

SOUTH SISKIYOU

Property Guide

APRIL 2010



CUSTOM MCCLLOUD PROPERTY. Own this spacious home OR take advantage of its business potential as a licensed B&B or vac. rental. Features: new kitchen w/ granite counters, new appliances, 2 master suites, 4 full baths, bonus room, a 760sf deck with sunken hot tub. Landscaped .75 acre w/sunny garden space. \$375,000. #97045
Mountain Homes Real Estate (530)964-2558



CHARMING COTTAGE-STYLE HOME with two guest houses. Main house has 3 bedrooms, 1.5 baths, large work shop/extra garage, full basement, walking distance to garage, quiet patio, views of the Eddies and more. \$395,000.
Doris Moss Realty (530) 926-3807



EASY LIVING... at the Shadow Mtn. Mobile Home Park in this well-cared for 1560 sq. ft., 3-BR, 2-BA home. Conveniently located across from the community pool and club house. New kitchen with appliances included. Loads of redwood decking & cedar fencing. Covered parking and a 10x10 storage building/small shop. Asking \$49,500 MH-98710
Alpine Realty (530) 926-2646



NEW LISTING!
INCREDIBLE PRICE... BANK-OWNED LAKEFRONT! Panoramic Copco Lake views surround beautiful light-n-bright custom 3520± sq. ft. home with great room floor plan, 5+ BR, 3+ BA, spacious island kitchen, log cabin siding, metal roof, 3/4 wrap-around deck, boat dock, 2+ acres PLUS full basement with handicap access, stair lift, living quarters featuring 2-BR, 1-BA! Great property for vacation or year-round living. **Only \$229,900!**
CALL ALYSIA AT 530.526.3421
The Real Estate Group 530.222.7395



THE PERFECT PLACE TO DWELL! PARCEL in the DESIRED SHASTA ACRES LOCATION, upper East side of town. Views of sunsets, Black Butte and the Eddies. This could be perfect for vacationers, or second home. Title floors, wood cased windows & trim. RV parking, basketball court. \$230,000. #98739
Call Beverly Shannon at ...
Re/Max of Mt. Shasta (530) 925-0339



FABULOUS CREEK-FRONT LOCATION! Wonderful indoor/outdoor feel of this architecturally designed 4040 sq. ft. home with 3-bedroom, 2.5 baths on 2.5 private acres fronting Wagon Creek. Indoor swimming pool with spa & sauna, vaulted redwood ceilings, fireplace, built-in cabinets and so much more. \$795,000.
Doris Moss Realty (530) 926-3807



Unbelievable Price!
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



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



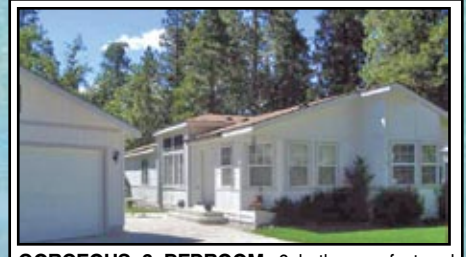
MUST SEE! 1940's Dunsmuir charmer. 4 bedroom, 2 bath home with fireplace, arched entries, coved ceiling, and oak floors under the carpet. Garden plot; fruit trees; well-lit workshop area in garage. Ready for occupancy! Call today for appt. \$197,500. #96538 **Call Grace Sanchez at... 530-859-2005**
Coldwell Banker, Chris Kutzkey, Realtors (530) 235-2600



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
Alpine Realty (530) 926-2646



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



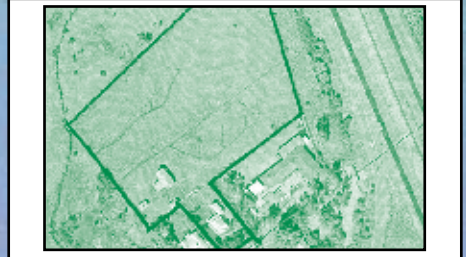
4% Seller Financing!
TWIN HILLS SUBDIVISION. Mountain views, stately evergreens & wildlife abound in this cozy 10 lot subdivision only 7 minutes from Mt. Shasta City. 2.5+acre lots with paved roads, underground power at each site, excellent water, perc. approved! Lots starting at only \$120,000! Seller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



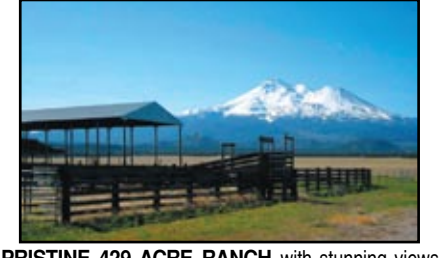
PRICED TO SELL... YA THINK? Get your buyers in to see this very nice home. Tile entry sun porch, Knotty Pine office, large full bath on 1st level. 2 br, & 2 bonus rooms ideal for offices. Upgraded & remodeled. Wood case windows & trim. Tile & wood floors. Super kitchen, pantry. \$130,000. #98705 **Call Beverly Shannon at ...**
Re/Max of Mt. Shasta (530) 925-0339



ROMANTIC MT. SHASTA HIDEAWAY! Majestic Mt. Shasta views on 3.6 acres. Totally remodeled in '09. Quality craftsmanship, brimming with charm. Secluded 3 bedroom, 2-1/2 bath 1975 sf with soaring ceilings, hardwood floors, granite & detached oversized 2-car garage. Wide decks with "knock your socks off" views and a parcel includes secluded trails perfect for quiet moments. End of road privacy. \$385,000.
Doris Moss Realty (530) 926-3807



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



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. Call Paul Hawk at 859-3399 or at:
Coldwell Banker/Mtn. Gate Properties (530)926-5236



UNIQUE IN ITS SIZE! 15,688 acres as well as income producing possibilities from timber, hunting & cattle grazing. The Moffett Creek tree farm block is a well managed block available for purchase. I encourage you to visit our website dedicated to this tract at www.moffettcreek.com for a detailed look at what this property has to offer. **Call Aric Cena for additional information...**
Re/Max of Mt. Shasta (530) 859-3472



CONVENIENT KIDS' LOCATION - Very clean 3-Bedroom, 2-Bath home with attached 2-car garage. Upper East Lake Street, kids walk to school and sports events! Listed at \$235,000. H-98584
Alpine Realty (530) 926-2646



YREKA COMMERCIAL BUILDING. On Main Street. Owner says sell "AS IS". Two separate store fronts. Vacant and ready for you to set up your own business venture. Reduced to \$139,000. #96989 Call Jeannine for your appointment.
Better Homes Realty (530) 235-0117

Serving Siskiyou County for Over 35 Years!



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. \$89,000.



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



CUTE - SHORT SALE! This cute little house in Weed has some updating done, would make a nice little rental or a first home for the young family. Help us sell this Short Sale. \$112,000.



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



PRIVACY & VIEWS! Private 1.24 acre parcel with 1550sf mfgd. home with views & plenty of room for your animals. Hardwood floors, vaulted wood ceiling, open floor plan & central heat plus several outbldgs & 12'x24' barn. \$209,000.



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.



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



IMMACULATE MT. SHASTA HOME. 3 bedroom, 2 bath, 1600 sq. ft. home at the end of a cul-de-sac. Vaulted ceilings, tile floors, oak cabinets, fenced yard, sprinklers front and back, ready to move in! \$269,000.



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.



THIS IS ONE OF THE CUTEST REMODELS you will ever come across. Wood stove, Monitor, hickory cabinets, oversize corner lot. One short block to the river. It is totally brand new!! Hard to find at this price! This is a must see on your list!! \$245,000.



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.



LOTS OF PRIVACY! 1493 sq. ft. 3-bedroom, 2-bath newer Mt. Shasta home on very private city lot with view of Mt. Eddy. Large kitchen with Corian & tile counters, oak cabinets, tile baths & double shower built in 2002. \$280,000.



CUTE McCLOUD HOME. 3 bedroom, 1 bath with new laminate flooring. Must see large yard and garage!!! Reduced to \$160,000.



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



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



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



SECLUDED CHALET! Warm, comfortable living room with tree-house feel. Expansive cathedral ceiling and cozy wood stove opens to fully-equipped kitchen. 3-BR with 1 bedroom & bath on main level plus balcony area, offers great floor plan. Oversized two car garage provides space for workshop and a full bath. Convenient North Dunsuir. location. \$148,500.



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. \$289,000.



INCOME OPPORTUNITY. Beautifully remodeled 6000+sf historic building located downtown Dunsuir 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. \$395,000.



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! \$50,000.



CASTLE CRAG VIEW HOME. 2-bedroom, 2-bath, 1900 sf home, very private, backs up to State Park. Just a few steps to world class fishing. \$462,000.



DRASTIC PRICE REDUCTION - McCLOUD. 20.45 acres with fabulous view and all the privacy in the world. New driveway to expanded bldg. pad, clearance for conv. septic & pine, fir, oak & cedar trees! \$225,000.



2.9 ACRES OF FORESTED BEAUTY WITH WELL! Property has well, septic, gravel driveway & storage house. This 2.9 acre parcel is ready for your RV. Trees on lot: fire, cedar, oak & pine. \$100,000.



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.



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



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 MOUNT 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. \$225,000.



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



ABRAMS LAKE 2-BR 1-BA MOBILE - Very clean & well-maintained home in the trees. Great get-away or second home. Private park-55+. Lg. covered porch, dual-pane windows, newer washer/dryer combo, skirting with insulation and vapor barrier, & much more. Many recent upgrades. \$40,000.



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

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

Paul Engstrom
Owner/Broker
926-4216

Sandy Robertson
Realtor
926-3703

Bill Michelon, Realtor
925-1792

DORIS MOSS REALTY



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

Brett Waite Realtor
859-2004

Peggy Clure Realtor
926-5330

Randy McDonald
Owner
925-1000



We Know the Market!

Time to get the checkbook out!

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204 West Lake Street, Mount Shasta, CA 96067



Steve Russ
Sales Associate



Sandra Haugen
Sales Associate



Nancy Schneider
Broker Associate



Linda Williamson
Broker/ Owner/ CRB



Stephanie Hill
Sales Associate



Kainoa Ferguson
Sales Associate



Gigi Ryan
Sales Associate/ CRS



Melissa Joyce
Sales Associate

www.mtshastahomes.com



833 Douglas Ln., Mt. Shasta
WELL MAINTAINED COUNTRY HOME will satisfy many needs of retirees, 1st time buyers or the move-up family. This 3 bedroom, 2 bath, 1424 square foot home is located just outside town for quick access to shopping, schools & events. \$285,000. #98733



702 Mountain Oak Dr., Mt. Shasta
VAULTED CEILINGS, wood floors and lots of natural light flow throughout this 1800 sq ft 3bd, 2ba newer Mt. Shasta City home located on a 1/2 acre parcel close to schools and town. \$335,000. #98655



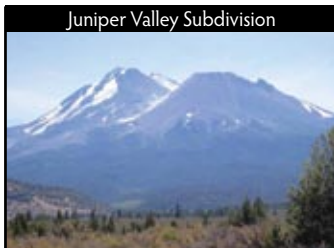
5508 Truck Village Dr., Mt. Shasta
CLOSE TO MT SHASTA but feels like country! 2.8 acres to spread out. Gorgeous views open living/dining/kitchen area. Home has been updated & refreshed. French entry doors & 23. 6x10' covered patio raised stone flower beds & walks that meander yard. \$325,000. #98212



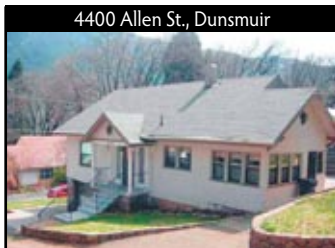
623 Twin Hills Court, Mount Shasta
DRASTICALLY REDUCED! Beautiful spacious home overlooking tall pines with long views of the Eddys. 4 bedrooms with several bonus rooms. At end of quiet cul-de-sac in area of upper end homes. \$479,000. #97865



5415 Muskrat Rd., Lake Shastina
WHAT A SHOW PLACE!!! Tile and wood flooring, granite counter tops, gorgeous fixtures, stainless steel appliances, landscaped, fencing, RV parking, backs up to greenbelt-very private. Come see for yourself!!! motivated sellers 3/2/2 \$195,000. #98754



Juniper Valley Subdivision
AT THE BASE OF MT. SHASTA, this 20 acre parcel could be the perfect place for your new home site or mini-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. \$70,000. #98127



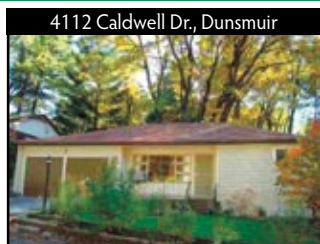
4400 Allen St., Dunsuir
SOUTH COUNTY CHARM! Well constructed Dunsuir home. New appliances in kitchen: wiring in the basement and newer paint in this 2 bedroom/2bath home. Add'l sunroom/den off the master and a full basement. \$195,000. #98827



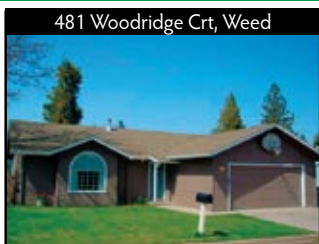
711 Everitt Memorial Dr., Mt. Shasta
Short Sale!
UPSCALE HOME on oversized city lot conveniently located to schools, recreation and town. Large private backyard with new Trex deck. Kitchen and bathrooms have new granite counter tops and cabinets. \$195,000. #98372

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!

Your Hunt is Over For These Egg-ceptional Buys!



4112 Caldwell Dr., Dunsuir
MOVE RIGHT IN to this comfortable, cozy & clean 3-BR, 1.5 BA North Dunsuir turn-key home. New flooring, beautifully remodeled bathroom with jacuzzi tub & tiled shower. Spacious living room with gravity diesel oil heating stove. \$159,900. #98290



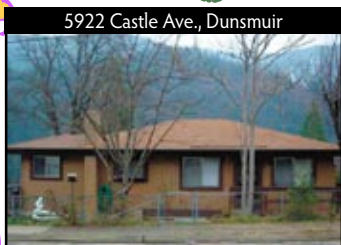
481 Woodridge Crt, Weed
WONDERFUL WEED neighborhood close to schools. View of Mt. Shasta & Eddys. Large kitchen & living room, 3 bdms, 2 BA & 2 forms of heat: pellet stove & heat pump with a/c. Low maintenance landscaped yards. \$185,000. #98750



308 Squaw Valley Road, McCloud
LICENSED & FULLY-FURNISHED VACATION RENTAL. Remodeled, updated, and priced to sell. Fantastic recreational activities in all directions. 2/2/1 sleeps 6-8 people. \$165,000. #98513



342 Jackson St., Weed
REMODELED FROM THE FOUNDATION TO THE ROOF! Perfect for the first time homeowner. New wood, tile, and carpet flooring, throughout, new windows, tile in kitchen and bath, larger lot. 3/2/2 \$149,900. #98620



5922 Castle Ave., Dunsuir
1980 DUPLEX-built for extended family. Upper unit: 3 bdms, 2 ba, lg. living rm, efficient kitchen & laundry rm. Lower unit: spacious 2 bdrm. Energy efficient hydronic heat throughout-separate metered utilities. Pleasant small yard with views of the hills. \$187,500. #98706



600 Brush St., Mt. Shasta
GORGEOUS HOME on .24 acre in Mt. Shasta. 2-BR, 1-BA, beautifully landscaped. Outside has slate sidewalks, lawn, trees & fire pit area. Ideal for 1st time buyer or vacation home. \$190,000. #98324



1025 Quail Meadow, Mt. Shasta
FORECLOSURE
UNBELIEVABLE PRICE. Beautiful cedar custom home in high quality subdivision. Acreage w/decking to savor Eddie Mtn views & garden area. Professionally landscaped w/garden walks. Huge 3-car garage. 3 bd 2.5 ba 2120 s.f. on 2.5 acres. \$385,000. #98707



27504 Edgewood Rd., Weed
GORGEOUS 3-BEDROOM, 2-BATH manufactured home on a foundation in an over 55 senior park. Close to golf and lake. \$149,000. #95945



7330 Red Fir Road, McCloud
ADORABLE GETAWAY CABIN EXUDES CHARM, warmth & comfort in all seasons. Designed for ease of maintenance for weekend living. 2x6 framing for strength & insulation. Master BR down. Copper stair railing to 2nd BR in spacious loft. \$269,000. #97492



230 Siskiyou Ave., Weed
COMFORTABLE & SPACIOUS! 3/1 approx. 1750 s.f. home w/sunroom, lg. master, partial basement & office nook are just a few features, large yard on corner lot. Close to college. \$187,500. #98601



146 Camino Ave., Weed
DOWNTOWN CHARM is yours with this fully remodeled home from the early 1900's. 3/2 home with 10 ft. ceilings has the ideal location in downtown Weed. \$149,900. #98600.



668 Como St., Weed
PRICED TO SELL QUICKLY, this 1222 s.f., 2 bdrm, 1.5 ba home has large kitchen & dining room, Monitor heat, 24x23 garage & workshop, fenced yard, mountain views & close to shopping, schools & recreation. \$99,500. #98437



218 E. Castle St., Mt. Shasta
SWEET DEAL FOR THE HANDYMAN. This home needs some TLC, has a full basement foundation, Monitor and wood stove heat. Priced to Sell NOW! \$139,000. #98454



28754 Sweetbrier Ave., Castella
LIKE FISHING, SNOW SPORTS, WATER SKIING? It's all here! Modern 1700sq. ft home across from Sacramento River. Sunny location, easy care yard with room for basketball or garden. Detached oversized 2-car garage + carport with room for your toys. \$375,000. #97414

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See Listings, Pictures & Virtual Tours at... www.mtshastahomes.com

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Lake Shastina
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530-938-2711



Roger Johnson
BROKER



Candice Green
ASSOCIATE BROKER



Ryan Green
AGENT



Gary Sullivan
ASSOCIATE BROKER



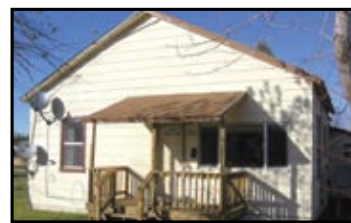
MT. SHASTA CITY! 3-bd., 2-ba mobile in great cond. Facilities include swimming pool. Wood-stove & forced air heat & A/C. #98378 **\$50,000.**



GREAT INVESTMENT OF PEAKS This 2 bedroom 1 bath home is a great project. On a private, wooded lot in Angel Valley. The land alone is worth the price. **\$53,500.**



WEED - 3-Bd/1-Bath - Great potential, lg. detached workshop in the back plus carport. Large kitchen opens to living room could be great for entertaining. **\$59,900.** #98577



WEED - GREAT PRICE for this 3-bedroom, 1-bath near the park. **ONLY \$63,600.**



CHARMING HOME - DUNSMUIR. Could be 4-BR. Across the street from Sacramento River. On a corner lot for privacy. #98317 **\$85,000.**



LAKE SHASTINA REO - priced right. Cute 2-bedroom/2-bath with some upgrading. Rock fireplace in living room. #98631 **\$90,000.**



LAKE SHASTINA. Chalet style home on large lot in a great location! Move in ready in good condition. #98140 **\$124,900.**



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



YREKA - Nice 3-Bd/2--Ba home with fenced back yard. Could be a great rental or starter home with just a little work! **\$123,900.** #98567



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



LAKE SHASTINA. 3bd/2bath in great condition! On a private street with very few houses nearby; close to the Shasta river. Vaulted ceilings, wired for surround sound, kitchen w/raised counter for eating, lg. pantry & more. Wired for hot tub. Excellent value! Only **\$149,900** #97874



LINDAL CEDAR HOME - Great Mt. Shasta view from this 3-BR, 2-BA, 1650 sq. ft. home. Spacious back deck. #97889. **\$160,000.**

FREE LIST OF FORECLOSURES!
Call Today!



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



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



VERY PRIVATE CABIN located on flag lot. Enjoy lake view from spacious decks. **\$185,000.**



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



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



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



26 ACRES w/ CONTEMPORARY RANCH-STYLE HOME needs finishing touches. Tile & wood floors. Master suite upstairs w/ lg cedar lined closets, granite tiled counters in bthrm & Needs floor coverings. #98762 **\$199,900.**



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



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



LINDAL CEDAR HOME on 1/2 acre with view of Mt. Shasta. Has shop that could be in-law quarters. **\$279,000.**



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



MT. SHASTA! Absolutely gorgeous 4-BR, 2-BA, 1750 sq. ft. home on 1.10 wooded acres with great open layout. #97206. **\$289,900.**



BEAUTIFUL LOG HOME with lake view. All wood interior. Granite counter tops, laminate flooring, large deck. #95899 **\$299,000.**



5-AC. PARCEL in Hammond Ranch. 3-BR, 2-BA mfgd. home on foundation. Off-the-grid and with hydro-elec. generation. **\$300,000.**



3000sf LAKEVIEW HOME on 3/4 acre. 3-BR, 3-BA, family room, fireplace in livingroom & master BR. #97347. **\$395,000.**



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



VICTORIAN IN YREKA - 5 bedrooms, set up as a B&B. Well maintained with 5 fireplaces & high ceilings. #98328 **\$419,900.**



LINDAL CEDAR newly remodeled tile entry, bathrooms and kitchen. Large master bath w/great views of the lake **\$430,000.**



LUXURY GOLF COURSE HOME. 4400sf ft. home with indoor swimming pool. One-of-a-kind home, excellent for entertaining. **\$450,000.**



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



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



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

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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

1012 ROCKFELLOW DR., MT. SHASTA



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

5925 COUNTRY CLUB, LAKE SHASTINA



EASY LIVING at Lake Shastina Golf Resort. 2 condos adjacent to 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 \$89,500 each. H-97553 & H-97554

805 SKI BOWL DR., MT. SHASTA



COZY MT. SHASTA COTTAGE. This 1050 sq. ft. 3-BR, 1-BA home is just minutes from downtown on a large manicured city lot. 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 \$205,000. H-97986

611 & 613 S. MT. SHASTA BLVD. MT. SHASTA



RARE CHANCE TO OWN TO 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! \$599,000. IC-96951 H-964611

1614 LAURA MARIE LANE, 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 \$495,000.

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 \$389,900. ICE-97767

1934 S. OLD STAGE RD #30



AFFORDABLE MT. SHASTA - with this well cared for 3-bedroom, 2-bath, 1530 sq/ft home at the Shadow Mtn. Mobile Home Park. Spacious open floor plan. Large covered deck. Newer kitchen with custom ash wood cabinets. Offered at \$49,500. MH-98511

2324 DAVIS PLACE. MT. SHASTA



CABIN IN THE WOODS - on a level 1/2 acre lot in Mt. Shasta. This 3-bedroom home would make a great starter or the perfect vacation get-a-way. Priced for a quick sale at \$157,500. H-98618

26905 OLD EDGEWOOD ROAD., WEED



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

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.

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

S. OLD STAGE RD., MT. SHASTA



DEVELOPMENT OPPORTUNITY - 6.70± acres, R-4 land. Gentle slope with 360 degree views, even a slight view of Lake Siskiyou. Perfect spot for several duplexes. Has a good well. On South Old Stage Road - just past the Golf Resort. Priced at \$299,000. L-97380

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

WEST COLUMBERO DR, MCCLLOUD



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

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

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

JUNIPER VALLEY #42



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

SPRING HILL DR, MT. SHASTA



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

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 \$112,000. H-97779

4329 N. OLD STAGE RD., MT. SHASTA



SPECTACULAR MT. EDDY SUNSETS are enjoyed from the living room, master bedroom & 12x50 deck. This bright home has beautiful granite counters, custom cabinets, solid oak floors and vaulted ceilings in the open living area. Spacious 2480± sq. ft. home plus a 3-car garage, a 24x48 storage shop bldg. and nice horse stall. This one has it all and situated on 3.40± sunny acres. Priced at \$477,000 H-98830

6048 DOGWOOD DR., HAMMOND



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

MONTAIR ESTATES, YREKA



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

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 \$87,500. L-98262



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NOW IS THE TIME TO BUY!

Lots of GREAT Prices on Homes in Lake Shastina!



WELL MAINTAINED HOME in a great area of Lake Shastina. Quiet cul-de-sac and walking distance to golf course. Green belt area behind home with rear fencing for privacy. Ceiling fans thru out the home. This one is priced to sell so call now to make your appointment to see it. \$128,500. MLS #98791



CHARMING 2-BEDROOM, 2-BATH HOME in Lake Shastina which comes with dynamite backyard views of Mt. Shasta. Open floor plan with split bedroom plan. Low maintenance yard to give one more time for hobbies or a game of golf. Call today to see this one. \$129,900. MLS #98661



NEW CONSTRUCTION on 2.5 acres in the Rancho Big Springs area. Room for horses and much more. A separate guest quarters (approx. 380 sq. ft.) is included. With great views of Mt. Shasta this home is priced right. Seller is motivated, so don't miss out. Also, first time home buyers don't delay in that tax break the Government is offering. Call for more details and to view this one. \$153,000. #98286



DOUBLE LOT ON THE 3RD TEE 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. \$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. REDUCED! Now only \$62,500. #96696

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- Beautiful forested area
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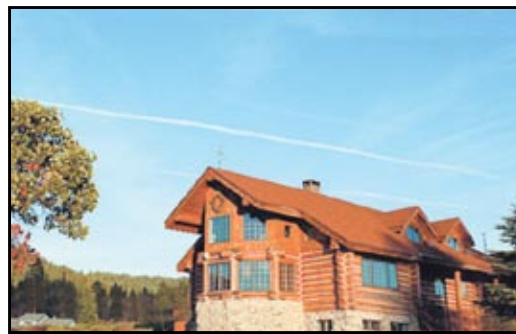


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Incredible Mt. Shasta Views...



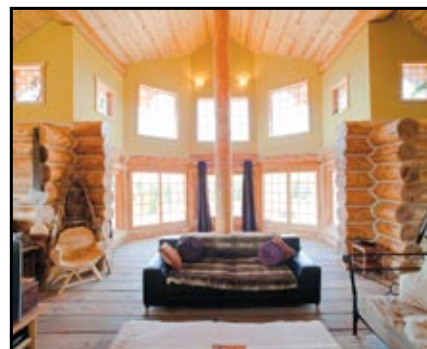
Stunning Luxury in Mount Shasta!

Gilden Lodge, situated in beautiful Mount Shasta in Northern California, is a stunning 4-bedroom, 3-bath hand-crafted log cabin.

The only way to truly appreciate the rustic charm of this home is to see it!! This beauty is on 2.5 acres with spectacular views of Mt. Shasta, Black Butte, Mt. Eddy and Castle Crags.

Features include...

- Massive great room
- Rock hearth with double fireplace
- Reclaimed 12" plank & slate flooring
- Decorative stained glass windows
- Huge master suite with soaking tub and sauna
- Home theatre with wet bar



Offered at \$975,000

In addition to the 5,060 square feet of living space in the main house there is also a charming 625 sq. ft. studio over the garage. The home is currently being run as a very successful vacation rental. Included in the price is all of the personal property necessary to continue to operate the business. Just about every single item in the main house will be included in the sale!!

www.GildenLodge.com



Tory Shannon, Realtor
ToryShannon@hotmail.com
DRE License #01382809
530-859-1044 cell

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BRAND NEW CUSTOM HOME by Pappas Construction. This 1527 sq. ft., 3-BR, 2-BA home has vaulted ceilings, split bedrooms, custom oak cabinets, laundry room w/lg. pantry & a Lennox heat pump for central heat/air. Extra large insulated 2-car garage, sheet-rocked, painted & has an 8ft door. Home meets the new building requirements including soffitted eaves, low-E tempered windows, & engineered plans. Only \$179,500. #98696



BEAUTIFUL LAKE SHASTINA HOME BUILT IN 2006. Custom 3-BD, 2-BA, 1630 sq ft home has an open floor plan with a great room that includes a gas fireplace and vaulted ceilings, a large foyer. Features include a large kitchen island, stainless steel appliances and wood, tile & carpet flooring. There is F/A propane heat & air conditioning, and an on-demand hot water heater. Views of Mt. Shasta & the Eddies. \$161,900. #98532



COMPLETELY REMODELED KITCHEN! Enjoy mountain living in this 1580 sq ft 3 bd, 2-1/2 bath Mt. Shasta home. Great room combines kitchen, dining & living room. Vaulted ceilings & wrap-around deck. Energy efficient kitchen features s/s appliances, Granite counters & new cabinets. New roof. Master Suite has vaulted ceilings, hardwood floors, deck access, walk in closet, & a huge bathtub. Dog kennel, 2 sheds, RV parking. Castle Crags view. \$345,000. #98263



TWO MOUNTAIN CABINS ON 10 FORESTED ACRES. The 1222 sq. ft., 2-BR, 2-BA Main House features redwood walls & ceilings, a wood stove, stainless steel appliances, bay window, custom cabinets and large deck. Downstairs there is a large two car garage and basement/workshop. The 730 sq ft 1-BD, 1-BA Guest House has two decks to enjoy the views from. Both homes have heat pumps. Land is made up of two separate, 5 acre parcels. \$290,900. #98641



LOVELY ONE-OF-A-KIND LAKE SHASTINA HOME. This 1400 sq. ft., 3-BR, 2-BA newer home features a great front porch with extended decking. Vaulted ceilings, custom interior paint, a woodstove in addition to F/A heat, and a fully landscaped front yard add to the appeal of this custom home. The property backs up to Juniper Valley, has gorgeous Mt. Shasta views and is in a quiet neighborhood. \$179,900. #98664



44 ACRES ABOVE MT SHASTA CITY. On the flanks of the mountain with spectacular views, privacy and adjacent to National Forest. This light, custom crafted 3-BR, 2-BA home features maple floors, granite counter, s/a appliances, a beautiful river rock hearth, vaulted ceilings, lots of natural wood. The large master suite has a fireplace and 6 ft. soaking tub. Gently sloping terrain with lush woods & sunny, open areas plus a cozy detached studio. \$675,000. #97374



BEAUTIFUL CUSTOM HOME ON CUL-DE-SAC at Siskiyou Highlands Resort. Owner built in 2006. 3BR, 2BA, 2,208 sqft home with an open floor-plan, vaulted ceilings, hardwood & tile flooring. The beautiful kitchen has custom cabinets, polished concrete counters, a center island, pantry & open dining area. Nice family room plus lg. living room. Jetted tub and tile/glass enclosed shower in master bath. Exterior features include a private backyard with wood fence & composite deck, circular concrete driveway, 3-car garage & Mt. Eddy views. \$469,000. #98795



CABIN IN THE WOODS! 900 sq. ft., 2-BR, 1-BA on 3.3 Acres. Kitchen and living room open to each other. There are custom cedar cabinets in kitchen and the living room has wood paneling & wood ceilings. The covered front porch lets you enjoy the views of Black Butte. Has both Monitor and wood heat. \$245,000. #98738



COTTAGE ON LARGE LOT. 3 bedroom, 1.5 bath, 1540 sq ft home with hardwood flooring, real wood paneling, large rooms, Monitor and wood heat, and laundry room. Extra large lot fenced with cute metal fencing plus two car detached garage, large trees, and storage shed. Sacramento River is just a couple blocks away. Bank Owned. \$92,900. #98596

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

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



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



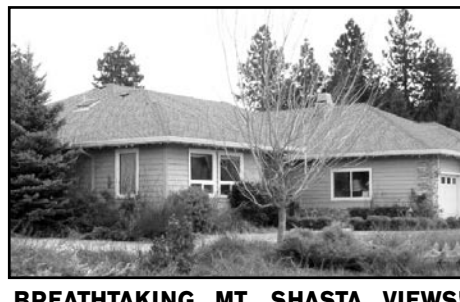
10 ACRES, "GREEN" ECO FRIENDLY. BUILT IN '06! 2200 sq ft custom built, 3-BR, 2-BA home provides abundant light & warmth; surrounding woods bring beauty & seclusion. Pine floors, cherry cabinets, copper tile & cherry counters, wood cook stove, wool carpeting, natural wood trim, 9' ceilings, views of the Eddies, & an attached greenhouse that collects passive solar. Veggie gardens, chicken coop, attached, oversized 2 car garage. Approved site for a 2nd home w/ the septic already in. \$469,000 #96573



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



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



BREATHTAKING MT. SHASTA VIEWS! 3,000+ SQ. FT! An elegantly designed 3BR, 2.5BA with a chef's kitchen, huge family room, an extra large master BR suite, & abundant natural wood throughout. There are 2 fireplaces, vaulted knotty pine ceilings, lots of tile-work, a wet bar, an oak entertainment center, an air lock entry, & a Boch heating/hot water system. Master bath has a spa tub, separate shower, & dual sinks. Snow sensor heat coils on right side of driveway means no snow shoveling! 3-car garage. On 1/2+ acre in Mt Shasta Resort area. \$649,000. #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



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



8.1 ACRE RANCHETTE! Lovely & private ridge top retreat with huge views of Mt. Shasta & lots of open space for gardens, outbuildings, horses, etc. Beautifully appointed & recently remodeled 920 sq. ft. 2-BR, 2-BA mfgd. home is on permanent foundation. Has 1676 sq. ft. of cedar decking, a large Koi pond, hot tub & a 60 lb. snow load. Recently painted inside and out; new floor coverings; all new kitchen. \$229,900. #94501



TWO HOMES FOR THE PRICE OF ONE! These well kept income producers are clean, tidy, easy to rent, and affordable. There is a 2BR & a 1BR. Both are fully fenced. Both have propane heat. The owner has a long time rental history. If you are tired of extremely low interest CDs and want a real return on your investment check these out. Seller may carry. \$134,900. #98326.



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



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, & tile flooring. Nice breakfast nook with bay window & in ceiling light. An extra large laundry room & 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. \$249,999. #97665



CHARMING, CLASSIC DUNSMUIR HOME. Well maintained & restored, circa 1900 4-BD, 3.5-BA 1900sq ft home within walking distance to downtown & River. Includes: wood floors, classic accents, flower gardens, wrap around covered porches and a white picket fence. Two bedrooms are custom master suites with own baths & separate entrance. C-2 zoning. Can be used as vacation rental, B&B or ? \$173,500. #98538

BEAUTIFUL, LEVEL LOT

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

EXCELLENT LOCATION for your dream home. This level lot is in a desirable neighborhood of Lake Shastina. Panoramic views of Mt. Shasta and the surrounding valley. Must see to appreciate! \$15,000. #98690

SPECTACULAR 3 ACRE PARCEL close to Mount Shasta on a paved, county maintained road. Level with westerly orientation. Nicely treed with amazing views of the Eddies, Black Butte and Mount Shasta. Multiple, pristine building sites with natural access from Skyview Road. \$186,000 #98813

MT. SHASTA FOREST. Build your dream get away home on this 2.52 acre parcel that is "off the grid". Lot is level, very buildable and has the well and septic in place. Easy access from Pilgrim Creek Rd. and minutes from McCloud golf, fishing, boating and skiing. Bank owned. \$39,900. #98660

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

NICE 20.4 ACRE LOT WITH GREAT VIEWS of Mt Shasta and Juniper Valley. Lots of mature trees for privacy. Easy access to town, golf & fishing. \$63,000 #98422

MULTI-FAMILY ZONED AT RESORT AREA. Build townhouses or apartments in Siskiyou Lake Highlands adjacent to Mt. Shasta Resort on 1/3+ acre. Golf, swim, fish, boat, only minutes walk away. \$179,000. 98312.

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 & Sheepprock. Build your self sufficient home w/abundant opportunities for solar & wind power. Adjacent to 480 acres of BLM. Seller financing to qualified buyers. \$105,500. #98061

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

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

GREAT PARCEL located steps from the Lake Shastina Golf Course. Flat and filled with gorgeous trees. Ready for your dream home. Just reduced to \$11,500 #95852

\$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, MEADOWS, VIEWS - priced to sell at \$124,000. Beautiful parcel in a beautiful area - N. Old State St. & 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

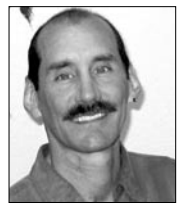
373 ACRES - FIND YOUR WAY "BACK TO THE LAND" in this environmentally conscious community. The area is beautiful, the feeling is peaceful, & views are magnificent. The well is in - estimated 30gpm. Electricity is available but you may prefer solar power & to get off the grid in this sunny location. Expansive views include Mt. Shasta, Eddies, & Shasta Valley. Great place for a private retreat or year-round living. \$677,000. #97242

BEAUTIFULLY WOODED 2.58 ACRES in Mt. Shasta Forest! Recreational opportunities abound within minutes. Build your dream home, vacation cabin, or enjoy camping in this tree filled, mountain subdiv. \$65,000. #95413

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

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, & doge downtown. Good solar exposure, underground utility. \$229,500; #97315 2.59 acres \$259,500; 2.59 acres \$259,500; #97318 2.61 acres \$199,500



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20 ACRES IN JUNIPER VALLEY with beautiful 360 degree views of the surrounding area. Magnificent view of Mt. Shasta with year round access. \$65,000. #98073

A GREAT 5 ACRES ON A PAVED ROAD with beautiful views of the Eddies, lush meadows, & privacy. Also xint building site, abundant southerly sunshine, lots of oaks & evergreens, and a large, open, grassy area for horses, llamas, etc. Available power & phone. \$159,000. #93652

490 SPECTACULAR ACRES with 1+ mile of wagon creek frontage, breathtaking views of Mt. Shasta, springs, waterfalls & amazing seclusion. Located in the foothills of the Eddies it provides a unique combination of massive size, natural water flows, abundant wildlife, beautiful trees & wildflowers, amazing privacy, & closeness to Mt Shasta City. It's a place where one is embraced by nature's beauty. \$595,000. #96570

4/10 ACRE AT THE MT. SHASTA RESORT in Siskiyou Lake Highlands - only \$139,000! Views of Mt. Shasta, the Eddies, & the Crags. Lots of trees yet it is sunny & light. Water, sewer, power, & phone are all available. Only minutes from Lake Siskiyou. Bring your golf clubs!!! #95625

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

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

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

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

35.5 MT. SHASTA CITY ACRES with xint developmental potential! Located close to the central downtown area, this is an important property for future Mt. Shasta growth. Mainly level. Beautiful views including a killer view of Mt Shasta. Trees & open areas. \$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. Just 15 minutes from McCloud. Beautifully forested. Brushed. Nearly level. Across the road from USFS land. Asking \$34,500.

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

2.55 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

OAK HOLLOW

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



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 and has a newer roof. The property is fenced; the yard is well kept. On a paved city street with alley access. \$65,000. #97303.



BEAUTIFULLY RESTORED COMMERCIAL (ZONED C-2) BUILDING on Dunsuir 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.



ONE VERY USABLE ACRE and a 2,000+ sq. ft. country home only several minutes from downtown Mt. Shasta. Vaulted ceilings, lg. bedrooms, spacious family room, & 2 wood stoves keep you warm & toasty. Huge wrap-around deck. Attached 2-car garage, large workshop/storage bldg. Fenced yard, sprinklers, lawn, trees & shrubs. Decking & roof replaced 4 years ago. \$295,000. #98305



COUNTRY HOME ON 1.23 ACRES. This 3 BD, 2BA, 2400 sq ft home has vaulted ceilings, an open floor plan, custom kitchen cabinets & tile counters, a jetted bathtub in the master bath and a wrap-around deck on second floor. Enjoy football games & poker with the boys in the lower level "Man Cave" that is complete w/ woodstove & kitchenette. Views of Mt. Shasta & Mt. Eddy. New 30-yr. comp roof; new exterior paint in 2009. Large lawn area, drive through carport & tons of storage. \$299,900. #98505



FULLY REMODELED COUNTRY HOME on 1/2+ level acre w/evergreens & lots of sun, just outside of Mt. Shasta. This spacious, 1840 sf, 2BR, 2 1/2 BA, 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



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



LOVELY MT. SHASTA HOME AT AN ECONOMICAL PRICE. This 3-BD, 2-1/2-BA, 1496 sq. ft. home features tile floors, vaulted ceilings, Monitor heat & updated appliances. Master suite upstairs was completely remodeled a few years ago. Professionally landscaped yard w/auto. sprinkler system, deck & hot tub, insulated/finished double car garage w/ extra paved parking area & more. Located within walking distance to town & close to everything else the area has to offer. \$279,000. #98566



INCOME PRODUCING PROPERTY - 2 UNITS offering a good cash flow opportunity. The homes are adjacent, currently rented, & have a long history of good income. One is a 2BR, the other a 1BR, the yards are fenced, & there is a 2 car garage. New 30 year roofs were installed in 2008 & Monitor heaters earlier on. Call for income info. Owner may carry! \$129,000. #98327.



CHARMING SCOTT VALLEY HOME AT A GREAT PRICE. Located on 1.3 treed acres this 3 BD, 2 BA, 1536 sq ft home has been recently remodeled with new interior paint & some flooring upgrades. French doors from the dining area lead out a nice Trex deck. There is a 9 x 12 storage shed and a detached metal carport. \$174,900. #98371



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



MAINLY REDONE 2-BEDROOM FOR \$129,000. 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



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. \$182,900. #98045



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



PEACEFUL AND SERENE... Hand milled, hand-crafted, timber from old growth trees. Passive solar design on 2.5 acres. Custom kitchen, tile, custom-built wood doors & windows, stained glass accents. Decking, greenhouse, shop organic garden. Wood stove with natural stone hearth. Reduced to \$225,000. #98495



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



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. \$75,000. #98261



COME AND VIEW THIS ENERGY-EFFICIENT HOME! This newly constructed 3-BR 2-BA home boasts an open floor plan, hardwood flooring, granite counter tops, and vaulted ceilings. Stoke up the wood burning stove for alternative heat! \$238,950. # 98468



CHARMING HOME on one full acre in a quiet and very well maintained neighborhood. The huge Mt. Shasta views can be enjoyed from inside or outside. Very well maintained landscaping. Seller willing to gift membership to McCloud Golf Course to new owner. \$380,000. #98535



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



MAKE THIS YOUR NEW HOME OR PRIVATE VACATION GET AWAY. Expansive, private back yard for relaxing, entertaining in quiet neighborhood. Hardwood flooring, efficient wood & Monitor heat. New carpeting, windows, counter tops in kitchen. Detached 360 sq. ft. living quarters with its own bath & woodstove. Make appt. to view this unique property. \$299,000. #98415



CUSTOM HOME located in the Siskiyou Lake Highlands sits on a private .71 acre parcel. With pond, stream, 50' Trex deck with gazebo for entertaining, 3 bedrooms, 3 bathrooms, 2600 sq. ft. \$659,000. #98218.



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



LOCATION, LOCATION, LOCATION! Make an appointment to see this cute starter home today. This 3-Bedroom, 1.5-Bath home is located close to town and schools... and, the backyard backs up to a large greenbelt that will never be developed. \$250,000. # 98534



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. \$25,000 #98201



WELL MAINTAINED 3-BEDROOM, 2-BATH HOME! Well-located attractive home in easy access neighborhood. Vaulted ceilings give a feeling of spaciousness. All appliances included. E-Z heat with circulating ducting. Monitor hot water heater saves on costs! \$195,000. #98551



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, wood stove and electric baseboard heat. Gorgeous Mt. Shasta view. Has small cellar for your wine or preserves. \$139,950. #96624



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



• LAND •
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

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

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

GORGEOUS VIEWS from this 2.5 acre parcel in Mt. Shasta. Located in area of beautiful newer homes. This property is near town, schools, and services. Quiet area. \$295,000. #97951

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

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

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

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.

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 North Old Stage just past the spectacular quaking aspen grove. \$128,000. #97278

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

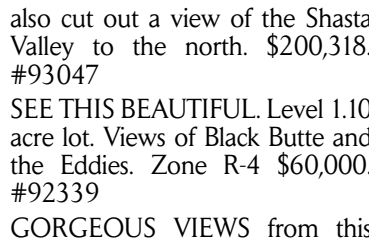
ZONED R-2 - Two lots (100x170) included in the pricing. Great area. Views. Easy building site for multiple dwelling. Close to schools, town, sports! \$225,000. #98488



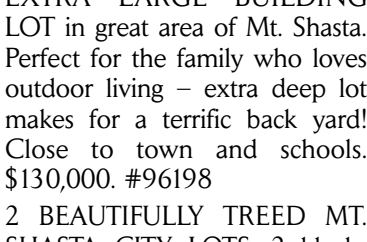
HUGE PRICE REDUCTION! Hard to find! 9-acre parcel in Mt. Shasta. Minutes to the Sacramento River yet just a few miles from downtown. Older country home on the property - great place to stay while building your dream home. Only \$265,000. #91221



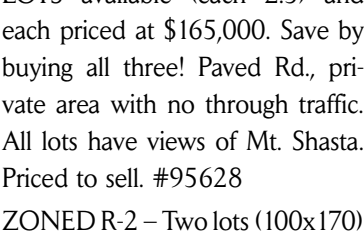
REMODELED CHARMING & COZY two bedroom home. New sheet rock, new flooring, new carpet, 30-year comp. roof, new septic, all new vinyl windows, landscaping, and 8x10 storage shed! \$128,500. #98150



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. \$155,000. #98132



OWNER FINANCING! Unique Craftsman-style Home nestled in the woods. Cedar shingle siding, wood clad low-E windows, solid-core fir interior doors, mahogany garage & entry doors, Brazilian cherry hardwood flooring granite counters, cherry cabinets, convection oven, gas cooktop, S/S appliances. Low maintenance Evergrain decks with French door. \$369,000. #98606



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, red-wood patio. Lush landscape, plenty of cabinets & storage. Master BR has dbl. closets, vanity dressing area & separate bath. City water & sewer. \$429,000. #97849



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. \$145,000. #97912



CHARMING 2-BR 2-BA HOME on horseable 25.9 acres. Water everywhere! Irrigation ditch from Hammond w/water rights; ponds; wonderful, fast flowing creek. Lots of pasture land. Tastefully remodeled with upper end appointments. Open floor plan. Vaulted ceilings. Acreage affords so much privacy & quiet! Outbldgs/corral/etc. \$995,000. #98367



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. \$499,000. #96285





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A PIECE OF MCCLOUD HISTORY... Formerly part of McCloud school that have been converted into two units. Convenient location near downtown. Newer comp roof. One tenant with long term lease. \$349,900. #98406



COMPLETELY REFURBISHED! 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



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



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



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



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



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



SHASTA FOREST HOME. This 2-BR, 1-1/2 BA home is the beautiful evergreen wooded area of Mt. Shasta Forest. On 2.61 acres. Has alternate power source. Horses OK. 6801 Snowline Circle, McCloud. Reduced to... \$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 HISTORIC TOWN OF MCCLOUD! 3 bed, 1 bath, 1,104 sq. ft., partially remodeled 2-story home with detached 2-car garage. Excellent central location on 1/4 acre fenced lot. Some upgrades within the last five years. Monitor heater. \$149,950. #98420



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! \$158,500



LIKE NEW MFGD. HOME nestled under the trees. Has central propane potential, satellite dish and generator with battery storage. Has well and septic. A compact & efficient getaway home in a lovely setting. \$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. \$189,000.



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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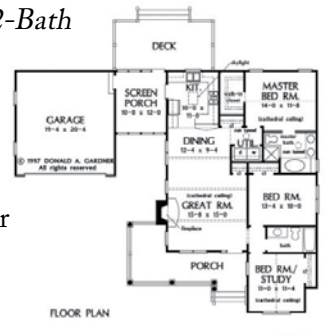
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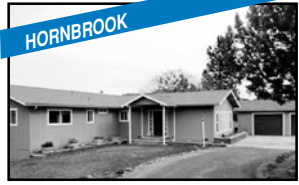


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3 BD, 2.5 BA 1785 SQ. FT. Well kept home on 1.4 acres. Laminate floors, french doors into kitchen area. MLS 98675 \$219,000.



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



MONTAGUE
BEAUTIFULLY REMODELED & UPGRADED HOME 1523 sq. ft. 3 bedroom 2 bath on 6.5 acres. MLS #98421 \$299,900.



NEW CONSTRUCTION. Beautiful 3-BR, 2-BA, 2400 sq. ft home. Call to make appt. \$475,000. MLS #98368



3BD, 2BA, 1848 SQ.FT. New windows, doors, roof & more. MLS #97980 \$189,900.



2 BD, 2 BA 1246 SQ. FT. Lovely home in a treed area. This is a short sale. MLS 98799 \$160,000.



3 BEDROOM 1.5 BATH 2208 SQ. FT. Needs a little TLC MLS 98615 \$109,900.



MONTAGUE
3-BDRM 2-BA 1700 SQ. FT. Home sits on 10 acres, well kept and ready for horses. 300x175 permanent area. \$309,000. #98570



MACDOEL
MANUFACTURED HOME ON 40 ACRES. 1248 sq. ft. 3 bedroom 2 bath. MLS #98388 \$229,900.



4BD, 2BA 1474 SQ. FT. 1940's Charming, solid oak floors under carpet, well lit workshop in garage area. MLS 98638 \$197,500.



YREKA
BEAUTIFUL SETTING FOR THIS MANUFACTURED HOME. 1800 sq. ft. 3 bdrm 2 bath on 3.20 acres. MLS #98375 \$196,500.



2 BEDROOM 1 BATH 784 SQ. FT. Compact but spotless mobile in family park, close to fishing. MLS 98563 \$18,000.



2BD, 1BA, 750 SQ. FT. Well maintained Mfgd. Home. Very little use. Appliances Incl. MLS #97723 \$45,000.



DUNSMUIR
WELL ESTABLISHED BUSINESS opportunity Brown Trout Gift and Gallery. MLS #98389 \$50,000.



A MUST SEE!! Lindal Cedar 3BD 2BA, 1980 sq. ft. MLS #98270 \$287,500.



2BD 1 BA 1125 SQ. FT. Cozy, Clean and Comfortable on a 1/4 acre city lot. MLS 98433 \$150,000.



HORN BROOK
3BD 2BA 1768 SQ. FT. Private, convenient and immaculate on 8.39 acres. MLS 97820 \$175,000.



EXPANSIVE & OPEN 7000+ SQ. FT. Commercial building. Unlimited opportunity. Dunsmuir MLS #97442 \$325,000.



5+ BD, 3+ BA 5900 SQ. FT. Many possibilities in this early 1900's historic bldg. Located across from the Sacramento River. #98115 \$94,900.



3BD, 2BA, 1648 SQ. FT. Lake Shastina home built in 2005. Landscaping w/sprinklers. MLS #96262 Reduced! \$199,000.



HAMMOND RANCH
3 BEDROOM 1.5 BATH on 5 acres. Mountain Charming Lindal Cedar Cabin. MLS #98644 \$254,900.



2 BEDROOM 1.5 BATH 1150 SQ. FT. Adorable recently updated home on the outskirts of Gazelle. \$165,000. #98514



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



YREKA
3 BD 2 BA 1610 SQ. FT. Beautifully maintained custom home in quiet upper west neighborhood MLS #98508 \$229,000.



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



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



LAKE SHASTINA
2 UNITS 1900 SQ. FT. Upper unit is a 1 bd, 1 ba. This is an excellent investment property! MLS #97348 \$159,900.



3BD, 1 BA 1455 SQ. FT. North Dunsmuir cottage. Newer appliances included. E-Z river access. MLS 98148 \$181,000.



3-BDRM, 2-BA HOME on 40 acres. Very Charming. \$209,900. #96871



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LOCAL SPORTS BAR FOR SALE. Full Liquor License, All Inventory included. \$150,000. MLS #98834

POSITIVE CASH FLOW - Apartment building with 7 units. Owner may carry. \$375,000. #98805

INCOME PRODUCING DUPLEX - 2-bedroom & 3-bedroom units, each with laundry room. Must see to appreciate this value. Reduced to \$159,000.

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

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

HOMES...

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

NORTH DUNSMUIR CHARMER 3 bedroom, 1.5 bath with wood floors, trees, flowers, garden area. Garage/shop, greenhouse. ONLY \$179,000 #98187

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

GIVE YOUR NOTICE TODAY! 3 bedroom 1 bath, large corner lot in North Dunsmuir Fenced landscaped yard, garage. Kitchen appliances, washer and dryer stay. #98463 Offered at \$159,950

LAND...

PRIME AG. LAND, 100+ acres, straddles Shasta River. Fenced for livestock. With 1869 water rights. Mt. Shasta view. Reduced! \$549,000. #96153

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

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just steps from downtown! This turnkey home is zoned for commercial use and would be IDEAL for a small business or as a vacation rental/second home. Priced right for first time home buyer-take advantage of the "First-Time Home buyer Credit" before April 30th 2010. A new 40-year roof was put on in 2004. Hot tub, patio and deck,

landscaped with drip irrigation front and back, security system, washer, dryer, dishwasher, & refrigerator. This is a cutie and is sure to sell quickly! \$210,000

CRAFTSMAN-STYLE HOME in Mt. Shasta. 2-bedroom, 1-bath, 1600 sq. ft. plus full basement, large rear deck for entertaining, fireplace, central vac, custom cabinets and so much more!..... \$340,000.

SWEET COUNTRY HOME with magnificent views of Mt. Shasta and the Eddys. Finished basement area (not included in sq. footage) has 3 separate rooms that would be great for guests, billiards, workshop, or ? Relax in the jet bathtub in your master bedroom; take a refreshing swim in the pool. Beautiful location. Private setting within walking distance to downtown Mount Shasta. Come see for yourself and then make an offer!..... \$364,000.

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

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

GORGEOUS VIEWS OF MT. SHASTA with city sewer & city water all on 1.29 acres. All custom home: granite, slate & cedar. Must see this home on Jefferson Dr., Mt. Shasta \$635,000.

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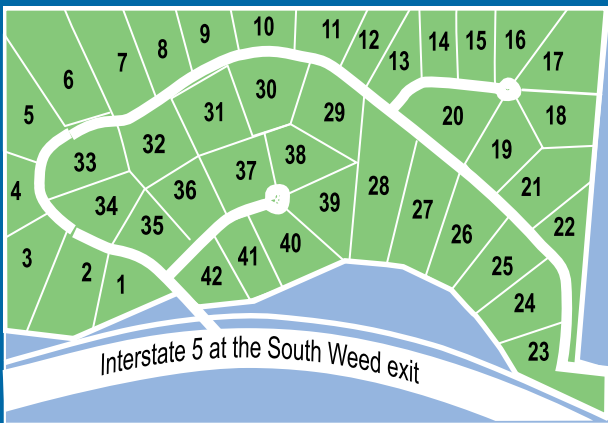
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PARCEL 4
5.63+/- Acres

SOLD
SOLD

PARCEL 3
5.58 +/- Acres

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

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

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

Spring Creek Ranch

Rich in its historic charm and conveniently located in the heart of picturesque Mt. Shasta, where spectacular mountain views, and alpine lakes add to its ambiance. This truly, one-of-a-kind, country estate is situated on 16.74± pristine acres straddling the Sacramento River. The 3,480 sq. ft. Victorian home consists of 4 bedrooms, 3-1/2 bathrooms, living room, office, kitchen, utility area with a walk-in refrigerator/freezer, family room, & a 2-car garage. With caretaker's home of 1310 sq. ft., 3 bedrooms, 2 bathrooms, a 12x23 covered porch, and an attached 2-car garage.



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



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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 Commercial Retail, Office, Services, etc. is only limited by your imagination. CALL FOR AN APPT.



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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 use permit. The location has easy ingress & egress from I-5 and Highway 89. With Owner Financing \$195,000

Owner Financing Available



Prime Commercial Corner

This 27,113± sq. ft. pad is the Gateway to the Mt. Shasta Shopping Center. 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. Expansive views of the Eddys & Mt. Shasta, access to & from I-5 is a most desirable location. Offered at \$725,000.



SHASTA SUNSET HOMES.

Small scale mobile home park near Sacramento River. 1/2± acre zoned C-2 within Dunsmuir City limits, current use 6 rental spaces + 2 stick-built rental cabins. Long term rental histories. Seller Motivated. Possible Owner



C a r r y terms. Call for information packet, and make your offer! \$289,000.

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

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



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Original Stone Building in Weed most recently restaurant & community center downstairs. Upstairs 2/1 res. apartment. 2-story res. cottage in back of main bldg. Back yard Mt. Shasta view! Patios and charm out the proverbial! Property has creative financing in place including assumable loan w/Business Use. Live, Work and Walk to Downtown & the College of the Siskiyou. **PAY ATTENTION TO THIS GREAT OPPORTUNITY!** \$349,900.



WELL-MAINTAINED RIVER HOUSE. 3-bdrm, 2-bath Cedar home across from Sacramento River shows huge pride of ownership. VIEW OF MT SHASTA from the wide front porch and from the back deck. Cozy interior has oak floors. Tile in kitchen. Private living rm. Lg attached carport. Lots of home and great location for \$310,000.



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

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

\$199,000! SPECIAL OFFER ON CUSTOM HOME! Great Price on this custom 3 bedroom 2 bath home on the 4th fairway of the Lake Shastina Golf Course. Stucco exterior for easy maintenance. 10' ceiling plate + vaulted ceilings in the Living, Dining, Kitchen area. Tile & laminate floors for sparkling beauty and easy care. Tile hearth & propane fireplace warms with the flick of a thermostat. Wonderful back concrete decking with deep eaves provides views of the Golf Course thru tall pines. It really won't last at this price. \$199,000



SWEET RETREAT or Cozy Year Round Living. 2 bedrooms, 1 bath, downstairs garage has workspace. Fenced back yard with great deck for relaxing and entertaining. A hop, skip and a jump to the Sacramento River and world famous fishing! Walk to all of downtown. 6114 Cherry Street in Dunsmuir can be yours. \$139,900.

COUNTRY LIVING AT ITS FINEST!! 1600sqft home on 2.5 acres. 24x30 garage. Qualifies for FED. HOME BUYER TAX CREDITS. Large front deck w/ Mt. Shasta views. Open floor plan w/lots of light. 3 bdrms & 2 lg. baths + office. \$225,000.



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



A 3-MINUTE WALK TO THE KLAMATH RIVER. From this 2200 sq. ft. manufactured home on one acre. Lovely spot in the country overlooking the Klamath River basin and surrounding hills. Creek borders West prop line. Lots of room inside with wide open floor plan. Great for gatherings and with 3+ bedrooms & garage addition friends and family can spread out. Decks, cabana, covered porches abound. Possible short term OMC with good down. Make your bid! \$89,000 AS IS.

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



\$189,000 BIG SPRINGS BUILD PKG! Seller will develop for you. 2.5 acre parcel. New mfgd. 3bdrm 2bath home, w/24x30 oversized garage. BIG Views of Mt. Shasta. Qualifies for Fed tax credits 1st time Buyers (\$8000) or (\$6500) for existing. \$189,000.



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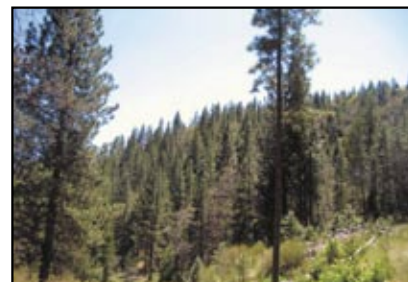
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3-BR, 3+ BA WITH A GREAT FLOOR PLAN. As pretty from the back as it is from the front. Circular patio, lots of decking, many windows & high ceilings makes you think you're living outdoors. Bonus room above the garage—finish it yourself (seller's contractor estimates approx. \$180,000). HUGE house with lots of space for your family. Lot next door is also available. \$995,000. #98310 **Please call Colleen Cena at...**
Re/Max of Mt. Shasta (530) 859-1143



UPSCALE COUNTRY LIVING! Gorgeous 2400sf 4-BR 2-BA newer Lindal home with stunning views of Mt Shasta across golf course. 1,000 sf of decking. Sits on landscaped parcel with open space behind. 3 car garage & workshop for boat, trailer or extra long trucks. Owners need to move. \$369,400. Call Gigi Ryan for details. 530-925-2924.
Century 21 Advantage (530) 926-2100



MOUNT SHASTA RESORT! Custom home at the end of a quiet cul-de-sac. Nice appointed 2400± sq. ft., 3-BR, 2-BA home on a huge .85± acre parcel that backs up to nature preserve wet lands. Sit on the large private deck and enjoy the vistas, tranquility and local wildlife. Expansive open floor plan with lots of light, vaulted ceilings, fireplace and 3-car garage. One of the best deals available at the Resort! \$495,500.
Alpine Realty (530) 926-2646



NEAR THE RIVER IN NORTH DUNSMUIR. OVER 1500 sq. ft., 3-BDRM, 2-BA, with a large living room area, built-in storage cabinets, auto. sprinklers in front yard area, front porch & so much more. Recent improvements include newer vinyl windows & garage door. Could be a great first time buyer, or 2nd home opportunity! \$170,000.
Doris Moss Realty (530) 926-3807



COUNTRY CHARMER - Spacious 3 bedroom home with vaulted living room ceiling and nice open floor plan. Located on a nicely landscaped .82 acre parcel with several fruit trees on quiet country lane. Just a mile from town. Priced at \$279,000. H-98757
Alpine Realty (530) 926-2646



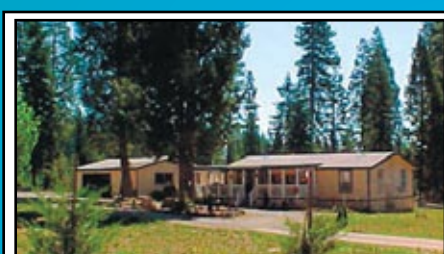
REFURBISHED FARMHOUSE. Gorgeous one-acre parcel. Home is light with an open floor plan, formal dining room, and wrap-around deck. Old barn on back of property has been converted into additional living quarters. 2000 sq. ft., 3-br 2-ba. Must see to appreciate. \$450,000. #98623. **Call Tory Shannon at ...**
Re/Max of Mt. Shasta (530) 859-1044



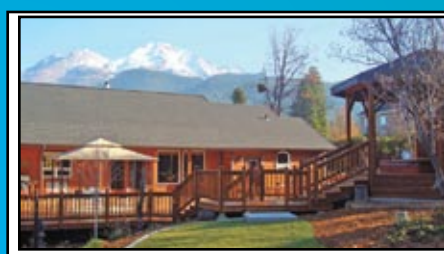
TRIPLE-WIDE WITH A 24X36 SHOP BLDG. - Beautiful, large home with deck, large garage/shop on 2 acres. Reduced to \$189,000. **Call Mary Dillon at...**
Coldwell Banker, Chris Kutzkey, Realtors (530) 925-0880



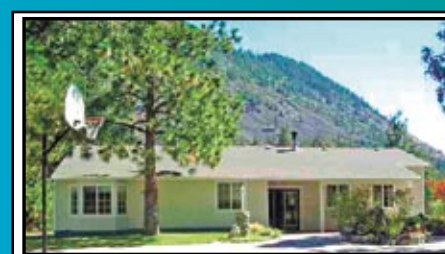
BRAND NEW CUSTOM HOME by Pappas Construction. 1527 sq. ft., 3-BR, 2-BA home w/vaulted ceilings, split bedrooms, custom oak cabinets, laundry room w/lg. pantry & a Lennox heat pump for central heat/air. Extra large insulated 2-car garage, sheet-rocked, painted & has an 8ft door. Meets new bldg. requirements incl: soffitted eaves, low-E tempered windows, & engineered plans. Only \$179,500. #98696 Call Tracie Oreck at...
Coldwell Banker/Mtn. Gate Properties (530)926-5236



3 BED, 2 BATH, 1,146 sq. ft. manufactured home with a utility room, walk-in closet, solar panels, well, septic, 60 pound snow load roof, double garage and more, all on 2.5 acres. Great year-round home near the entrance to the Mt. Shasta Forest. \$225,000.
Mountain Homes Real Estate (530)964-2558



485 JEFFERSON DR., MT. SHASTA. 3 bedroom, 3-1/2 baths, granite kitchen counters, slate floors, grand fireplace, cedar ceiling with dormer windows for light, huge deck for entertaining, hot tub & gazebo for viewing Mount Shasta, everything custom. REDUCED! \$635,000. MLS #97198. Call Diana Maclean at The Real Estate Center 925-4722 or call Penny Parrish at....
Coldwell Banker/C&C Properties (530) 990-8527



CLOSE TO MT SHASTA but feels like country! 2.8 acres to spread out on. Gorgeous views open living/dining/kitchen area. Home has been updated & refreshed. French entry doors & 23. 6x10' covered patio raised stone flower beds and walks that meander through the yard. #98212 \$325,000. Call Gigi Ryan for details. 530-925-2924.
Century 21 Advantage (530) 926-2100



GREAT FLOOR PLAN! 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. Reduced to \$199,900. #96262 **Call Mary Dillon at...**
Coldwell Banker, Chris Kutzkey, Realtors (530) 925-0880



SUPER PRICE ON HOME WITH 10 ACRES! This 4-bdrm home offers privacy & spaciousness. 2125 sq. ft. with an attached sun room. Lots of trees, views of the valley, detached garage & storage bldgs, expansive covered decking, new windows, oak flooring, vaulted ceiling, a spacious kitchen with custom cabinets, granite counters. Cozy living room with wood stove adds to the charm. \$298,000.
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



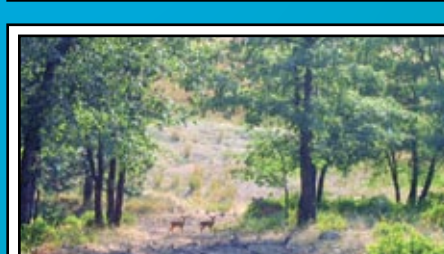
NESTLED IN THE TREES. Quality custom home a few miles from downtown Mt. Shasta. Features 3 spacious bedrooms & 3 baths. A bedroom with its own bathroom & kitchen is separated from the main living area is perfect for in-law or guests who want privacy. Attention to detail and beautiful Alpine setting makes this a very desirable home. Perfect for 'in the trees' cool 2nd home. \$415,000. H-97867
Alpine Realty (530) 926-2646



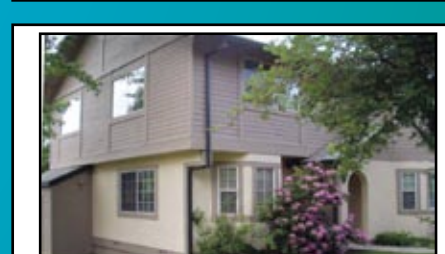
COUNTRY CHALET FOR \$185,000! Sweet, cozy 3BR, 2BA chalet would be great for a full-time home, vacation cottage, or even a rental. Has a spacious master suite with a walk-in closet & private balcony. Lopi wood stove provides efficient warmth and a view of the fire. On 1 level, very usable acre with nice 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



COZY CEDAR LOG HOME on an enchanting parcel just at the edge of Mt. Shasta City. This 3 bedroom charmer has open beam wood ceilings, wood floors, redwood decking with a Hot Springs spa. If you're looking for that perfect alpine get-a-way cabin or great starter home then you've found it! Just a short walk to the village, yet the feeling of being out in the country. Hurry before it's gone! Asking \$235,000 H-98704
Alpine Realty (530) 926-2646



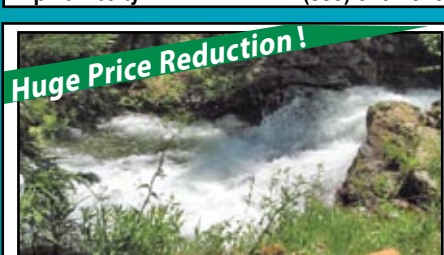
PASTURE & VIEWS ON 10 ACRES! Spectacular views of the Eddies, pasture land & beyond. Paved county road, with power & phone easily available. 45gpm rated well is in; a pre-approval letter for sewage disposal on file. Build your home & graze your horses & llamas on pasture below. Good for solar. Just minutes from town in beautiful area with many fine country homes. \$192,000. #95071 Call Phil York at...
Coldwell Banker/Mtn. Gate Properties (530)926-5236



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, balcony, new carpeting and hardwood floors. Gives open, light feeling. \$179,000. #97433 **Please call Colleen Cena at...**
Re/Max of Mt. Shasta (530) 859-1143



THE ONLY WAY to truly appreciate the rustic charm of this home is to see it!! On 2.5 acres with spectacular views of Mt. Shasta, Black Butte, Mt. Eddy & Castle Crags. 5,060 sq. ft main house plus a charming 625 sq. ft caretaker's quarters over the garage. Home is currently a very successful vacation rental. Included is all the personal property necessary to continue to operate as business. Check it out at: www.gildenlodge.com \$975,000. **Call Tory Shannon at ...**
Re/Max of Mt. Shasta (530) 859-1044



490 INCREDIBLE ACRES with extensive Wagon Creek frontage, stunning views of Mt Shasta, several springs, waterfalls & lots of seclusion in the foothills of the Eddies. Provides unique combination of size, terrain, natural water flows, abundant wildlife, verdant forest, wildflowers & amazing privacy. Close to Mt. Shasta City. Utilities are available and there is year-round access. \$595,000. #96570 Call Phillip at...
Coldwell Banker/Mtn. Gate Properties (530)926-5236



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. \$395,000.
Doris Moss Realty (530) 926-3807



STUNNING 20-ACRE property on the skirts of Shasta Valley with panoramic views: Mt. Shasta, the Eddies, Whaleback & Sheep Rock. The open, gently rolling terrain faces south west and is speckled with aromatic juniper & sage. Spectacular location for sustainable living with abundant opportunities for solar & wind power generation. Shares a border and has access to 480 BLM acres. Seller open to financing to qualified buyers. \$9105,500. #98061. Call Paul Hawk for details 859-3399.
Coldwell Banker/Mtn. Gate Properties (530)926-5236