, lot in beautiful Lake Shastina. You will love the vaulted ceiling and open floor plan. Tile counter-tops, wood laminate floor in kitchen and dining area. Up graded carpets. Cabinets galore! All this and room for RV parking! #98065

**Asking ...\$224,500.**



**GOLFERS PARADISE** on the first tee of the Scottish Links. Spacious house provides ideal privacy w/ large wooden privacy fence between golf course property on side. Very comfortable layout on raised foundation. Large living/dining room & open kitchen w/ large adjoining den. Great for entertaining with several decks to the backyard accessed by slider doors to barbecue or enjoy views of the golf course. Home is in immaculate condition. #97985

**Only... \$239,500.**



**GORGEOUS BRAND NEW CUSTOM HOME** within walking distance to the lake. This 3 bedroom 2 bath home is anything but ordinary with granite counter tops and an excellent floor plan. Possible \$8,000 tax credit! #90338

**Now asking only... \$283,000.**



**THIS LOVELY NEWER HOME** is set on 1.2 acres, a rare find in Lake Shastina! With 3 bedrooms, 2 bathrooms, large utility room, and spacious kitchen open to the living room, the home offers ample room for the whole family. And the 9-ft. ceilings give an even more open feeling. Just built in 2005, this home is just like new, and the view of Mt. Shasta is spectacular! Bring an offer today. #97386

**Asking... \$285,000.**



**GOLF COURSE HOME** - This house has all the upgrades & beautiful view of Mt. Shasta & the Golf Course. Bock diesel heating system, brand new Trane air conditioning unit, Corian counter tops, stainless steel appliances, tiled bathrms, Lrg. master bath. Golf cart garage. This home could be a 3rd bd. Very open floor plan w/large window to take advantage of the views. RV parking & workshop! #97144

**Asking... \$285,000.**



**CLOSE TO THE LAKE.** This new 3 bedroom 2 bath Cape Cod style home a short walk to the lake! View of Mt. Shasta from living room, master bedroom, & patio. S/S appliances, lots of tile, step-up living room, vaulted ceilings, laundry room, double sinks in both baths, walk-in closet, jacuzzi tub, glass block shower. The use of windows makes this very light & pleasing. Borders green belt for extra privacy. #94973

**Asking ...\$287,000.**



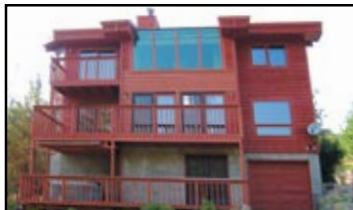
**3-STORY LAKEFRONT HOME** with expansive views. Main level has 2 bedrooms, 1-bath. Lower level is currently an office at one and a one bedroom efficiency at the other end-could be a 2-bedroom apt. Owner has done a nice job of remodeling included s/s appliances & propane stove in the living room. Owner to consider selling the furniture. Could be a great vacation home. #98202

**Offered at... \$295,000.**



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

**Offered at... \$300,000.**



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

**Asking... \$324,900.**



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

**Drastic Reduction! \$329,000.**



**CUSTOM BUILT LINDAL CEDAR HOME.** 2200 sf sits on 1/2 acre with view of Mt Shasta. Exquisite interior with wood beams, rock work, & custom hickory cabinets. The master bedroom is a very large loft; master bath has large soaking tub. Lower level is completely finished with full bath. Owners have built a shop with an upstairs-could also be used as an art studio or in-law quarters. The owners will leave all the custom log furniture.

**Asking... \$349,000.**



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

**Offered at... \$359,000.**



**GOLF & VIEWS AT LAKE SHASTINA!** - Entertain your friends from the house at the top of the hill! Beautiful custom home with views of Mt Shasta, the lake & golf course Included is a 1 year family membership to the Lake Shastina Golf Resort. Great home for entertaining, with views from every room, 3-bd, 2-bth, & a spacious den, 2 fireplaces, breakfast nook. Private master suite with stunning views & walk-in closet. Patio in front with mountain/golf course view. Large deck in back with lake view. #97518

**Offered at... \$369,000.**



**FABULOUS 3000 SQ. FT. LAKE VIEW HOME** on 3/4 Acre - Relax and enjoy the beauty of your surroundings from the inside and outside of this incredible home. Boasting 3 bedrooms, 3 bathrooms, family room that could be a private guest quarters, fireplace in the living room and master bedroom, exercise room with equipment included, and much more. Call today for a full list of amenities or to make an appointment for a private showing. #97347

**Asking... 395,000.**



**BEAUTIFUL LOG HOME** with a great Lake View. Come see all the beautiful details of this home. All wood interior liner, granite counter tops, wood/laminate floors, large deck. No property across the street so your view will always be the same and this allows easy access to the lake. #95899

**Asking... \$395,500.**



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

**Offered at... \$399,900.**



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

**Offer at... \$410,000.**



**WATERFRONT ELEGANCE!** This fabulous home is located on the waterfront on Indian Island. This is a nice level property with fantastic views of Mt Shasta. Enjoy watching the sunset over the lake while you soak in the warmth of the fireplace in your own master suite. Home features designer tile on floors and counters, vaulted ceilings and 3 car garage with numerous custom upgrades. #97687

**Asking \$410,000.**



**POST & BEAM LINDAL CEDAR HOME.** This large house has a newly remodeled tile entry, bathrooms and kitchen. Large master bath with great views of the lake from soaking tub and bedroom. All 3 bedrooms have a view of the lake. House has 2 large decks looking at the lake, extra storage room downstairs. Lower level has large rec room and sauna. #97091

**Asking... \$480,000.**



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

**Asking.. \$595,000.**



# Coldwell Banker Mountain Gate Properties



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**COMPLETELY REMODELED KITCHEN!** Enjoy mountain living in this 1580 sq ft 3 bd, 2-1/2 ba. Mt. Shasta home. Great room combines kitchen, dining & living room. Vaulted ceilings & wrap-around deck. New kitchen features s/s appliances, Granite counters & new cabinets. Energy efficient kitchen. New roof. Master Suite features vaulted ceilings, hardwood floors, deck access, walk in closet, & a huge bathtub. Dog kennel, 2 sheds, RV parking. Castle Crags view. \$350,000. #98263



**A NEW CUSTOM MT. SHASTA HOME!** Hand-crafted, 2800sqft, 3-BR, 2.5-BA has amazing views of the Eddies and is meticulously appointed by master builders with vertical grain fir doors, cabinetry & trim, granite counters, solid maple floors and a state-of-the-art chefs kitchen. River rock surrounds an efficient fireplace that warms a vaulted ceiling living area. Master Suite is complete with a large walk-in closet, warm floor tiled bathroom & a private Zen garden patio. Sky lights throughout provide abundant light and passive warmth. Native landscaping with natural stone accents for low maintenance. \$665,000. #98250



**COUNTRY CHALET FOR \$185,000!** A sweet, cozy 3BR, 2BA chalet that would be great for a full time home, vacation cottage, or even a rental. It has a spacious master suite with a walk in closet and private balcony. The Lopi wood stove provides efficient warmth and a view of the fire. It is on 1 level, very usable acre with a nice combination of evergreens and open spaces. There are decks in the front & back plus a private balcony off the master bedroom. #97580



**2 ACRE HORSE PROPERTY - ONLY A FEW MILES** from Mt. Shasta Town! The land is level, fenced & cross fenced. The large barn has a large finished room for a studio or office. There are 2 paddocks & several outbuildings. The 1800 sq. ft., 3BR, 2.5BA home has beautiful views of the Eddies Range, an open floor plan with high ceilings, abundant light, both wood & Monitor heat, natural wood beams, a separate master suite, a wrap around covered porch, & a new roof in 2007. \$299,000 #98133



**ADORABLE HOME WITH COMMERCIAL ZONING.** This 3 BD, 1BA, 1351 sq ft home is located in a prime downtown location. This property could be used as a vacation rental, professional office space, a small business, etc. Enjoy the views of the Eddies from the covered front porch and Mt Shasta views from your back yard. The back half of the oversized lot provides ample parking with alley access. \$229,900 #98031



**MOUNTAIN HIDEAWAY ON 2.76 ACRES!** You'll love soaking in the corner spa tub of your master bath while gazing at the towering evergreens that surround this new 3BR, 2BA home. The large master suite includes French doors, a walk in closet, a separate shower, double sinks & a wood paddled ceiling fan. Vaulted ceilings, waterfall faucets, a fire viewing wood stove, an on demand water heater, & a 664 sq. ft. low maintenance composite deck. \$149,000. #97627



**MT. SHASTA VIEWS & NEEDS SOME TLC!** A 1440 sq. ft., 4-BR, 1-BA with Monitor & wood heat, a covered porch, a single car garage, & insulated windows (mostly). It is on a solid looking, block foundation & has a newer roof. The property is fenced & the yard is well kept. On a paved city street plus alley access. \$75,000. #97303.



**WALK TO THE GREENS FROM THIS BEAUTIFUL,** 2900 sq. ft. new custom home in one of Mt. Shasta's premier neighborhoods (Siskiyou Lake Highlands). Everything about this home exudes style, quality & warmth. Long curving concrete drive, contemporary exterior design & killer views of the Eddies & surrounding tree studded hills. This spacious 3BR, 2.5BA includes a very large living area, a family area, study, & 3 car garage. \$475,000. #96037



**PRIDE OF OWNERSHIP IS EVIDENT** in this private corner unit condo. This 2 BD, 1 1/2 ba, 950 sq ft home has a lovely floor plan, with living, dining, and kitchen open to each other. Bay window in living room. Balcony located off of bedroom. Detached 1 car garage. Easy walking distance to downtown Mt. Shasta. # Home warranty included in sale, maximum \$300.00. Near Lake Siskiyou, Ski Park, golf course & college. \$187,900. #98045



**8.1 ACRE RANCHETTE!** Lovely & private ridge top retreat with huge views of Mt. Shasta & lots of open space for gardens, outbldgs, horses, etc. The beautifully appointed & recently remodeled 920 sqft, 2BR, 2BA mfgd. home is on a permanent foundation, has 1676 sq. ft. of cedar decking, a large Koi pond, hot tub, & a 60 lb. snow load. Recently painted inside & out, new floor coverings; all new kitchen. \$249,000. #94501 SELLER MOTIVATED!



**IMMACULATE INSIDE & OUT.** Built in 2004, this bright 3BR, 2BA includes vaulted ceilings, custom kitchen cabinets, s/s appliances, a stucco exterior, Mt. Shasta & Eddies views, a low maintenance synthetic deck, a hot tub in a covered private cabana, & easy care landscaping. Insulated 2-car garage, fully finished, & carpeted. Built as a vacation home, it has barely been used. Easy access to downtown Mt. Shasta. \$319,000. #97747



**COUNTRY CHARMER** located within walking distance of town. This 3 bedroom 1.5 bath, 1370 sq ft home is located on .90 acres. Hardwood, vinyl & carpet flooring. Nice breakfast nook with bay windows lets in the natural light. An extra large laundry room could double as an office, sewing room, craft room, etc. Landscaped yard with lawn, shrubs, sprinklers, perennials and mature evergreens. Detached 1-car garage with shop. \$269,000. #97665

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



# Welcome to... COLDWELL BANKER

## MOUNTAIN GATE PROPERTIES

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



Phil York  
Sales Assoc.  
926-6236  
philip.york@finestplanet.com



Richard Oreck  
Owner/Broker  
926-4681  
cmgpb@sbcbglobal.net



**BRAND NEW CUSTOM HOME!** By Pappas Construction, this 1527 sq. ft., 3BR, 2BA has vaulted ceilings, split bedrooms, custom oak cabinets, a laundry room w/large pantry & a Lennox heat pump for central heat/air. Extra large 2-car garage is insulated, sheetrocked, painted & has an 8ft door. Home meets the new building requirements including soffitted eaves, low-E tempered windows, & engineered plans. Only \$169,000. #98146 & #98147.



**10 ACRES, "GREEN" ECO FRIENDLY. BUILT IN '06!** 2200sq 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. \$449,000 #96573



**NEW 3200± SQ. FT. CUSTOM HOME** near Mt. Shasta Golf Resort. Beautifully done 3BR, 3.5BA combines an elegant feel, modern design & favors soft feel of gentle curves. Views of Mt. Shasta & Castle Crags. Cherry cabinets with self closing drawers, Old World texturing w/coved corners, gas fireplace & efficient heating & cooling, casement windows, stucco exterior, designer fixtures, walk-in closets, custom baths includes: spa tub & tile. Buy soon & choose your own flooring, appliance. \$680,000. #96033



**MAINLY REDONE 2-BR FOR \$139,900.** Including newer carpet/vinyl, roof, vinyl clad dual pane windows, & paint inside & out. It has a charming, cozy feel, a fire viewing wood stove on a brick hearth, Monitor heat, 1 car garage, nice landscaping, and lush trees. In town – an easy walk to shopping, etc. #97792



**BEAUTIFUL 3,000 SQ. FT. – GREAT MT. SHASTA VIEWS!** A richly done 3BR, 2.5BA featuring vaulted wood open-beam ceilings, a huge family room with a fireplace, a gourmet kitchen, lots of tile work, wood cabinets, wet bar, lots of natural light, & hydronic heating. The master suite has a spa tub, 2 large walk-in closets, double sinks, a reading room, & fireplace. Xlnt landscaping, 2 patios, & a prestigious Mt. Shasta location. \$689,000. #97721



**ONLY \$319,000 AT THE MOUNT SHASTA RESORT!** Nearly completed, custom 4BR, 2.5BA on over 1/3 acre features Mt. Shasta & Eddies views, a spacious, light, open feel, vaulted ceilings, granite & tile counters, a spa tub in the master bath, tile enclosures & flooring, a formal dining area, small study, walk in closet, on demand hot water, & fireplace. Only minutes walk to golf course & Resort. Complete the finishing touches the way you want them. #96040



**RESORT LIVING FOR \$419,000!** This custom, 3BR, 2BA Siskiyou Lake Highlands home is priced to sell. It is in a quieter location, is adjacent to a greenbelt, & is on a cul-de-sac. It features vaulted ceilings, an open floor plan, a river rock fireplace, a Boch heating system, abundant tile throughout, natural wood cabinets, a 3 car garage, & an extra large living area & master BR. #97533



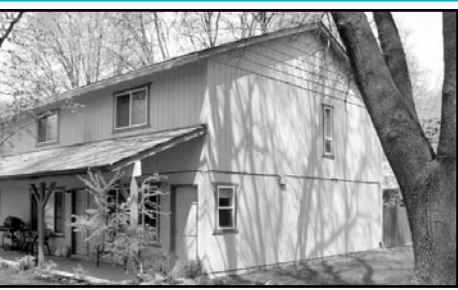
**UPGRADED MT. SHASTA 3BR, 2BA W/ TWO GARAGES!** It was recently updated with new vinyl siding, vinyl dual pane windows, & a remodeled kitchen with upgraded appliances, cabinets, & counter-tops. It has an attached 2 car garage plus a separate, oversized 2 car garage including a shop area. There is a covered porch plus a large deck. \$249,999. #98192.



**OVER 2900 SQ. FT. FOR \$295,000!** This custom home, built in 2008 has a gorgeous wood burning fireplace and a heat pump provide efficient heating. The huge master suite has a spa tub and cultured marble shower. The family room & den provide options for flexible living, office space, etc. Features of this light feeling, 4BR, 2BA include custom knotty alder cabinets, vaulted ceilings, large picture windows, Mount Shasta views, on demand hot water, and ceiling fans. It is adjacent to a protected "greenbelt". #96528



**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.



**UPGRADED & IMPECCABLY MAINTAINED, 2BR, 1.5BA** Mt. Shasta condo. This end unit includes a spa tub, Hunter ceiling fans, vinyl double pane windows, berber carpets, a private patio, & an updated kitchen w/full appliances included. There is an extra deep single car garage. Excellent for home, vacation, or rental. Enjoy the low maintenance of condo living. \$154,900. #97610



**A RENOVATED DUNSMUIR CLASSIC!** 2BR, 2BA, 1075 sq ft home just south of town with easy access to 1-5 in a quiet neighborhood. Stunning private back yard with a 300sf deck overlooking the valley & views of the mountains to the east. Landscaped flower gardens & trees adorn this quality home. Super clean and move in ready with new appliances, new carpet & flooring, newer metal roof and bonus laundry/office room. Fireplace insert with attached covered wood storage & more. \$189,000 #98004

**PRISTINE 429 ACRE RANCH** with stunning views of Mt. Shasta, the Eddies, Sheep Rock & more. Wide open spaces, serenity, & natural beauty. Close to Mt. Shasta City, Yreka, & Ashland. Options are endless to create a sustainable eco conscious lifestyle with abundant sun, 2 wells, fenced rangeland, gently rolling hills, 2 barns, & paved county road. Remodeled 2100sf, 3BR, 2BA mfgd. home plus separate 3BR, 2BA unit. \$1,300,000. #97935

**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. \$98,000. #98061

**CURRENTLY THE LOWEST PRICED LOT** in Lake Shastina - \$9,000. 0.24 acre with a designated park site behind it. Nice level lot at end of cul-de-sac. #97768

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

**154 ACRES ON THE SLOPES OF MT. SHASTA,** just off Hwy 89, & close to the Ski Park. An incredible property with beautiful woods, huge trees, easy access, gentle topography, seclusion, and quick access to Mt. Shasta and McCloud. The developmental potential, overall size, and location make this a rare opportunity. Asking \$495,000. OMC.

**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. #98085.

**26.1 LAKE FRONT ACRES** on Indian Tom Lake with stunning 360 degree views, clear skies and easy access. This is a very rare & unique property. It's located a little over an hour from the town of Weed, CA. & about 10 min from Dorris! Located just minutes from Lower Klamath Lake Wildlife refuge. This natural lake is about 500 ac in size & about a mile across. The land has been recently surveyed, pre-approved for a standard septic system & it's very buildable/affordable. The elevation is 4100' ft. \$79,995 #98037

**GREAT PARCEL** located steps from the Lake Shastina Golf Course. Flat and filled with gorgeous trees. Ready for your dream home. Just reduced to \$17,000 #95852

**GORGEOUS LAKE FRONT LOT** just waiting to have a dream home built on. Spectacular views of lake & surrounding area will take your breath away. \$120,000 #97879

**INVESTORS –** Don't let this opportunity pass you by. 5 Lake Shastina lots \$55,000! These properties can be purchased together or separately. Individual lots range in price from \$9,500 to \$17,000. Call today for more info. #97838-#97843

**\$69,500 – 0.28 AC. EMPLOYMENT CENTER** zoned parcel. Offering mixed use possibilities for commercial, residential, or both. One of the most affordable parcels in Mt. Shasta. Mainly level, beautiful trees, & a peak-a-boo view of Mt. Shasta. The adjacent parcel is also for sale at the same price. Seller may carry. #97812.# 97814.

**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

**8.65 ACRES - CREEK, MEADOW, WOODS, VIEWS -** priced to sell at \$164,500. A beautiful parcel in a beautiful area – N. Old Stage Rd. Power & phone. Paved, private road. Privacy. 97758

**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 this environmentally conscious community. The area is beautiful, the feeling is peaceful, & views are magnificent. The well is in – estimated 30 gpm. 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

**STUNNING VIEWS IN EVERY DIRECTION:** Mt Shasta, Shasta Valley, Lake Shastina and the Eddies. This beautiful 20 acre parcel is accessible to Lake Shastina, Mt Shasta & Yreka yet secluded & pristine. Utilities close by or use the abundant sunshine for an off the grid dream home. \$78,900. #97436

**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 \$159,000! Views of Mt. Shasta, the Eddies, & the Crags. Lots of trees yet it is sunny & light. Water, sewer, power, & phone are all available. Only minutes from Lake Siskiyou. Bring your golf clubs!!! #96525

### 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 utili... \$229,500; #97315 2.59 acres \$259,500; #... acres \$259,500; #97318 2.61 acres \$199,5...





**Tracie Oreck**  
Sales Assoc.  
926-6524  
oreck@snowcrest.net



**Adam Oreck**  
Broker Assoc.  
926-6524  
oreck@snowcrest.net



**Paul Hawk**  
Sales Assoc.  
859-3399  
ul-hawk@sbcglobal.net



**Aaron Cerna**  
Sales Assoc.  
859-1168  
acerna@sbcglobal.net



**Susan Cerna**  
Sales Assoc.  
926-1709  
cenahouse@sbcglobal.net



**(530) 926-5236**  
Website: [www.realtymtshasta.com](http://www.realtymtshasta.com)



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**D...**

**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

**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

**TWO 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 the parcels, they are on a paved county road, they 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 a great location for solar. \$115,000 & \$130,000.

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

**3/4 ACRE IN SISKIYOU LAKE HIGHLANDS** - just up from the Mt. Shasta resort & a few minutes from Lake Siskiyou. Fabulous views of the timber clad hillsides of the Eddies & Rainbow Ridge. Sunny location. Large trees. In an area of upscale & ultra custom homes. \$175,000. #95531

**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

**R-4 ZONED 1/2 ACRE NEAR HOSPITAL!** Buy one or two 75x150' 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 \$79,000 each. #95155 & #95157

**2.5 ACRES - TOWERING EVERGREENS, SECLUSION,** & a few minutes above downtown Mt. Shasta. Approved for well & septic. Power & phone are nearby. Build your dream home or a cabin in the woods. \$149,500. #94565

**35.5 MT. SHASTA CITY ACRES** with xlt 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

**ON THE SLOPES OF MT. SHASTA!** Looking for privacy, peace, quietness & good value - this parcel has it all. Located just 15 minutes from McCloud. Beautifully forested. Brushed. Nearly level. Across the road from USFS land. Asking \$34,500. #94603

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

**STUNNING MT. SHASTA VIEWS AND ON THE GOLF COURSE!** Utilities are to the street and a professional survey has been completed. This corner lot is nearly ideal; suitability for building & views are all great. Reduced! \$35,500. #91771

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

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

**A GREAT 5 ACRES ON A PAVED ROAD** with beautiful views of the Eddies, lush meadows, & privacy. Also xlt building site, abundant southerly sunshine, lots of oaks & evergreens, and a large, open, grassy area for horses, llamas, etc. Available power & phone. \$169,000. #93652

## OAK HOLLOW

cozy, new living area limited to six (6) 2.5+ acre lots for sale have been cleared, providing sunny open wood. The feel is secluded yet it is an easy walk to ties, & paved, private access. #97314 2.53 acres \$97316 2.55 acres \$259,500; #97317 2.56 acres \$169,000.



**5-BR, 2-BA, 2331 SQ. FT. MC CLOUD HOME.** All the bedrooms are spacious, 2 have alcoves, and 1 has it's own private covered balcony. There is both Monitor heat & a fire viewing wood stove, vinyl clad windows, a covered porch, a large shop, & a fully fenced, landscaped yard. Enjoy the small town atmosphere of McCloud with lots of room for your family & friends. \$ 289,000. #97759



**SPACIOUS 4BR, 4BA HOME + 1BR, 1BA CABOOSE** on 3/4 acre. It is a great family home and also is licensed as a vacation rental or B&B, its current use. Features include a remodeled kitchen with new appliances, 2 master suites, abundant granite counters & tilework, a hardwood floor entrance, & a 760 sf deck with a sunken hot tub. The property is beautifully landscaped, has a sunny garden space, & storage buildings. See [www.mcclouddrillroadhouse.com](http://www.mcclouddrillroadhouse.com) for more pictures & detail. \$375,000. #97045



**GORGEOUS LOG HOME** plus separate 962 sqft, 2BR, 2BA unit with kitchen over the 3 car garage & unbelievable Mt. Shasta views. Built with large, hand hewn logs, this light, open 3BR, 2BA, 2525 sq. ft. home is on 1 acre in the country yet is close to town. Includes a professional kitchen with chefs stove, wood cabinets, vaulted ceilings with exposed log beams, a wrap-around porch, abundant tilework, a Boch Heating system, & towering evergreens. Listed at \$589,000. #97089



**BRING YOUR HORSES - 2 ACRES** with barn & corral. This country 3BR, 2BA is nestled in the evergreens, has views of Mount Shasta, has a paved driveway, and has a very nice yard. It has a spacious living room, a large deck, and both a Monitor Heater and a woodstove. Bring your animals or just enjoy the elbow room and privacy of your 2 acre country estate. \$399,000. #97108



**BEAUTIFULLY RESTORED COMMERCIAL (ZONED C-2) BUILDING** on Dunsmuir Ave., close to the center of town. It is a single story with high ceilings, hardwood floors, upgraded lighting, a lovely entry, & an affordable price tag. The rich, elegant feel would support a wide range of businesses, professional offices, a dance or yoga studio, or even a gallery. This is definitely a must see to appreciate! Asking \$195,000.



**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 1/2BA, includes a kitchen w/oak cabinets, an island, a custom oak hutch, & tile counters, a luxurious 11 x 11 master bath w/jacuzzi tub & separate shower, vaulted ceiling, lots of tilework, 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. \$349,000. #97215



**44 ACRES ABOVE MT. SHASTA CITY** on the flanks of the mountain with spectacular views, privacy, & adjacent to National Forest. This light, custom crafted 3BR, 2BA home features maple floors, granite counters, s/s appliances, a beautiful river rock hearth, vaulted ceilings, lots of natural wood, & large Master Suite with a fire place & 6' soaking tub. Gently sloping terrain with lush woods & sunny open areas, and a cozy, detached studio. \$799,000. #97374.



**GORGEOUS LANDSCAPING & TOWERING EVER-GREENS** on 1 acre. This beautiful custom 3 bdrm, 2 ba 1943 sq ft home with large family rm, spacious dining room, & a recently upgraded kitchen. Vaulted ceilings, Brazilian Cherry Laminate flooring, newer carpeting throughout, new kitchen appliances, custom paint, & 2 Monitor heaters + a wood stove. Outside are lush lawns w/auto sprinklers, shrubs, flower beds, garden areas, outbuildings, & room for extra parking \$475,000. #96174



**FANTASTIC VIEWS** in all directions from this custom 3BR, 2.5 BA, 2400 sq ft in the Siskiyou Lake Highlands. Master suite has a whirlpool tub, large tile shower, its own fireplace & access to an outdoor patio. The kitchen has tile counter-tops & floors, lots of custom cabinetry & a pantry. 2nd bdrm has its 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. 3 propane fireplaces, ceiling fans, F/A heat & cooling, surround sound Trex decking, a covered front porch, central vacuum \$650,000. #97893



**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. \$400,000. #97630



**ENJOY THE WARM FEEL OF NATURAL WOOD** in your own log home - \$135,000! 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. providing a real mountain feel. #98154



**BRING YOUR PAINT BRUSH... ONLY \$125,000.** This charming, vintage, 3-bedroom home is an easy walk to downtown McCloud. It has an extra large kitchen, an antique tub, a 24'x24' 2-car garage, Monitor heat, a good outside view of Mt. Shasta, and a fenced yard with a dog run. #97617





Michele Duchi  
BROKER/OWNER  
DRE #01082147  
859-0494

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### YOUR LAKE SHASTINA SPECIALIST



**Reduced**  
LARGE 4-BDRM, 3-BA HOME. Master bedroom is separate from other bedrooms and has double doors to backyard with a million dollar view of Mt. Shasta which can also be seen from living room & kitchen. Water fall in backyard and fully fenced make the mountain view even more enjoyable. Plenty room on side for RV parking. Back bedroom has its own private bath. Large formal dining room & ceiling fans throughout. A must to see. \$335,000 PRICE REDUCED! \$299,500. #97699



**Reduced**  
NEWER CUSTOM HOME in Lake Shastina by Pelletier Builders. Boasts of many upgrades: water softener, double drawer Fisher Paykel dishwasher, Kuma diesel stove in living room, oversized garage w/golf cart garage door, birch cabinets throughout: loads of storage; ceiling fans & much more. Fantastic Mt. Shasta views from living, dining area & back yard. Priced to fit any budget. REDUCED! \$234,900. #95597



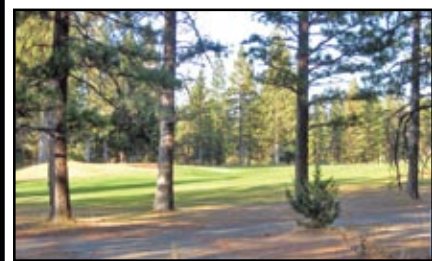
NEW CONSTRUCTION on 2.5 acres. Home will be complete in November 2009. Located in the Rancho Big Springs area with room for horses. Also there is a mother-in-law quarters separate from home which is approximately 380 sq. ft. Also great Mt. Shasta view from front deck. This would be a great starter home with room to grow. \$179,000.



DOUBLE LOT LOCATED ON THE 3RD TEE BOX at Lake Shastina Golf Course. Lots of trees and on a quiet cul-de-sac with all utilities there. Owner has not done a boundary line adjustment but wants to sell lots together. With 20% down seller willing to carry note. Lots 131/132 Snead Court, Lake Shastina. \$150,000. #90952



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



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

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### "MOUNT SHASTA CITY"

"Affordable Mount Shasta Neighborhood"...3/1, 2-car garage, clean, oak hardwood floors, Monitor heat, fireplace, lovely mature yard, fruit trees, desirable corner lot, room to add-on..... **Reduced Further To \$209,500!**

### "POLLARD FLAT - LAKEHEAD - SALT CREEK"

"Near Fly Fishing On Upper Sacramento River"...2/1, 1298+, 1 acre, gated drive, fenced, many newer improvements, some finish needed, 3+ garage, RV port..... **Reduced Further To \$179,500!**

"Rare Lake Front On Sacramento Arm"...2/2, gated drive, private setting, very clean, brand new carpet, furnishings negotiable, RV/Carport, gorgeous view, surrounded by USDA Forest Service land..... **\$278,500**

"Ideal For Truckers & Toy Buys"...3/2.5, 2350± sq. ft., 1 level acre, near I-5 & lake, updated, parking galore, room for home based business... **\$295,000**

"Adjoining Salt Creek Arm Lake View Parcels"...2.31 & 1.74 acres, driveway/pads are cut in, power nearby, forest setting, near I-5..... **\$184,900**

### "O'BRIEN MOUNTAIN ESTATES"

- PRIVATE GATED COMMUNITY -

"Private Knoll Lake View Retreat & Guest Quarters"...4/4, 3086± sq. ft., 9.91 acres, timeless classic, stunning views, building pad for shop..... **\$599,000**

"Private Forest Setting"...2.6 acres, seasonal stream, driveway, pad & good producing well are in, power nearby. **Reduced Further To \$119,500!**

"Affordable Forest Setting"...5 acres, private forest setting, driveway, pad, septic installed, power & phone on property..... **\$125,000**

"Peaceful Forest Setting"...5 acres, beautiful native trees, level building pad off main road, power nearby. **Seller May Carry! \$185,000**

"Gorgeous O'Brien Inlet Lake View"...6.46 acres, intimate setting, driveway, pad, good producing well, power on lot line ... **Reduced To \$185,000!**

"Spectacular Southern Lake View"...5.4 acres, pad & all utilities in, vistas to Redding lights & valley beyond, among other fine homes..... **\$249,000**

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THIS IS YOUR MOUNTAIN RETREAT! Off the beaten path on 5 alpine acres, this 1700sq. ft. luxury hide-a-way boasts 2 master suites, one with beautiful Vermont Casting stove. The chef's kitchen has custom tile everywhere, vaulted ceilings, custom cabinets, convection

oven. Lopi wood stove. Skylights abound. Wrap around redwood deck surrounded by emerald lawn is the ultimate spot for entertaining, complete with propane outlet for gas grill. OUTRAGEOUS MT. SHASTA VIEW. Oversized double garage and attached carport. Stupendous storage. Home functions ON and OFF the Grid with several alternate power systems that work remotely from inside the house. Work from home with high speed internet and CAT 5 networking. Call now for your private showing. \$425,000.



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**SHASTA SUNSET HOMES.** Small scale Mobile Home Park in desirable N Dunsmuir, close to Sac River. Sale includes 2 darling stick-built 1 BDR, 1 BA cottages & 6 rented mobile spaces. Beautiful mature trees. Long term tenant history. OMC @ 25% down 6% interest amrt 30 years, due in 10. Reduced to \$289,000. Call Danielle at 530-859-0696



**4 SEPARATE AMAZING LOTS FOR SALE! SACRAMENTO RIVER FRONT ACREAGE PACKAGE TOGETHER FOR GREAT DEAL!** Each lot is (approx) 1 acre and fronts the Sacramento River some with Mt. Shasta/Castle Crags views. County zoned with relatively new sewer lines and Dunsmuir city services at street. Each offered separately at \$119,000.

### VICTORIAN FLAIR ON THE BANKS OF THE RIVER WITH MOUNTAIN VIEW!

In this 3000 sf home presently under construction. Featuring 5 BDR, 3 BA, granite counters, hardwood inlaid flooring, central vacuum, 3 car garage and so much more. Your dream home on 1.32 acres with majestic views and a prime water front location. Owner may carry, 20% down, 6% interest, 30 years. \$989,000.



**1.53 ACRES SOUGHT AFTER SAC. RIVER FRONT.** All the hard work has been done. The lot is ready to go. County required septic holding tank w/ pump & grinder installed and city underground util. & water are in place. Nice level driveway to site and famous Dunsmuir City water. Tree & brush thinning for best water & Mt. Shasta views. Fish in your own backyard. OMC terms - 20% down, 6% int. 5 years. \$189,000. Call Danielle at (530) 859-0696

**RIVER FRONT LOT WITH MT. SHASTA VIEW.** .31 Acre building lot, city services available, on river close to downtown Dunsmuir. Sale includes building permits and plans for 2 BDR 2 BA (approx) 1,100 sq. ft. one story river retreat home. Specs complete with water views, large deck and lots of windows. OMC terms, \$25k down, 6% interest, 5 years. \$119,000. Call Danielle at (530) 859-0696

**TAKE A SECOND LOOK!** Clean & Spacious Home in North Dunsmuir. 3bdrm, 2 full bths includes private master suite with a kitchenette & bath; Newer carpet & paint. Open floor plan. Private back deck. Back yard has huge evergreens & 10, privacy fence. Near city pool, elementary school, park.



**CURRENTLY RENTED FOR \$900 per Month. Bring your offer! \$179,000.**

**COZY NORTH DUNSMUIR CABIN.** Overlooks the forest above the Sac. River. Great lot has end of street Privacy & lots of room to expand. Upgrades: woodstove, full kitchen, full bath w/claw foot tub, newer block foundation. Fabulous mini retreat! \$99,000

**TWO HOUSES ON 10 ACRES IN HAMOND RANCH!** Fantastic property w/ Mt. Shasta views offered in Short Sale. \$399,000

**\$189,000 BIG SPRINGS BUILD PACKAGE!!** Develop this 2.5 acre parcel with your new mfgd. home! 3bdrm 2bath home, w/ 24x30 oversized garage. Views of Mt. Shasta & the Shasta Valley. Property will qualify for current Fed tax credit for 1st time Buyers (\$8000). \$189,000

**RANCHETTE PROPERTY ON PAVED ROAD!** Beautiful views of Mt. Shasta, the Eddys, & Owl's Head. 2.5+ acres Close to Yreka. Great water area: Quiet. \$56,000.

**BEST BUY IN LAKE SHASTINA!** 1/4 acre Golf Course Lot on private cul-de-sac. Off the 7th green of the Scottish 9. Beautiful views of Mt. Shasta & the Eddys. Bring Offers! \$38,000.

**WELL & SEPTIC ARE IN!!** Beautiful 3 acre parcel with sweeping views & privacy! Overlooks Klamath River Valley & surrounding mountains. N. County location 10 minutes to I-5. Between Yreka & Ashland. \$58,000!



**DARLING HOUSE CLOSE TO THE SACRAMENTO RIVER.** Cozy 3-BDR, 1.5-BA 1000 sq. ft. with canyon view. Lots of room downstairs for workshop area or possible expansion, easy access for off-street parking, extra boat or camper storage area on side. Large fenced backyard with bonus dog run, plenty of beautiful roses and flowering plants. Offered at \$169,000. Call Danielle (530) 859-0696 for more info.

**ONLY A HALF BLOCK TO THE SACRAMENTO RIVER.** Tucked away on a quiet street, this two bdrm, one bath home is walking distance to downtown Dunsmuir and the River! High ceilings. Great deck off the kitchen. Lots of Sun and a fully fenced yard. Extra-large basement/garage for



your toys, plus a workshop area, & storage! **MOTIVATED SELLERS** asking \$167,000. Call Danielle today at (530) 859-0696!

**SHOWPLACE RESIDENCE IN HISTORIC DUNSMUIR** Beautiful 4000 sq. ft. income property. Versatile property has 4 bdrms, 2 baths upstairs. Downstairs has 3 vacation rental suites. Short stroll to Sac. River and close to downtown. Large landscaped back yard. Wrap around decks in front w/private owners deck in back. Wood flooring upstairs. Claw foot tubs with showers in all units. Rock bottom at \$272,500. Call Danielle at (530) 859-0696



**UPGRADED MOBILE IN QUIET PARK!** Located at the north end of Dunsmuir in small park. Cozy 2 BDRM, 1 BA with (heavy duty) snow cover & large covered carport. Upgrades. Pergo flooring, updated electrical & plumbing, newer appliances. **REDUCED TO \$29,900.**



**COUNTRY LIVING AT ITS FINEST!!** 1680 sq ft home on 2.5 acres. 24x30 garage, large tool storage/well house, new green house. Large front deck with MT SHASTA VIEWS. Open floor plan has lots of light, is perfect for entertaining. 3 bdrms & 2 large baths + office, large utility room. \$225,000.



**UPPER SACRAMENTO RIVER SHOW-PLACE!** Newer 1765 sq. ft. 3/3 close to downtown Dunsmuir. Custom kitchen & baths, stainless appliances, top notch tile work, 2 master suites with river view, large outdoor entertainment deck overlooking the river and a 2 car garage. Owner carry terms 20% down, 6% int, 20 years. \$499,000.



**CHARMING AND 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 plant-



ings. Wide frontporch. Large potting shed. Garage. Sweet!! \$189,000.

**LAKE SHASTINA HOME** with fantastic Mt. Shasta view. Fenced back yard with small pond & room for entertaining. Plenty of room for toys. Close to public fishing access and lake. \$174,500. Call Danielle for more info. at (530) 859-0696



### PERFECT FOR FISHERPERSONS AND ALL NATURE LOVERS!

3-bedroom, 2-bath home nestled in natural setting on South First Street which follows the banks of the Sacramento River. Cozy interior has oak floors downstairs, tile in the kitchen, and central heat. **VIEW OF MT SHASTA.** Make this your retreat! \$310,000.



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C-1 ZONED PROPERTY IN MT. SHASTA

with 2bd, 1ba home. 3.5 acres - I-5 visibility.

MLS #94568 \$499,000.



MAUFACTURED HOME IN HORNBROOK

3BD, 2.5BA, 2079 Sq.ft. MLS #98120

\$199,900.



3BD, 2BA, 2400 SQ. FT. on 1.3 acres. Large

open kitchen, vaulted ceilings, bonus room,

decking. MLS #97445 \$315,000.



3BD, 2BA, 2096 SQ. FT. New custom home.

Front & back porch. F/A cooling, oil/elect heat.

MLS #97419 \$300,000.



PRICED TO SELL! 3BD, 2BA, 1200 sq. ft.

MLS #98267 \$135,000.



A MUST SEE!! Lindal Cedar 3BD 2BA, 1980

sq. ft. MLS #98270 \$287,500.



LEVEL LOT W/2 CAR GARAGE, overlooks

Sacramento River MLS #96467 \$125,000.



2BD, 1BA, 1384 SQ. FT. 1928 Vintage Home!

Nice front porch, fenced yard. central heat &

air. MLS #96820 \$175,000.



3BD, 2BA, 1848 SQ. FT. New windows,

doors, roof & more. MLS #97980 \$189,900



3BD, 2BA, 2044 SQ. FT., Lake Views, privacy

& a home that MUST BE SEEN FROM THE

INSIDE OUT!! MLS #97828 \$425,000.



DELIGHTFUL LOT w/ 12x13 office/shop on

Sacramento Ave. MLS #98130 \$144,500.



2BD, 2BA, 1200 SQ. FT. ON GOLF COURSE.

covered back deck, vaulted ceilings, wood

stove & Monitor heat. MLS #96940 \$149,500.



3BD, 2BA, 1400 SQ. FT. Located in Weed.

Sun room, large utility, fenced yard, lots of

storage. MLS #97902 \$124,900.



3BD, 1BA, 1344 SQ. FT. Subject to "Short

Sale" MLS #98092 \$83,500.



3BD, 1BA, 1205 SQ. FT. Vintage 1928

Cottage. New roof, dual-pane windows, sun

porch. MLS #97746 \$110,000.



MAKE AN OFFER!! 1575 SQ. FT.

Nicely furnished. MUST SEE!! MLS

#98117 \$110,000.



TURN-KEY PROPERTY. "Blazing Saddle

Ranch." Very charming, decks, garage/shop.

MLS #96871 \$255,900.



2BD, 1BA, 1350 SQ. FT. 70 ACRE. Mtn.

Views, garage, 4 bdr. New floors

& paint. MLS #97902 \$124,900.



3BD, 1BA, 1950 SQ. FT. 3 acres. MARKET -

MLS #95912 \$164,900



3BD, 3BA, 3200 SQ. FT. .70 acre, Lakefront,

large rooms, vaulted ceilings, central vac.

MLS #95483 \$319,000.



2BD, 2.5BA, 1350 SQ. FT. .5acre. Fantastic

Mtn view from decks. Granite, pine cabinets.

MLS #97542 \$249,900.



RANCH approx 69 Acres, main house approx.

3200 SQ. FT.. MLS #97983 \$1,300,000.



2BD, 1BA, 750 SQ. FT. Well maintained

Manf. Home. Very little use. Appliances Incl.

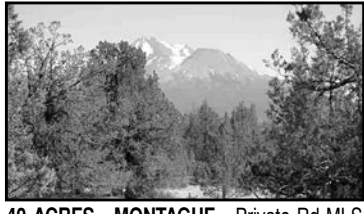
MLS #97723 \$45,000.



4BD, 3BA, 1900 SQ. FT. Circa 1900 Character

restored. Two custom suites with separate

entrances. MLS #96890 \$245,000.



40 ACRES - MONTAGUE - Private Rd MLS

#98165 \$159,000.



2BD, 1BA, 708 SQ. FT. CABIN in Tennant.

Trees. Furnished (no refrigerator.) MLS

#95927 \$60,000.



3BD, 2BA, 1434 SQ. FT. Next to greenbelt.

Clean & spacious, fenced backyard, land-

scaping. MLS #97383 \$157,000.



3BD, 3+BA, 1948 SQ. FT. sits on hill, large

covered deck. MLS #98069 \$280,000



3BD, 2BA, 1650 SQ. FT. Manufactured

home in park Nicer-than-New! MLS #98139

\$149,500.



EXPANSIVE & OPEN 7000+ SQ. FT. Com-

mmercial building. Unlimited opportunity. Dun-

smuir. MLS #97442 \$350,000.



3BD, 2BA, 1654 SQ. FT. Secluded area of

Lake Shastina. Open floor plan. Pergo & car-

pet flooring. MLS #96992 \$149,900.



LIVE IN ONE AND RENT THE OTHER! Lake

front 2 units, rented, approx 1900sq.ft. MLS

#95317 \$179,500.



3BD, 3BA, 3000 SQ. FT. Fabulous hideaway

in the city limits. 7.4 forested acres. MLS

#92466 \$344,000.



3BD, 2BA, 1648 SQ. FT. Lake Shastina

home built in 2005. Landscaping w/sprin-

klers. MLS #96262 \$235,000.



CLEAN AS A WHISTLE 3BD, 1 BA, 1455

SQ. FT. Cozy North Dunsmuir, wine cellar, ma-

n-icured yard and more. MLS #98148 \$187,000.



DUNSMUIR TRI-PLEX OVERLOOKS RIVER.

Hidden in trees, very quiet area. Remodeled.

MLS #97835 \$325,000



5+BD, 3+BA, 5900 SQ. FT. RIC BLDG.

grand entrance, any possibilities!

MLS #97919 \$119,000.



APPROX 1/2 ACRE LOT in Yreka Northview

Estates neighborhood MLS #97591 \$44,500.



3BD, 2BA, 1416 SQ. FT. Great starter home

or rental. Mountain view, deck, sprinklers.

MLS #92890 \$149,900.



3BD, 2BA, 1450 SQ. FT. Like New. Upgrades

in kitchen & bath, deck, bay window. MLS

#97844 \$220,000.

EACH OFFICE IS INDEPENDENTLY OWNED & OPERATED





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*Seller owns the property at the rear of the building and may be willing to sell.*



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20431 OLD HWY. 99- GAZELLE

**GRAND VIEWS OF MT. SHASTA, VALLEY, & CASCADES.** This splendid 4-bedroom, 2-bath, 1800 sq. feet home on almost 2 acres of park-like setting has it all. Privacy, well built home, amazing views, zoned for animals, many fruit and nut trees. Newer 35 yr. comp. roof in 04, foundation re-built in '76 with perimeter french drainage, loads of privacy. You name it-this property probably has it! \$289,000. MLS #98288



533 PONY TRAIL, MT. SHASTA

**COUNTRY LIVING YET MINUTES TO TOWN!** In very desirable area, this amazing corner lot is filled with tall timber to create extra PRIVACY. Home is 3/2/2 located on 1.2 Acres featuring oversized rooms, economical forms of heat. Plenty of room to add on or build a granny unit. Great floor plan, horses allowed. THE SKY'S THE LIMIT!! Move in ready and update as you feel fit. Must see to appreciate. \$349,000. MLS #98114

### • AREA LAND •

97886	Lot 7 California	\$7,000.
93288	Lot 4 A-12.	\$9,500.
95306	Lot 38 2.3 acres.	\$11,700.
96237	Lot 169 .23 acre.	\$14,500.
93151	Lot 262 3.3 acres	\$15,000.
94981	Lot 2 2.5 acres.	\$15,000.
94979	Lot 19 & 29	\$20,000.
95544	Lot 19 2.5 acres.	\$22,000.
96406	Lot 106 Archer	\$28,000.
96405	Lot 5 Autumn Pl.	\$28,000.
94088	Onyx Ave. 2.5 acres.	\$35,000.
94293	Lot 199 Cerrudo Court	\$38,000.
96404	Lot 277 Pinehill.	\$38,000.
97596	Unit 3-E-43 Red Fir.	\$69,500.



RED FIR RD., MT. SHASTA FOREST

**RECREATION LOVERS WANTED!** Almost 3 acres with a perfect spot for your cabin/home or place to retreat with your RV. Well, driveway and culvert installed, cleared of brush and fenced to keep your beloved horses or dogs in. Many activities in all directions. \$69,500. MLS #97596



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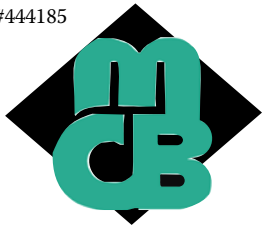
**GREAT BUY** for this 2.3 acre parcel located in the Shasta Vista Subdivision with beautiful Mt. Shasta view. Priced to Sell.....\$6,500  
**2.5 acre Mountain Views** - Beautiful views of Mt. Shasta.....\$8,500  
**AFFORDABLE 2.7 Acres** for people that love recreational activities. ....\$9,500  
**PRICED PERFECTLY!** Tucked away off the main roads, this lot has fabulous views of Mt. Shasta. Quiet and spacious! Come build your dream home. .... \$10,000  
**VIEWS FOR MILES** - This lot has views that go on for miles. .... \$12,500  
**WHAT VIEWS!!** - Amazing views of majestic Mt. Shasta and surrounding area..... \$13,700  
**PRICED RIGHT!** - Great views of surrounding hills and Valley. Tall trees and a comfortable space that you could call your own. This lot is definitely worth seeing at this price!... \$14,000  
**GREAT LEVEL LOT** - Waiting for your custom built dream home..... \$14,500

**FABULOUS MT. SHASTA VIEW!** - 2.2 acres with breathtaking view of Mt. Shasta, high desert beauty and quietude. .... \$15,000  
**AFFORDABLE ACRES** - Amazing views of Mt. Shasta and surrounding area. So come and enjoy the high desert at its finest. .... \$15,000  
**A QUIET LOT** - A quiet lot located in Lake Shastina with a wonderful view of Mt. Shasta. Tucked in the back, where privacy abounds, is this great parcel. At this price it is a must see. .... \$18,000  
**RECREATION WITH SPECTACULAR VIEWS.** Great spot to build your dream home. .... \$19,000  
**BEAUTIFUL VALLEY VIEW** - Build your dream on this nice .33 acre treed parcel in quiet Lake Shastina..... \$19,900  
**COME HOME!** - Beautiful lot waiting for your dream home ..... \$20,000  
**TWO FOR THE PRICE OF ONE** - Priced to sell. Come experience the high desert at its finest. Don't forget you're hiking boots, horses, motorcycles or whatever else you might need for recreational fun..... \$20,000

**BEAUTIFUL FORESTED LOTS.** Longing for peace and quiet? Consider building your next home in McCloud Meadow Ranch. Far from freeway, trains & cities. Many treed, mostly level lots with all services and utilities at the property line. Easy to develop with curbs and gutter, sidewalk, power, phone & cable TV at property line..... \$99,000  
**MT. SHASTA VIEW** - affordable 2.5 acres custom home site, perc. approved, underground utilities, paved N. Old Stage access. Mt. Shasta view, treed. Owners will finance \$195,000 Walk to Lake Siskiyou - Beautiful mountain views are yours in all directions..... \$249,000  
**2.5 ACRES** of Mt. Shasta splendor. Enjoy the many seasonal splendors of a big Mt. Shasta view..... \$249,000  
**WOW!** 12 gorgeous acres borders Hammond Pond with Mt. Shasta view. County maintained paved road & approved septic site. Private gated residential area. Only ..... \$250,000  
**15 ACRES IN DUNSMUIR** - 15 acres with city water and views..... \$375,000



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5% FIXED

#### Commercial Investment 3 Business Suites & 4 Apartments

Great Investment w/ Stabilized Income in the Heart of Downtown Weed. +/-5.9% Return on Investment at listed price w/new tax basis. On-site Parking w/2 Garages & Corner Location. Block Bldg. w/ Hardie Lap Siding & 50 Yr. Roof. Parcel is Zoned Commercial & +/-10,625 SF Lot. Central Laundry for Residential Tenants. Must See to Appreciate. \$600,000. #96574



#### Mount Shasta Cottage w/C-2 Zoning

This Cozy City Home w/Commercial Zoning allows you the capacity to Live & Work from Home. Hang your "Shingle" in front and enjoy the Beauty of the 12 Fruit Trees, Hardwood Floors, Full Basement w/Wine Cellar/Cold Storage Area, two Monitors, Woodstove, Dual Pane Windows. \$310,000. #97338



#### Sale/Leaseback Investment

Investment Opportunity w/Five (5) Year Sale/Leaseback w/existing Japanese Restaurant & Sushi Bar-Master Chef, Sachio Kojima, Seller/Proprietor. Fully Furnished Restaurant & Bar. Large Patio w/Mt. Shasta view; Five on-site parking spaces w/Handicap Access & 2 Car Garage on Large City Lot. Full Service Efficiency Living Quarters & Rental Space. THE SALE IS PRICED AT \$650,000 WITH NET INCOME BASED ON 7% OF SELLING PRICE. \$650,000. #95039



#### McCloud River Lodge River Grill & Bar

REDUCED AND POSITIONED FOR SALE. This excellent well-established Business Opportunity w/Real Estate is now priced at \$745,000 and includes a fully furnished Commercial Kitchen valued at \$50,000 w/new and seasoned appliances. Lodge & Restaurant has full Living Quarters attached along with 5 detached Custom Motel Rooms built in 1995 to current codes & handicap standards. Bar is fully outfitted and the #47 ABC License can be purchased for \$30,000. For the Investor who desires the ability to expand, there is an adjacent +/-0.70 Acre Lot for more parking, rooms and/or Park Model Units with spectacular Views of Mount Shasta for only \$95,000. This Business Opportunity is awaiting your Creative Ideas to take it to the Next Level of Expansion. #95025; #95026



CALL FOR DETAILS!

REDUCED!

#### Excellent R3 Parcel on Pine Street

Build 1-4 Units. Excellent R3 Parcel on Pine St. w/ Great Views. Ready to build—City Water & Sewer Available. Ideal for a Single Family Res. or Multiple Units. Level 0.21 Acre Walking Distance to Shopping, Hospital, Dr. Offices, schools. 9,375sf lot. \$89,000. OWC OAC. #96436.



#### Retail Opportunity with Real Estate

Refurbished in 2004 with new furnishings & equipment includes compressors & HVAC. Covered loading dock. 2-Walk in Coolers & 2-Walk in Freezers. New Electric System. Freeway visibility & easy ingress/egress. 16 parking spaces & street parking. REO property "AS IS" condition under its replacement value... \$48/sq. ft. No warranties or representations as to the working condition of any remaining FF&E. The Buyer is encouraged to do Buyer's Due Diligence for condition of the bldg. & its improvements. \$199,000. #98032



Priced To Sell!

#### Prime Commercial Corner

This 27,113± sq. ft. pad is the Gateway to the Mt. Shasta Shopping Center. Right across from the Black Bear Diner & Rite Aid while situated next to the KFC/ Taco Bell site. This one-of-a-kind property is offered for most Retail & Office uses compatible with the C-1 Zoning in Mt. Shasta. With expansive views of the both the Eddy Mountains & Mount Shasta, access to & from Interstate 5 is a most desirable location with traffic light control. Offered at \$725,000.



#### Best Corner in Mt. Shasta!

This former 76 Station is closed and all fuel tanks, HAZMAT cleanup to be done by Seller, at Seller's cost. Property will be delivered to Buyer with a "Clean Bill of Health" from Siskiyou County and/or the State, as needed. Property comes with an Off-Sale Liquor License. The Potential to do Comm. Retail, Office, Services, etc. is only limited by your imagination. CALL FOR AN APPOINTMENT.



#### Juniper Valley - 40 Acres

BEST Juniper Valley Parcel w/Well; Home Plans for a 2,335 sf 8-Sided Home with 360° Views. Buyer to upgrade to 2009 codes; Pad Site for Home & 120'x120' Pad for Barn; New Parcel w/Exclusive Easement & Wrought Iron Gate for Privacy; Developed roads & access thru property; New Electric Fenced area for Horses & 6-Qual Gates. MUST SEE! \$185,000. OWC OAC. MLS #97538.



Owner Financing Available

#### Skyview Estate Lots

LOT #48 5.60 ACRES.....\$219,000.  
LOT #49 3.05 ACRES.....\$198,500.  
Well & Septic Included or Credit of \$15,000. Seller Financing OAC with 20% Down. Amortized or Interest Only - Buyer's Choice. Treed Lots with Views of Black Butte. Partial View of Mt. Shasta. Underground Utilities with conduits. Must See!! MLS #97406 & #97409



Owner Financing Available

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with the 14KW Generator to Weather the Storm of a Power Outage. Sit back, relax and Enjoy this Warm and Cozy Home with 3 Heat Sources. The MB has a Private Deck w/ a Jacuzzi Spa. This 1,456 SF Pristine 2 bed 2 bath Home comes with 3.3 Acres of Evergreen & Aspen Trees. Included are the Washer, Dryer, Refrigerator, Oven/ Stove, Dishwasher. \$275,000. MLS #97631



#### Land For Development

Mt. Shasta: 2.43 Acres near interstate. MH Zoned - County's Heaviest Zoning for Truck Terminals, Mfg, Cold Storage, etc. Heavier Industrial Uses are Subject to conditional sse permit. The location has easy ingress & egress from I-5 and Highway 89. With Owner Financing \$195,000



Owner Financing Available

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**COUNTRY ELEGANT.** 2BD/2Ba custom built home on 2½ acres in Mt. Shasta Forest. Unfinished luxury master suite above 3-car gar. w/fireplace between bath & bed area. Stained glass chandelier off kitchen. Maple cabinets in kitchen. Landscaping: lawn, evergreens, fruit trees & ornamental trees. Guest cottage. \$699,000. #94875



**COMPLETELY REFURNISHED!** This charming, old McCloud home offers beautiful wood floors, crown molding, a kitchen reminiscent of grandma's house! Near park & elementary school, in a neighborhood of well-kept homes. Sprinkler system, large 1-car garage. Old fashioned front porch. Wiring & plumbing upgraded. \$249,950. #97748



**CUSTOM REMODELED HOME.** Large 2-story, 3 BR, 2 Ba home in well cared for neighborhood. near schools and stores. Completely upgraded plumbing and electrical, newer metal roof, custom lava rock fireplace with native cedar mantle. Two balconies, large master & much more. \$334,950.



**UPDATED 2-STORY 3 BR, 3BA MILL HOME.** Natural woods throughout. Kitchen is a nice balance of beauty, comfort and convenience. Relax on the deck with your morning coffee. Laundry room, new carpet, hardwood floors, dining room \$290,000.



**A McCLOUD BEST BUY!** Located in area of previous executive homes, this spacious 3 Br, 2 Ba home offers large upstairs master suite, complete w/ wet bar, formal living and dining rooms, deluxe kitchen, 3 garages and much more on fenced .3 acre lot. \$299,500.



**NEW IN 2007.** 3 Bedroom, 3 Bath, 2,296 Sq Ft on 2.62 Acres with mountain view. Located in Mt. Shasta Forest. \$349,900. #97047



**EXPERTLY DESIGNED & BUILT!** Charming fully furnished licensed vacation rental on edge of McCloud. Partially fenced yard. Move in condition. \$249,000



**SHASTA FOREST HOME.** This 2-BR, 1 BA home is the beautiful evergreen wooded area of Mt. Shasta Forest. On 2.61 acres. Has alternate power source. Horses OK. 6801 Snowline Circle, McCloud. Reduced to... \$249,000. #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

**VIEW OF MT. SHASTA-** 5.24 acres off the beaten path with a travel trailer, deck, outbuilding & camper for the back of a pickup truck included. The trailer and outbuilding are quite secluded from the road that is rarely traveled. Great view of Mt. Shasta. \$175,000.

**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 \$34,950



**IN-TOWN LOG HOME.** This charming, efficient 3 BR, 2 Ba, one story log cabin is an excellent vacation or small family home. Near the McCloud golf course. Cozy home with vaulted ceilings, modern kitchen. Double garage, and covered carport. \$215,000



**LUXURY ON A BUDGET!** This is a nearly new 1,782 Sq. Ft, 3 BR, 2 BA manufactured home on 433 foundation, with propane forced air heat & a/c. Featuring a charming country kitchen, spacious living room, and vaulted ceiling! This quality home features many amenities! Affordably priced at \$177,950!



**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! \$199,950



**LIKE NEW MFGD. HOME** nestled under the trees. Has central propane potential, satellite dish and generator with battery storage. Has well and septic. A compact & efficient getaway home in a lovely setting. \$89,950.



**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. \$205,000.



**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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**ORIGINAL EDGEWOOD VICTORIAN.** 8-BR, 5-BA with parlour, jetted tub, sauna, carriage house with 2-bdrm, 1-bath apt.; 4 garages & gazebo. On 1/2 acre with running creek & Mt. Shasta view. Charming private setting for weddings or possible B&B. Reduced to \$695,000. #96438



**YREKA COMMERCIAL BUILDING.** On Main Street. Owner says sell "AS IS". Two separate store fronts 5000 sq. ft. Vacant & ready for you to set up your own business venture. ONLY \$159,000. #96989 Call Jeannine for your appointment.

**INCOME PROPERTY...**  
**DUPLEX** - Totally remodeled! 2 bedroom units each with appliances, laundry room and garage. \$239,000. #97589  
**INCOME PRODUCING DUPLEX** - 2-bd & 3-bd units, each with laundry room. Must see to appreciate the value. Reduced to \$159,000.  
**MT. SHASTA DUPLEX.** 2-bedroom, 2-bath units rented with patios and carports. Good income. Only \$295,000. #94372

**HOMES...**  
**HANDYMAN SPECIAL** - Buy me, fix me, paint me. 2 bd 1 ba w/fenced yard and full above ground basement, workshop, garage. Make offer \$78,500. #98081  
**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. \$625,000.  
**ORIGINAL EDGEWOOD VICTORIAN.** 8 bedrooms, 5 baths with parlour, jetted tub, sauna, carriage house with 2-bdrm, 1-bath apartment; 4 garages & gazebo. On 1/2 acre with running creek & Mt. Shasta view. Charming private setting for weddings or possible B&B. Reduced to \$695,000. #96438  
**NO. DUNSMUIR CHARMER** 3 bd 1.5 ba, wood floors, trees, flowers, garden area. Garage/shop, greenhouse. ONLY \$179,000 #98187  
**FIX ME UP OR TEAR ME DOWN.** 1-Bd 1-ba.

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**COMMERCIAL LOT** - Zoned CT. Located next to central Yreka north Interstate-5 on-ramp. Many possibilities. Call David Silva at....  
**Re/Max-Heritage Properties (530) 598-7075**



**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. Make an offer. Now \$699,000. MLS #97198. Call Penny Parrish at (530) 990-8527 or at....  
**The Real Estate Center (530) 926-6171**



**REVEL IN THE MAGICAL BEAUTY** of this special home! Serenely placed on 1.30 acres of pine, cedar, & oak trees, with a seasonal creek that provides the soothing sounds of rippling water. Take in the tree-framed view of snow capped Mount Shasta from almost every room. PRICE REDUCED TO \$619,000. Call Diana Maclean at (530) 925-4722 or at...  
**The Real Estate Center (530) 926-6171**



**LOOKING FOR ACREAGE!?** Check out this 46+ acre piece with a 3BD/3BA home, 30 x 52 shop, 2-car garage, views galore & MUCH, MUCH MORE!! MLS#97933 \$349,000. Call Kim Roetto at (530) 925-6054 or at...  
**Coldwell Banker, Chris Kutzkey, Realtors (530) 842-7319**



**KNOCK OUT MT. SHASTA VIEW!** Exceptional 4-BR, 2.5-BA, 2,670 sq. ft. with loads of high end amenities: hardwood floors, slate entry, hearth, granite, tile counters, coffered ceilings. Showcase home in Mt. Shasta's most desired neighborhoods Siskiyou Lake Highlands! On a large landscaped corner w/plenty of parking space w/3-car garage. \$499,000. H-97375  
**Alpine Realty (530) 926-2646**



**2007 BEAUTIFUL TAHOE-STYLE HOME.** On the bank of the Sacramento River in downtown Dunsmuir. Includes stainless appliances, granite counters, decorative concrete floors, gas fireplace & huge deck overlooking the river. MLS#08-5969 See at: www.ReddingHomesbySherrieYoung.com or call Sherrie Young at...  
**U-Save Real Estate (530) 515-4187**

YOU CAN FIND US ON THE INTERNET...  
[www.MtShastaPropertyGuide.com](http://www.MtShastaPropertyGuide.com)



**RARE CHANCE TO OWN TWO** of Mt. Shasta's classic buildings built from stone. The main office building has been carefully updated with new wiring, plumbing, flooring, lighting, windows, sheet rock, etc.. Additional 2-BR home compliments the package nicely. Located on Mt. Shasta Blvd with off-street parking. Take advantage of this exceptional opportunity before it's gone! \$739,500 IC-96951 H-96461  
**Alpine Realty (530) 926-2646**



**711 EVERITT MEMORIAL DR., MT. SHASTA.** 3-bedroom, 2-bath remodeled home with granite kitchen & bathrooms, new Trex decking. Fruit trees and garden area. Near the high school. Hurry! This won't last at \$297,500. MLS #98006 Call Penny Parrish at (530) 990-8527 or at...  
**The Real Estate Center (530) 926-6171**



**DEAN CHANNEL, BRITISH COLUMBIA!** 140± acres, over 3,000 ft. of water front, Manitou Creek. Deep water harbor, cabin, large boat or float plane bldg. Across from the DEAN RIVER (WORLD CLASS FISHING) \$875,000. Call David Silva at....  
**Re/Max-Heritage Properties (530) 598-7075**



**THIS COULD BE YOUR** very own get away in the coveted Sweetbrier Camp. 29456 River Avenue, Castella. \$413,000. MLS #09-3027 For more information call Sherrie Young at ...  
**U-Save Real Estate (530) 515-4187**





**NICKELS TRAILER PARK**  
With 37 spaces, 2 commercial buildings, One 2 bedroom/1-bath residential unit. Owner may carry. \$950,000.

**IN GRENADA**  
2-bedroom, 1-bath home plus a detached garage. Recently remodeled. \$126,500.



**IN YREKA...**  
3-bedroom, 1-bath home with city water plus a well! Close to downtown Yreka and City Park. \$124,500.

Ranches. Starting at ..... \$468,500  
New Construction – Custom Homes. Starting at..... \$394,500  
Commercial Buildings. Starting at ..... \$149,500  
Homes – Starting at. .... \$126,500  
Mountain Meadow Properties. Residential Lots starting at..... \$98,500  
Commercial Acreage—from 4/10 to 8 Acres. Starting at..... \$89,500  
Residential Acreage—from 10 to 170 acres. Starting at ..... \$39,900



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(530) 598-7075

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**HERITAGE PROPERTIES**

**Great Location... Vacation, Starter or Retirement!**



Within walking distance to downtown, corner of B Street & McCloud Avenue.

Offered at \$220,000.

This 2-bedroom, 1-bath home has a fireplace with an insert for wood heat, also a Monitor heater. A built-in hutch sets off the dining area. New linoleum in the bathroom and kitchen. Two-car garage with two rooms on the lower level for wood storage and a shop.

**REMODELED HOME.** 3-bedroom, 2-bath with granite kitchen & bathrooms, new Trex decking. Fruit trees & garden area. Near High School. Hurry, this won't last! ..... \$297,500.

**NEW CONSTRUCTION** at Siskiyou Lake Highlands. Fully fenced 4-bedroom, 2½-bath home. Play yard & fruit trees. .... \$495,000.

**NEW CONSTRUCTION** at Siskiyou Lake Highlands. Large family room. Lots of privacy. .... \$549,000.

**VACATION HOME** overlooking Lake Shastina. Furnished 3-bedroom, 2-bath with upgraded appliances. A must see..... Asking \$265,000.

www.MtShastaRealEstate.com

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



*The Schneider Team presents...*



*Great Location for Your  
Vacation or Retirement Home*

- Beautiful forested area
- Southern exposure on many lots
- Mt. Shasta views
- Many easy-to-develop sites
- Underground utilities
- Service district sewer and water hook-ups at each lot
- Curb, gutter and sidewalks installed
- Private paved roads
- Financing available

**20 LOTS AVAILABLE**



Prices starting at  
**\$99,000**



Call Nancy or Kainoa for maps and more details!



**WAGON CREEK FLOWS THRU** this 2.5 acre gated homesite just off North Old Stage Road. Situated amongst big trees overlooking this year-round creek is a 2 story 3018 square foot, 5 bedroom, 3 bath custom home.

**Distress Sale, Motivated Seller, Submit all offers!**  
**\$680,000.**

1225 BEKS LANE, • MT. SHASTA

#### LOTS & LAND

##### MOUNT SHASTA

Ski Village Drive ..... \$60,000  
Old US 99 ..... \$80,000  
Lot 57 Eddy Circle..... \$120,000  
R-3 Lot on Pine Street ..... \$125,000  
North B Street ..... \$139,000  
403 Adams Drive..... \$140,000  
20 Acres at Wagon Camp ..... \$195,000  
Lot 4 Skyview ..... \$198,000  
Lot 23 Siskiyou Lake Blvd..... \$242,000  
Lot 24 Siskiyou Lake Blvd..... \$247,000  
Lot 3 Quail Hill ..... \$249,000  
20 Acres, off Summit ..... \$390,000  
2126 Paddock Way..... \$795,000

##### MT. SHASTA FOREST

Lot 3 Unit4-G Winding Way ..... \$64,000

##### SHASTA VISTA

Lot 2 Buck Horn Road..... \$15,000

##### GAZELLE

40 Acres off Scarface Rd..... \$99,000

##### HAMMOND RANCH

Lot 104A Red Fir Loop ..... \$89,500  
Lot 125 Red Fir Loop..... \$98,000  
Lot 104C Red Fir Loop ..... \$125,000  
Lot 7-3 N. Old Stage Road..... \$130,000  
Lot 68B Dogwood Drive..... \$169,000  
Lot 1 Lakewood Ranch ..... \$250,000  
Lot 58 N. Old Stage Rd..... \$386,000

##### WEED/LAKE SHASTINA

Lot 132 Fisher Road ..... \$18,500  
Lot 277 Stag Street ..... \$24,900  
Lot 178 Riverside Drive..... \$43,500  
Lot 130 Unit 5-2 Hill Drive..... \$79,000  
4720 State Highway 97 ..... \$685,000

Check out all of our listings at  
**www.MtShastaRealEstateTeam.com**



530-926-2100  
204 W. Lake St., Mount Shasta



Nancy Schneider  
Broker Associate  
530-859-2100



Kainoa Ferguson  
Sales Associate  
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Centurion Award  
2000-2001-2002  
2003-2004-2005-2007





**PERFECT VACATION HOME!** Sunny & bright describes this newly remodeled Mt. Shasta jewel. Hidden behind the trees from the street, this 2-bdrm, 2-ba home mixes the new with a cottage feel. Everything is turn-key! New electric heat pump, appliances, & much more. Newly landscaped. \$295,000.

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



**IMAGINE YOURSELF** living in one of Mt Shasta's most desirable areas! The views of MS, Mt Eddy & the surrounding forest are stunning from this 2.81 acre partially wooded & open parcel. One the nicest in the Cold Creek subdiv. Easy year-round access, wild feel of the land, close proximity to town & everything else the area has to offer. Community water, pre-approved/evaluated conventional septic disposal sites & some seasonal creek frontage. \$259,000. #97586 Call Philip at...

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



**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. \$469,000.

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



**NEAR OLD "SISKIYOU OUTBOARD CLUB"!** Very private setting surrounded by Forest Service & U.P.R.R. property among Nature. Clean 2/1 home overlooking gorgeous views of Sacramento Arm of Lake Shasta! Brand new carpet, new deck, RV/carport & hook-ups, detached shop. Furnished for vacation rental; furnishings negotiable. One-of-a-kind play land in the forest, near restaurants, shopping & marinas. \$278,500. **CALL ALYSIA AT 530.526.3421**

**The Real Estate Group 530.222.7395**



**CHARMING, ROOMY HOME** in this spacious two story, 4 BD, 2 Ba. The warm, solid pine paneled upstairs; two bedrooms and a large walk-in closet area. Newer thermal paned windows. Covered front porch. 2800sf, Monitor heat & free standing fireplace. \$249,900.

**Mountain Homes Real Estate (530)964-2558**



**ENJOY MOUNTAIN LIVING** in this 1580 sq ft 3 bd, 2-1/2 ba. Mt.. Shasta home. Great Room combines Kitchen, Dining, & Living room. Vaulted ceilings, & wrap-around deck. New kitchen features s/s appliances, Granite counters & new cabinets. Energy efficient kitchen. New roof. Master Suite features vaulted ceilings, hardwood floors, deck access, walk in closet, & a huge bathtub. Dog kennel, 2 sheds, RV parking. Castle Crags view. \$350,000. #98263 Call Susan Cena at...

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



**EXQUISITE CUSTOM HOME** located at Mt. Shasta Resort's Siskiyou Lake Highlands. 4-BR, 2.5-BA home built in 2005. Sure to impress even the most discriminating buyer. Loads of custom features: slab granite counters, sub-zero refrigerator, high-end S/S kitchen appliances, gas fireplace, surround sound, heated tile floors, vaulted ceilings, stamped concrete walkways & much more in this remarkably crafted home. Price reduced! \$539,000. H-96859

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



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

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



**EXCEPTIONAL CEDAR HOME** on 5.60 acres with a large 2-car garage & shop, manicured lawn/landscaping, extensive irrigation system, Trex decking, Boch heating, hardwood floors, tile counter tops, custom cabinetry, zoned to allow horses, built in sound system and lots more. Hard-wired for backup power generator. Upstairs has spacious loft/den & lg. 3rd bedroom. \$495,000. #97881 Call Tory at 859-1044

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



**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. \$875,000.

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



**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**



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

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



**DELIGHTFUL SACRAMENTO AVE LOT** on "Avenue of the Arts" with RailRoad Ticket Office Replica built from architect plans, 12'x13' shop, with addl 12x13 concrete patio, radiant heated floor, charming dutch door, stained glass window. Creative exterior landscaping with year-round spring-fed water feature. Wonderful opportunity! OMC. \$144,500. #98130. **Grace Sanchez at 530-859-2005**

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



**ULTIMATE ALPINE, CUSTOM CEDAR HOME.** Awesome cedar shingle 2576± sq. ft., 3-BR, 2-BA home on gorgeous 3.4± acres with oaks, dogwoods, pines, firs, and a Mt. Shasta view! Spacious kitchen with slab granite counters, custom cherry wood cabs with custom glass panels, Wolf 5-burner range, s/s refrigerator & oven. Plus a 1400± sq. ft. guest house & 675 sq. ft. dream shop! \$725,000. H-95766

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



**COMPLETELY REFURISHED!** This charming, old McCloud home offers beautiful wood floors, crown molding, a kitchen reminiscent of grandma's house! Near park & elementary school, in a neighborhood of well-kept homes. Sprinkler system, large 1-car garage. Old fashioned front porch. Wiring & plumbing upgraded. \$249,950. #97748

**Mountain Homes Real Estate (530)964-2558**



**GORGEOUS 3 BEDROOM, 2 bath** manufactured home on a foundation in an over 55 senior park. Close to golf and lake. \$149,000. #95945 Call Linda Williamson...

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



**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**



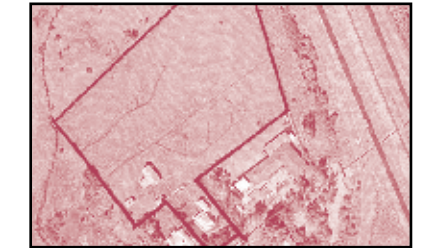
**CUSTOM HOME** at the end of a cul-de-sac. Open, bright, extra high designer style ceilings. Large kitchen/breakfast bar just the right size for buffets, JennAir gas range top, drawer-style dishwasher, oak flooring, 2 gas fireplaces, 2 vanities in master bath, soaking tub, oversized shower and walk in closet. Security System. \$599,000. #96285 Call Bev at 530-925-0339.

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



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

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



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

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



**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. \$170,000. #98132 Please call Colleen Cena @ 530-859-1143.

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



**GREAT LOCATION... VACATION, STARTER OR RETIREMENT!** This 2-bedroom, 1-bath home has a fireplace with an insert for wood heat, also a Monitor heater. A built-in hutch sets off the dining area. New linoleum in the bathroom and kitchen. Two-car garage with two rooms on the lower level for wood storage and a shop. Within walking distance to downtown. Reduced to \$220,000. Call John Harris for details...

**The Real Estate Center (530) 918-1234**



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

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



**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. \$625,000.

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