

APRIL 2011

# Property Guide



**BANK OWNED** 5-bedroom, 3 1/2 bath, 3800 sq. ft. Home on 10 acres. Needs someone to love it, and do some fixing up, but is a lot of House and Land for \$409,900. Now only \$321,900. Call Mary Dillon at...

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



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

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



**LIGHT AND BRIGHT**, yet nestled in the trees. Remodeled 3-bedroom, 1-bath with 3 skylights, Monitor heat, newer appliances, windows, siding plus brand new carpet. Large patio area for entertaining - Hot Spring spa included. #100485 \$215,000.

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



**NICER THAN NEW!** Fantastic '06 mfgd. home in Riverwood Estates. 1650sqft, 3-bd/2-ba. Totally upgraded: granite kitchen cntr tops & kitchen island, custom lighting throughout; bamboo floors; vaulted ceilings; Hardi-Plank siding; greenhouse. 2 decks with great view of Castle Crags. Private fenced backyard. Great location in park next to open space. \$99,500. #98139 Call Grace Sanchez at...

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



**MINUTES TO DOWNTOWN MT. SHASTA!** Tucked back along Kaiser Meadow. Must see for horse lovers: 3-bd 2-ba 1650 sq. ft. park-like setting with large conifers. Garden area with raised planting boxes. Fenced & x-fenced, barn, dual stables and a corral. Open dry pasture area. \$265,000. #98598 Call Beverly Shannon at...

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



**WEED - COMMERCIAL/RESIDENTIAL INCOME!** 4 Residential Income units at top level & 3 Commercial Income units at bottom level. Cinder block construction, HardiPlank siding with a newer 50-year roof!! Paved off-street parking right downtown WEED! \$419,500. **CALL TODAY!!**

**KRS Realty (530) 842-1186**



**INDUSTRIAL BUILDING** for Multiple Uses including, but not limited to: Tree Service, Truck Repair, Truck Storage, Mini & Maxi Storage. Five Roll-Up Doors of various sizes for multiple access. Small office & bathroom. FREEWAY VISIBILITY to advertise your company with exposure to I-5. \$375,000. #100054 Call Dan Mosher at...

**Mosher Commercial Brokerage 530-859-1506**



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

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



**HIGH-QUALITY LODGE-STYLE 5400+SQ. FT. ESTATE** on 4.2 acres with creeks, pond, gardens, Mt. Shasta & Black Butte views! Never on the market! Mstr on main floor, 2 large BR upstairs, 4th down with a bath and entrance. 25+ cathedral ceilings in LR with floor-ceiling slate hearth/fireplace. Hardwood, tile, & carpet. Formal dining room. Maple kitchen cabinets. #100439 Call Gigi Ryan today for personal tour. 530-925-2924

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



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

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



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

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



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

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



**BEAUTIFUL HOME IN MT SHASTA GOLF RESORT!** Great floor plan. As pretty from the back as it is from the front. Circular patio, lots of decking, many windows and high ceilings makes you think that you are living outdoors. Huge and very liveable bonus room above the garage. Finish it yourself. \$795,000. #98310 Please call Colleen Cena at...

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



**7 BEAVER CREEK ROAD, KLAMATH RIVER.** 1150 sq. ft. cabin that sits above the Klamath River on 4.7 sloping acres. Asking \$139,000. MLS # 99276. Call Mary Dillon at...

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



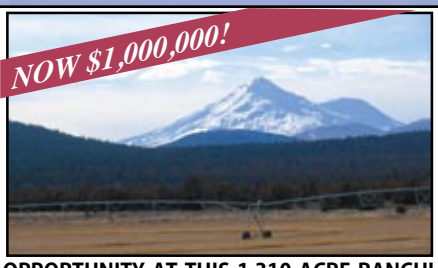
**1,532± ACRES** just off of Big Springs Road in the Juniper Valley area. 3600 views including Sheep Rock, Mt. Shasta and Oregon. Level to rolling terrain. Lots of wildlife and game! Opportunities of land this size don't come up that often, especially at such an attractive price. Offered at \$995,000 L-99762

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



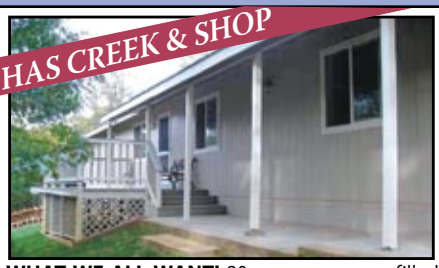
**40+ ACRES!**  
**200° VIEWS** of Mt Shasta from Pilot Rock in Oregon to the Eddys! Peaceful living in luxurious home. Great spacious floor plan with fireplace, Monitor heat, large kitchen island w/stovetop/sink. Extensive storage. Huge master with walk-in closet & separate 2nd closet. 4-stall Barnmaster barn and paddocks. Beautiful soaking tub looking north. \$299,000 #99859 Call Gigi Ryan for a private tour. 530-925-2924

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



**OPPORTUNITY AT THIS 1,310 ACRE RANCH!** Majestic Mt. Shasta & surrounding mountain ranges capture your soul at "Holbrook Ranch", 7 separate parcels, Palm Harbor triple-wide, second home site w/utilities, hay barn, organic soils, pivot irrigation, rangeland, a private hunter's paradise! **Reduced To \$1,000,000!** **FOR PRIVATE TOUR CALL ALYSIA AT...**

**The Real Estate Group 530.526-3421**



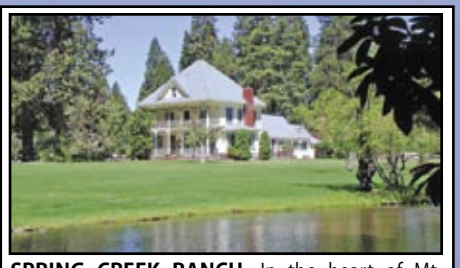
**HAS CREEK & SHOP**  
**WHAT WE ALL WANT!** 20 gorgeous acres filled with pines, oaks & long valley views. Exceptionally well maintained 3/2 1500sf home with wood floors, wood stove & Monitor heat, open floor plan & kitchen, eating bar, s/s appliances, recessed lighting. Huge family room with wood floors,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

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



**FABULOUS LOCATION** in the city limits feels like country. Nice home in great location. Light, bright, Open Kitchen & Dining Area. Kitchen has 2 pantries. Living Room has a fireplace with built-in cabinet & shelving. Family Room, Oak Flooring, Fireplace insert & FA Propane heat. Light & Bright. \$319,000. #100381 Call Beverly Shannon at...

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



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

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



**CUSTOM GOLF COURSE HOME...**  
This 3-bedroom, 2-bath, 2000 sf golf course home has a spectacular golf course and Mt. Shasta view! The fabulous kitchen has a Wolf commercial cook stove, Bosch dishwasher, granite counter tops, custom hardwood cabinets. Other features include deluxe light fixtures, central vacuum system, and over 1100 sf of floor tile. You will love the stamped concrete driveway, exterior arches, and the oversized 3-car garage. \$399,900.

**AFFORDABLE HAMMOND RANCH.**

This wonderful 3-bedroom, 2-bath Hammond Ranch property is tucked away in the trees and is very private. The home is off the grid with an engineered hydroelectric and solar power system. Power is available if you want to be on the grid. Property includes a steel storage building. \$260,000.



**NEWER 3 BEDROOM 2 BATH MANUFACTURED HOME...** located in Montague is a great buy. Two car attached garage, vaulted ceilings, walk in closets, Energy Star rated, deluxe cabinets. Large fenced back yard and landscaped front yard. This home is clean and move in ready. \$94,900.



**GOLF COURSE LOT** - Nice mature pine trees on this cul-de-sac lot on the Lake Shastina Championship Golf Course. Purchase includes a set of house plans. Unit 5-3, lot 196 **\$89,000.**  
**THREE QUARTER ACRE LOT** - A chance to get one of the larger lots in Lake Shastina at an incredible price. A great view of the valley comes with this cul-de-sac lot. Backs up to a green belt for added privacy. Unit 9-2, lots 42-43 **\$10,000.**  
**MT SHASTA VIEW!** Build your dream home on this Lake Shastina lot. Very nice view of Mt Shasta and the Eddies. Seller has a set of house plans designed to optimize the views from this lot. Unit 7-2, lot 184 **\$24,000.**



**Preferred Properties**  
Real Estate Sales & Property Management



530-859-2469 • Gary@GarySullivan.net

Gary Sullivan  
Broker

Lic #01404345 • 530-842-1874 fax

**John's Barn**

**Gentleman's Horse Ranch**

9512 N. Old Stage Road • Weed



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

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



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

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



Call  
Linda  
Williamson  
(530) 598-0100

Linda Williamson  
DRE # 01224627



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

**CEDAR VIEW**  
Two Very Special  
Creekside Parcels

Meandering through the heavily treed area of Parcels 1 & 2 is the crystal clear creek of the headwaters off of Spring Hill enhanced by a Mt. Shasta view, making this a truly enchanting spot. Both parcels have well and septic in place.



Parcel 1 5.13 +/- Acres  
\$179,000



Parcel 2 5.437 +/- Acres  
\$159,000



(530) 926-2646

1008 WA Barr Rd. • Mount Shasta

**Quality Asphalt & Concrete Construction**



- Paving
- Seal Coating
- Patching
- Striping
- Concrete Flatwork

RESIDENTIAL & COMMERCIAL

(530) 926-0897

Jacque DeGray, owner

LICENSE #603083

P.O. Box 1446, Mount Shasta, CA 96067

**THE REAL ESTATE CENTER**

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



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NMLS #s 187637; 251449

**Mt. Shasta Business Personalities**

*Pat Lougee*

owner of 2nd Chance Consignments  
909 S. Mount Shasta Blvd., Mt. Shasta • 926-2710

**Favorite Mt. Shasta spot...**

"My back yard in the summer which looks directly at the mountain"

**What's she's passionate about...**

"making my store successful which in turn contributes to helping the Mt. Shasta economy."

**Pat's life philosophy...**

"treat others with the same respect and honesty that I expect from them."

**Greatest pleasure...**

"to match up beautiful items no longer needed by one person, with someone else who can't wait to own item."

**What she loves about Mt. Shasta....**

"Absolutely EVERYTHING!"





Each office is independently owned & operated

204 WEST LAKE ST., MT. SHASTA

www.mtshastahomes.com  
 530-926-2100  
 1-877-926-0021 Toll Free

#1 Real Estate Company  
 In Siskiyou County!



Linda Williamson  
 Broker/ Owner/ CRB



Sandra Haugen  
 Sales Associate



Nancy Schneider  
 Broker Associate



Linda Coley  
 Sales Associate



Stephanie Hill  
 Sales Associate



Kainoa Ferguson  
 Sales Associate



Gigi Ryan  
 Sales Associate/ CRS



Melissa Joyce  
 Sales Associate

--- LOTS ---

**SUNNY LAKE SHASTINA LOT.** with great view of Mt. Shasta. Easy access to Big Springs Road. Minutes to the lake & golf course. \$20,000. #98837  
**COMMERCIAL LOT.** 1 block from downtown Yreka. Fully fenced, excellent location. Get it while the gettin's good! City water & sewer available. #99923 \$68,500.  
**LOT 163 - SHERWOOD.** Mt. Shasta view lot, greenbelt for extra privacy. Priced at only \$9,000. #98637  
**LOT 158 SHERWOOD.** Build your custom home on this .23 acre nice, level, easy to build on treed lot with Mt. Shasta View. \$11,000. #98542  
**8-2 LOT 275 AUTUMN.** Rare level 1/4 acre lot backs up to large farmland. \$15,000. #98688  
**FLAT LOT** in Lake Shastina that backs to 2.4 acre greenbelt.

Excellent location. Stunning views. #99920 \$15,000  
**SPECTACULAR VIEW** of Mt Shasta. \$15,000. #99720  
**LOT 57 EDDY CIRCLE** - .79 acre parcel with Mt. Shasta view and year-round creek. #98518 \$89,000.  
**LOT 15 PAUL'S PLACE.** Siskiyou Lake Highlands. Fabulous Mt. Shasta view! \$190,000. #99130  
 --- 1 - 5 ACRES ---  
**FLAT LOT** close to the main entrance of Mount Shasta Forest! #99594 \$29,900.  
**LOT WITH POWER,** mtn. view and approved perc. \$15,000. #99935  
**2.4 ACRE TREED LOT** in the Mt. Shasta Vista Subdiv. Nice Mt. Shasta view, gentle topography; power is about 2/10 a mile away. \$10,000. #100337  
**TWIN HILLS SUBDIV.** - 8 lots 2.50 acres \$120,000.

**LOT WITH POWER,** mtn. view and approved perc. \$15,000. #99931  
**2.5 ACRES** Rockfellow Estates above town. \$170,000. #99334  
**3 ACRES** North Old Stage Road \$179,900. #99516.  
**LOT 42C SHASTA COVE.** 5 acres just outside Mt. Shasta; close to Old Stage Road. \$149,000. #98996  
 --- 6 - 20 ACRES ---  
**LOT 7-3 N. OLD STAGE RD. 10 ACRES** in Hammond Ranch with power & phone at property line; county approved septic site. \$79,000. #98517  
**ALL UTILITIES IN PLACE!** Build your dream home on this quiet 10 acre parcel. Enjoy spectacular 360° views of Mt. Shasta, Eddies & Goosenest. Beautiful meadow with abundant wildlife & sweet wildflowers in summer. Per seller, well is approx. 125' deep, produces 75gpm. Plenty of water to use

for anything including agriculture. \$95,000. #100375  
**LOT 1 - LAKEWOOD RANCH** - 12 gorgeous acres borders Hammond Pond with Mt. Shasta view. County maintained road; approved septic site. \$195,000. #96135  
**10 ACRES OFF MADISON** above Mt. Shasta. \$400,000. #99333  
 --- LAND 20+ ACRES ---  
**LOOKING FOR SOLITUDE?** Secluded yet not too far off the beaten path. 1.4 miles to the Oregon border, in California. \$256,000. #99892  
**325 ACRES/GOLD MINE!** "There's gold in them thar hills!" 12 patented claims! \$995,000. #87551  
**40 ACRES** on Scarface Road. \$99,000. #90213  
**LOT 58 N. OLD STAGE ROAD** in Hammond Ranch 34.5 very usable acres! Bring your dreams and your horses! \$289,500. #95905



708 Hennessey, McCloud  
**REDUCED!**  
**CHARMING ORIGINAL MILL HOUSE** Upgrades through the years. Garage is extra deep with A/C. Woodstove & Monitor heat. 2nd BA in laundry room. \$139,000. #99622



318 Old McCloud, Mt. Shasta  
**NEAR DOWNTOWN.** Charming 1bd., 1 1/2 ba with den & full basement/garage with add'l parking in the back. Has newer paint & roof. Don't miss this one! \$151,000. #100002



79 Camino Ave, Weed  
**ELEGANT REMODEL** of a mill home on one of Weed's downtown streets! Comfortable living in this 2-BR 2-BA home with open floor plan. \$99,500. #100376



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



15009 Juniper Peak Rd., Lake Shastina  
**REDUCED!**  
**LOVELY HOME** on 3/4 acre. 3000±sf 3-bdrm 3-ba home; lg. master suite w/ fireplace. Large exercise & bonus room. garage. Breathtaking views from all windows. \$354,000. #99636



1531 Highland Dr., Mt. Shasta  
**SHORT SALE!**  
**LITTLE FIXER,** ideal for a cash buyer. 1550sf, 2-bdrm, 2-ba on 1.3 acres with fruit trees & garden areas. Remodeling has been started. Sweet location. \$ 138,500. #100341



16320 Rockwood Rd., Weed  
**REDUCED!**  
**OPEN FLOOR PLAN.** 1637 sq. ft. 3/2 home with vaulted ceilings, large patio & landscaped yard. Stunning views of Mt. Shasta. 2-car garage. #99889 \$189,500.



6601 Quail Run, Yreka  
**20 GORGEOUS ACRES** with beautiful 3/2 home. Wood stove & Monitor, open floor plan with open kitchen, huge family room with wood floors. Bargain at \$289,000. #99933



820 Michelle Dr., Mt. Shasta  
**ENJOY MT. SHASTA** from your creek side deck! 3,200sf home with two complete living units; large studio & 2-car garage. Close to Lake Siskiyou on 1 acre. \$495,000. #90382



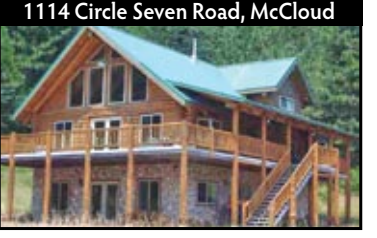
16809 Venturi Court, Lake Shastina  
**Looking for a Good Deal!**  
**ON GOLF COURSE** with stunning view of Mt. Shasta. 3/2 home full with open floor plan. 1/2± acre; fully landscaped. Short sale, subject to lender approval. \$395,000. #100059



815 Caroline #C, Mt. Shasta  
**2-BR, 1.5-BA CONDO** in Mt Shasta! Well maintained in original furnishings. End unit privacy with beautiful lawn & roses. Fabulous fenced deck. Perfect getaway! \$155,000. #100347



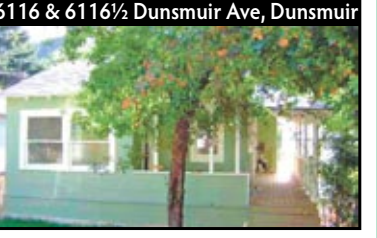
81 9 W Miner Street, Yreka  
**PERFECTLY REMODELED HOME** with hardwood floors & new carpet. Vaulted ceilings in the living room. Walking distance to downtown Yreka. 2-bdrm, -bath. \$169,500. #100338



1114 Circle Seven Road, McCloud  
**GORGEOUS CUSTOM-CRAFTED LOG HOME** 1700±sf home w/ vaulted ceilings, redwood cabinets; reclaimed pine floors, etc. Both heating. All on 20 acres. \$495,000. #99984



614 Michele Drive, Mt. Shasta  
**SPACIOUS MT. SHASTA HOME** with gorgeous Mt. Shasta & Eddy views! Seasonal ponds & creek on 1 acre setting! RV Parking. Fully insulated garage/shop. \$325,000. #100262



6116 & 6116 1/2 Dunsmuir Ave, Dunsmuir  
**REMODELED DUNSMUIR DUPLEX.** Upstairs 2 bdrm, 1 ba, kitchen, living room & family room. Downstairs: 1 bdrm, 1 ba with living room & kitchen. \$125,000. #99795



7822 Ponderosa, Weed  
**WONDERFUL 1-STORY** in the woods in easily accessible part of Hammond Ranch! Gorgeous views of Mt Shasta. 2 acres fenced, sunny fenced garden area, 277sf basement not incl in sq ftg. W/D negotiable. \$295,000.



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



5526 Castle Avenue, Dunsmuir  
**OPPORTUNITY TO FIX UP** a Dunsmuir home. 2 story; 2 living areas - upstairs is a 3 bedroom 1 bath - downstairs is 2 bedroom 1 bath. 2-car attached garage - property is sold as is. \$48,900. #99988



4530 Lake Shastina Dr., Weed  
**NO DETAIL LEFT OUT** of this 5-yr-old home. Approx. 1708 sq. ft. of living space with an open & spacious layout. Large wrap around deck. On 1+ acres of landscaped yard w/pond. \$340,000. #100246



5855 Dunsmuir Ave., Dunsmuir  
**SENGTHONG'S** popular restaurant & real estate. Completely refurbished bldg. with comm. kitchen & bar. Business & real estate. \$395,000. Business only \$145,000. #99641; #99642



230 Siskiyou Ave., Weed  
**Location! Location!**  
**COMFORTABLE & SPACIOUS!** 1750 sq. ft., 3-BR, 1-BA with recent renovations & 3 heat sources. Sun room, large master & spacious kitchen with office. \$160,000. #100195



14130 Hidden Valley Dr., Weed  
**SHORT SALE DEAL!**  
**3B/2BA 1889 SQ FT.** beautiful custom build home with log exterior in prestigious Ranch Hills. Large lot. Well thought-out floor plan. Lg. kitchen w/eating bar. Trex deck. \$162,000



627 Chestnut St., Mt Shasta  
**PROPERTY ZONED RES./COMM.** Spectacular view of Mt. Shasta. Many fruit trees. North end of downtown - walk to schools, hospital, etc. \$119,000. #100243



208 Jackson, Weed  
**PRICED RIGHT** and ready to move. Two bedroom, 1-bath, 1050 sq. ft. home with detached garage only 79,000. CALL TODAY! #93973



19234 Second Ave., Weed  
**LARGE SHOP!**  
**TREES, PRIVACY** yet open & close to town. Remodeled 5-BR, 2-BA 2450sf. home with open floor plan. On 1 acre with man-made creek; 3-car insulated gar. \$315,000. #100231



507 LeBaron, Mt. Shasta  
**MT. SHASTA HOME.** Lovingly maintained, custom designed with quality touches. Large master suite with jacuzzi tub/walk in, access to yard. Pergo flooring. Open kitchen. Good air flow and light. \$219,900. #100471



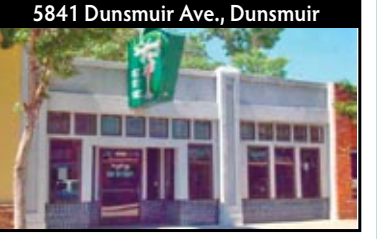
206 Terry Lynn Ave., Mt. Shasta  
**800 SQ FT SHOP + 2-car** garage makes this 3/2 home ideal for hobbyist, woodworker or? Remodeled kitchen with updated appliances, tile in bathrooms. Wood & Monitor heat. Ready to move in. \$185,000. #100468



1934 S. Old Stage Rd. #86, Mt. Shasta  
**SWEET & COMFORTABLE HOME** in park with pool. All ages welcome! Sheet-rocked interior walls. Large kitchen with beautiful cabinets; lots of counter space. Walk-in closets. Spacious master bath. OMC. \$39,000. # 100355



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



5841 Dunsmuir Ave., Dunsmuir  
**BLUE SKY ROOM.** Upscale bar & estab. performance venue. 3000sf bldg. with antique bar, stage & all that's needed for instant success. Business & real estate \$540,000 or business w/o real estate \$160,000. #99638, #99639



**Paul Engstrom**  
Owner/Manager  
530-925-1001



**Bill Michelon**  
Realtor®  
530-925-1792



**Peggy Clure**  
Realtor®  
530-926-5330



**Randy McDonald**  
Broker/Owner  
530-925-1000



**Brett Waite**  
Broker Assoc.  
530- 859-2004



**Jessie Zapffe**  
Realtor®  
530-261-1420

# DORIS MOSS REALTY



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E-mail address: [homes@mtshastarealty.com](mailto:homes@mtshastarealty.com)



**MOUNTAIN SERENITY!** This home combines the wonder of back yard vacations with the convenience of modern life. In the heart of picturesque Mt. Shasta, with driveway off No. Shore Road sits 15+ private acres with beautiful, well-crafted home built in '92. Park-like setting with Lake Siskiyou & Wagon Creek near by. Minutes to town. Large garage/workshop with over 1300 sq. ft. private patio, pond and so much more. #100456 \$499,000.



**NEWER MT SHASTA VIEW HOME** in Cold Creek subdiv. Creek runs through this 2.51 acre parcel. 3-br, 2-ba, 2351 sq ft home features hardwood & tile floors, rock fireplace, Heat Pump, vaulted ceiling, wood doors & trim throughout, open floor plan. Large deck with views of Mt. Eddy & Black Butte. #100125 \$475,000.



**WALK TO DOWNTOWN MT SHASTA.** Enjoy the location of this cozy 2 bedroom, 2bath home. Large deck for entertaining, full finished attic for a third bedroom, and an almost finished basement with completed bathroom. The basement is not included in the sq. footage. #100336 \$179,000.



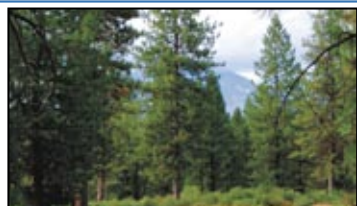
**ENJOY SACRAMENTO RIVER FRONTAGE.** This new home offers 5-br, 3-ba with hardwood floors, tile, large kitchen & dining room, view of Mt. Shasta from the master bedroom, and concrete walk down to the river. All on 1.38 acres of riverfront property. #100185 \$499,000.



**BEAUTIFUL LODGE-LIKE MOUNTAIN HOME** high-cathedral ceilings, lots of large windows. Expansive second story loft with a full bath & rec room. 2.5 acres of quiet nestled in the trees. Wood and propane heat. Attached two car garage has its own woodstove! #100184 \$420,000.



**MEDICAL/PROFESSIONAL OFFICE.** This 1196 sq. ft. office (currently a dentist office) offers 4 operator rooms, laboratory, sterilization and waiting room, reception window, private office and storage room. #99286 \$210,000.



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



**PAPA'S PLACE BAR** real estate all included, furniture fixtures equipment. Established for over 12 years in Weed, California. \$340,000.



**GREAT PRICE ON A COZY DUNSMUIR HOME.** Close to town, lots of room ... 2 br 1 ba with room for expansion. Large basement area. Home borders creek. #100458. \$109,000.



**REMODELED DUNSMUIR HOME.** This affordable 1870sf remodeled home offers 2 bedrooms, 2 remodeled baths, new interior paint and flooring, covered back porch, fenced backyard, and new roof. #100314 \$165,000.



**CUTE MC CLOUD HOME.** 3 bedroom, 1 bath with new laminate flooring. Must see large yard and garage!!! #97563 Reduced to \$133,000.



**INVESTORS! TAKE NOTE!!** Two houses on one lot! Priced to sell AS-IS. A little elbow grease and this can make money! #99540 \$59,595.



**MT SHASTA CEDAR HOME.** 2-br 2-ba 1400+ sf on 2.1 acres. 1350 sf of shop/garage plus partially constructed 22x24 separate garage. Views galore! #100240 \$289,900.



**12.5 ACRES OF MT SHASTA PROPERTY -** Some wetlands - close to the hospital. Investigate and discover the potential! #100156 \$299,000.



**CHARMING REMODELED** 1,250 sq ft 2-bed, 1-ba home in McCloud with 2-car garage. Landscaped with patio and partially fenced backyard. Wood & propane forced air heat. \$159,900.



**REDUCED!**  
**AFFORDABLE COUNTRY LIVING!** 3.3 acre parcel offers privacy with beautiful trees. A white fencing provides entrance to this well-maintained 2-bdrm., 2 ba. mfgd home w/foundation, vaulted ceilings, wood-burning stove, fireplace, soaking tub, hot tub & screened-in porch. #99390 Priced to sell! \$225,000.



**RELAX IN THIS NEWER CUSTOM HOME!** 2-bedroom 1-ba home with 360" decking. Year-round Widow Creek flows into 3 trout ponds with McCloud River trout. Timbers from the old McCloud Mill used in the construction with great attention to detail. Vaulted cedar ceilings. Tranquility plus solitude, how can you beat this setting! #99972 \$299,000.



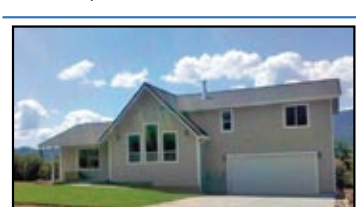
**HUGE VIEWS FROM WONDERFULLY EQUIPPED HOME.** Off grid living with 3 different power sources: wind, generator & solar make this home energy efficient & self sustaining! This home even has a dishwasher along with internet & TV. Wrap around deck to take advantage of the stupendous views. Large open floor plan. Unfinished basement could add to the sq. footage. #100094 \$470,000.



**NEW CRAFTSMAN HOME!** 2800sq. ft. with 3 bedrooms, 2-1/2 baths plus bonus areas. All custom features, solid maple floors, stain grain fir trim, doors and cabinets, vaulted ceilings, sky lights, custom appliances - chef's kitchen with granite & butcher block counters, wired for guardian propane generator, insulated beyond code, rock hearth for fireplace, natural landscaping, heated master bath. #96069 \$495,000.



**THIS MC CLOUD HOME** has had some remodeling done. Newer wiring, large oversized 2-car garage. Large open floor plan. Master bedroom deck has Mt. Shasta view. Alley access and large lot make this a good value. Schedule your showing now!! #99441 \$230,000.



**BRAND NEW HOME!** Enjoy stunning views of Mt. Shasta in this 3 bedroom, 2 bath, 1600sf home on 1 acre with stunning views of the Eddys as well. Tile & custom flooring, heat pump & wood stove. Plans at listing office for 320 sq. ft. expansion! Call for details! #100252 \$345,000.



**TOTALLY CHARMING & PRIVATE** Mount Shasta 3-br, 2-ba home with detached 12x22 guest quarters inc full bath. Granite counters, wood floors, Dover Oil stove & Mt Shasta view. All the privacy you could desire, yet in town on 3/4 acre. #100171 \$329,000.



**LIKE NEW MFGD. HOME IN QUIET MT. SHASTA FOREST.** Would make a great getaway or first home. Getting a nice face lift: new hardi-board siding & varmint proofing underneath. All on 2.5 acres Must see to appreciate! #99895 \$115,000.



**REMODELED COUNTRY HOME** in quiet setting. 2200 sq. ft., 5-BR, full basement, shop & outbldgs., RV storage garage, new deck, new appliance, granite kitchen counters, beautiful wood floors; new carpet & paint (inside & out), new windows, new well pump, new siding & more. #99752 \$325,000.



**NICELY REMODELED HOME** in the quiet community of McCloud. 2 bedroom, 1 bath, 1244 sq ft home on large oversized lot with alley access to a nice two car garage. Backs up to the old mill property for privacy great view of the mountain! #99779 \$200,000.



**PRIVATE PARCELS** close to downtown Mt. Shasta & outdoor recreation. Two separate parcels with majestic Mt. Shasta views! Lot #19: 2.5 acres \$165,000. Parcel C: Rockfellow Ave. 10.73 acres \$350,000. #100380 & 100379



**THIS 1.5 ACRE MC CLOUD PARCEL HAS ALL THE AMENITIES.** Well, septic & building pad plus a view of Mt. Shasta makes this a very nice lot that is ready to build upon. Great area and not in the Flood Plain. #100304 \$140,000.



**BEAUTIFUL LOT ON THE EDGE OF SQUAW CREEK.** Great place for that dream home. 1.2 acre creek front that requires an engineered septic due to high water table. #100229 \$185,000.



**GREAT LOCATION NEAR LAKE SISKIYOU!** Build your dream home on this treed .39 acre parcel next to Lake Siskiyou & Mt. Shasta Resort! This lot offers community water, sewer, utilities, a view of Mt. Shasta and borders Cold Creek. #97609 \$99,000.



**PRISTINELY SIMPLE FOR THE PERFECT RETREAT.** Arrive and depart with the turn of your key from this solid home on 1 acre in town. 2/1 up; 1/1 downstairs. Wood stove/Monitor. Light, airy for only \$319,000.



**ENJOY THE MAGIC** of this unique Stewart Springs Road property on 5 peaceful acres with hillside privacy! 1450 sq. ft. 2-BR, 2-BA mfgd. home with county approved foundation system, front porch & back deck, workshop & much more. #100095 \$129,000.



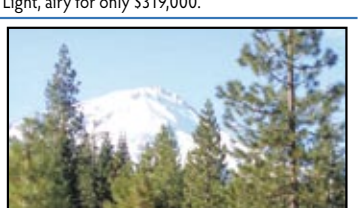
**CHARMING COTTAGE-STYLE HOME WITH 2 GUEST HOUSES.** Main house has 3 bedrooms, 1.5 baths, large work shop/extra garage, full basement, walking distance to garage, quiet patio, views of the Eddies and more. #98602 \$315,000.



**WELL MAINTAINED ON A QUIET STREET.** Beautifully situated on a wooded lot with privacy & greenery. 3-BR, 2-BA, full basement with family/rec room & shop. New deck for shaded summer BBQs. Landscaped & sprinklers, room for RV, new roof & septic & lots more. #100462 \$259,000.



**NICE HOME PERFECT FOR A FIRST-TIME BUYER.** Nice lot of over one acre in Mt. Shasta! Great view of Mt. Shasta and surrounding area! Be the first to put your personal touches to this well kept 3-BR, 2-BA, 1595 sf home! #100313 \$240,000.



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

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

**Walt Miller,**  
**Realtor**  
**(530) 859-1387 Cell Phone**

<p><b>2531 FRYERS WAY, MT. SHASTA</b></p>  <p><b>SPECTACULAR VIEW!</b> This comfortable 3-BR, 2-BA, home is turnkey ready to move into. Large master bedroom suite with postcard Shasta view, great den downstairs for a game room with access to backyard. The backyard features a great Bocce Ball court. This 1.10± acre parcel is also zoned for horses. Offered at \$395,000. H-100280</p>	<p><b>818 CONAN PLACE, MT. SHASTA</b></p>  <p><b>MOUNT SHASTA RESORT!</b> Custom home at the end of a quiet cul-de-sac. Nicely appointed 2400± sq. ft., 3-BR, 2-BA home on .85± acre lot that backs up to nature preserve wet lands. Sit on the large private deck and enjoy the vistas, tranquility and wildlife. Expansive open floor plan. Lots of light, vaulted ceilings, fireplace. 3-car garage. One of the best deals at the Resort! Priced to sell at \$425,000. H-99982.</p>	<p><b>485 JEFFERSON DR, MT. SHASTA</b></p>  <p><b>EVERYTHING IS CUSTOM IN THIS...</b> 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 &amp; gazebo for viewing Mount Shasta, everything custom. REDUCED! \$595,000.</p>	<p><b>311-M OLD McCLOUD RD., MT. SHASTA</b></p>  <p><b>MOST AFFORDABLY PRICED CONDO</b> at the Timberline Court townhouses. 1200 sq. ft. end unit with upgrades like laminate wood floors, Corian-type counters. Even comes with efficient hydronic heat. An attached garage with interior access completes the package. If you don't want the hassle of exterior maintenance &amp; yard work, this is for you! \$179,500. H-99758</p>	<p><b>4310 CEDAR STREET, DUNSMUIR</b></p>  <p><b>NEW TRIPLEX</b> - Recently rebuilt from the foundation up. Everything is new in this tastefully appointed income property. Mt. Shasta views, maple cabinets, lots of tile &amp; Monitor heat. What a great opportunity near the championship waters of the Upper Sacramento River. Reduced to \$349,900. H-97767</p>
<p><b>223 BEAR SPRINGS, MT. SHASTA</b></p>  <p><b>VERY NICE SETTING, CLOSE TO TOWN</b> - 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 \$499,000. IC-99394</p>	<p><b>600 BRUSH STREET, MT. SHASTA</b></p>  <p><b>LARGE CORNER LOT COTTAGE.</b> This 100% remodeled and upgraded 2-BR cottage sits on a beautifully landscaped 120'x90' (.24 acre) lot. This home is totally furnished and set up for your 2nd home. Offered at \$159,500. H-100362</p>	<p><b>LOT# 17, DEERHAVEN, DUNSMUIR</b></p>  <p><b>MOUNTAIN ESTATES.</b> One of the nicest neighborhoods in Dunsmuir, this 1/2 acre lot with city services. Surrounded by higher end custom homes for the security of your investment. A seasonal stream is a great enhancement to this awesome building site. Bring your imagination and your dream home plans to this special place. Offered at \$58,000. L-100477</p>	<p><b>4329 N. OLD STAGE RD., MT. SHASTA</b></p>  <p><b>SPECTACULAR MT. EDDY SUNSETS</b> are enjoyed from the living room, master bedroom &amp; 12x50 deck. Bright home w/ granite counters, custom cabinets, solid oak floors &amp; vaulted ceilings in the open living area. Spacious 2480± sq. ft. home, 3-car garage, 24x48 shop &amp; horse stall. Situated on 3.40± sunny acres. \$454,000 H-99663</p>	<p><b>755 LASSEN LANE, MT. SHASTA</b></p>  <p><b>SPRING CREEK RANCH.</b> In the heart of Mt. Shasta, truly a one-of-a-kind country estate on 16.74± pristine acres straddling the Sacramento River. 3,480 sq. ft. Victorian home with caretaker's home &amp; attached 2-car garage. In-ground swimming pool, with dressing room, fireplace, &amp; wet bar. 4-car drive-through garage &amp; shop, 3-stall main barn w/office, an equipment/hay pole barn. 3 acres of lawn &amp; 5 acres of pasture. H-95900</p>
<p><b>19031 OLD STATE HWY, MACDOEL</b></p>  <p><b>OLD JEROME HOMESTEAD</b> - Private 40± acre parcel off Old Highway 97 with Butte Creek flowing through the property and a small pond. 3-BR, 2-BA main house and 2-BR, 1-BA guest house. Old cabin and much more. Offered at \$449,000 H-99420</p>	<p><b>MUD LAKE, HWY. 97 - MACDOEL</b></p>  <p><b>FOR THE OUTDOOR ENTHUSIAST!</b> This 40± acre parcel is located just past north side of Mt. Hebron grade. All of 'Mud Lake' is on the property, bordered on 2 sides by USFS. Super parcel for wildlife plus lots of beautiful trees. Offered at \$170,000. L-99421</p>	<p><b>7839 PONDEROSA DR, HAMMOND</b></p>  <p><b>SEE THIS FIRST!!</b> It's secluded, yet such a quick, easy drive to town. This attractive 3-BR, 2-BA lodge style home has a gorgeous Mt. Shasta view, barn/garage/shop, 5± acres of woods for hiking, mushroom hunting, firewood, and loving the natural realm! Only \$389,000. H-99323</p>	<p><b>13-B ROCKY RD., HAMMOND RANCH</b></p>  <p><b>5 ± ACRES</b> with lots of trees on this parcel. 13-B is on the corner of Rocky Road and Blue Jay. Sloping parcel could have spectacular view with some clearing. Offered at \$169,000. L-99669</p>	<p><b>ROCKFELLOW DR., MT. SHASTA</b></p>  <p><b>360° VIEWS ON THIS CORNER ACREAGE.</b> Spectacular 5± acre parcel on the corner of Madison and McCloud Avenue. See sunrise over Mt. Shasta and sunsets over the Eddys. Area of fine custom homes. Offered at \$325,000. L-99521</p>
<p><b>813-B CAROLINE, MT. SHASTA</b></p>  <p><b>GREAT RENTAL PROPERTY</b> in Mt. Shasta! This well-kept 2-Bedroom, 1-1/2-Bath Condo is walking distance to schools and town. The kitchen has newer appliances and counter tops. Asking price: \$119,900. H-98759</p>	<p><b>1934 S. OLD STAGE RD #30</b></p>  <p><b>AFFORDABLE MT. SHASTA</b> - with this well cared for 3-bedroom, 2-bath, 1530 sq/ft home at the Shadow Mtn. Mobile Home Park. Spacious open floor plan. Large covered deck. Newer kitchen with custom ash wood cabinets. Offered at \$44,500. MH-98511</p>	<p><b>SUGAR PINE RD., HAMMOND RANCH</b></p>  <p><b>MEADOW &amp; VIEWS.</b> 5± acre parcel in Hammond Ranch conveniently located for year-round access with awesome view of Mt. Eddy from picturesque meadow. Great southern exposure for the gardener &amp; plenty of pasture for horses or ? Nice mature forest with lots of conifers &amp; dogwoods. Offered at \$87,500. L-98262</p>	<p><b>N. OLD STAGE ROAD, MT. SHASTA</b></p>  <p><b>RARE MT. SHASTA FIND.</b> 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</p>	<p><b>515 MOUNTAIN VIEW DR., MT. SHASTA</b></p>  <p><b>WELL KEPT &amp; BRIGHT!</b> 3-Bedroom, 2-Bath, 1414± sq. ft. home on nice corner lot. Open floor plan with vaulted ceilings in living room. Listed at \$259,000. H-100176</p>
<p><b>HIGH CHAPARRAL, WEED</b></p>  <p><b>HIGH CHAPARRAL WHERE VIEWS ABOUND</b> - Very special 62.93± acre parcel, mostly level, plateau 360 degree views. Zoning is Ag-2 property has split potential with obtaining a zoning change. Underground utilities are in and a good well. A real value at \$275,000. #100479</p>	<p><b>10860 ZIRCON, BIG SPRINGS</b></p>  <p><b>2-1/2± ACRE SHASTA VIEW PARCEL</b> - Very nice lot in Big Springs Ranchos, just one lot off Big Springs Road. Parcel has a good well (newer) with pump, and small storage shed. Priced to sell at \$39,900. Call Bill for directions. L-100305</p>	<p><b>OFF OF A-12, MONTAGUE</b></p>  <p><b>GET OUT OF THE SNOW</b> in beautiful Juniper Valley. 7 stunning parcels to choose from ranging in size from 20 to 620± acres. The large parcel is even partially fenced &amp; has an incomplete well drilled to 625+ ft. Prices range from \$99,000-\$799,000. Call today for details on these spectacular opportunities.</p>	<p><b>GATEWAY PARK, MT. SHASTA</b></p>  <p><b>(2) 1+ ACRE PARCELS</b> on the edge of Mt. Shasta City. Great location for vacation rentals on the way to the Ski Park! Zoning also allows for multifamily, commercial, retail, etc. Lot #2 @ \$79,000; Lot #8 @ \$84,000. L-95380 &amp; L-95381</p>	<p><b>LOT# 10, VILLAGE WAY, MT SHASTA</b></p>  <p><b>VALUE PRICED MT. SHASTA CITY LOT</b> - Nice city lot in area of newer homes. Lot #10, Village Way, Owner wants it SOLD. Listed at \$59,000. L-96922</p>



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

**BEAUTIFUL BUILDING SITE** on 5 acres. Electric to parcel, old cabin on parcel is a tear down. Large conifers & oaks, Views of Mt. Eddy & distant meadows. Country lane access off N Old Stage past the spectacular aspen grove. \$85,000. #97278

**THIS IS A WONDERLAND!** Absolutely beautiful 2.56 acre parcel with old growth trees and view of Mt. Shasta. Is on Cold Creek community water system& has association fees as per subdivision. \$190,000. #99568

**VIEW OF MT. SHASTA, EDDIES** and the hills. 0.46 acre parcel. Level and E-Z to build. \$188,000. #95850

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

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

**2.8 ACRES MANY TREES**, lovely meadow & Mt. Shasta view. Lots of privacy – quiet setting several nice building spots. Septic site determined. Owner financing considered to qualified buyer. \$105,000. #99157

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



**VICTORIAN WITH YEAR-ROUND CREEKSIDE SETTING.** Very lush surroundings grand enough for weddings! Huge Mt. Shasta view. 8-br 5-1/2 bath home + 2-br 1-ba carriage house. Indoor spa with sauna, hot tub & steam shower. Surrounded by pasture land & large ranches. Beautiful fireplace. \$595,000. #99307



**GORGEOUS PROPERTY** with approx 1000' Sacramento River frontage. Great swimming hole and fishing access. Area is very lush in Sweetbrier, makes a great summer getaway. \$275,000. #94927



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



**GREAT PARCEL!** Stunning views of the Lake, Sunsets and Mt. Eddy. A great price to pick up that vacation or retirement lot or hold for investment. Current assessments for sewer, water, police, fire can be seen at LakeShastina.com \$27,500. #100382



**NICELY TREED 1.55 ACRE PARCEL...** which backs up to USFS Property, Pine Plantation. Located in a cul-de-sac at the end of Andrew Ct., a paved and county maintained road. In an area of nice homes. Loads of beautiful dogwoods. \$50,000. #100273



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



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



**3/4 ACRE AT MT. SHASTA RESORT.** Gentle sloping with large conifers along the back of parcel. Beautiful views of Mt. Eddy, Black Butte, Rainbow Ridge and magnificent sunsets. In a cul-de-sac, so no-through traffic. Neighborhood of upper end homes. \$125,000. #99770



**GOOD LOCATION, GREAT EXPOSURE! ONE ACRE LOT.** Property has been condemned by City of Weed. Professionally appraised for asking price considering the lot value only. Talk to the city of Weed to ask what is required to rebuild, if at all possible. Previously 12-unit apt. complex. \$96,000. #100411



**9300 SQ FT COMMERCIAL** with fabulous Pent House upper-level with decking & kitchen, cathedral ceilings, bamboo flooring, custom bath, 2-BR/office use rooms. Lower level comm. offers multiple rooms, walk-in freezer; 6x17 refrig., 30 ft. s/s work table, loads of parking, metal roof carport. Large fenced yard area. \$640,000. #100197



**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. \$100,000. #97912



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



**GREAT OPPORTUNITY!** Beautiful building lot at bargain price. Buy it now for the future! City services available, lots of trees and many open areas. Great opportunity! \$58,900. #100317



**TREED LOT AT RANCHO HILLS FOR ONLY \$15,000.** Seller is motivated. This parcel has a nice spot to put a home. Approximately .34 acre dimensions 65x210. Sewer and community water available. \$15,000. #100432



**PRIVATE GETAWAY IN THE WOODS!** Looking for that perfect, private getaway in the woods? Come see this spacious 4-BR 2-BA home on 10 treed acres in Hammond Ranch. Large covered porch, and many recent upgrades in the house. \$298,000. #99954



**CHARMING, COMPACT 3-BD, 1.5-BA** home in a very nice neighborhood. Close to town, schools, parks and all of the other fun things! Shows pride of ownership. Kitchen and dining room are open to each other & create a wonderful family gathering spot. Fenced yard, RV hook views. \$194,000. #99851



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



**623 ACRES** with excellent year round access off Moffett Creek Road. Known as "Moffett Creek Hunt Club" it has long been "envy of local deer hunters; perfect for long range glassing, spot & stalk hunting." \$395,000. #99780



**REDUCED!**  
**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. \$126,000. #98132



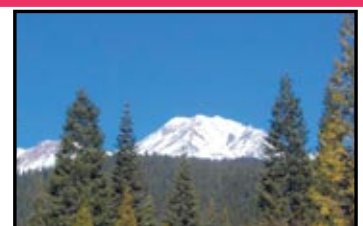
**HARD TO BEAT THE PRICE!** This land has potential to be split into 40 acre parcels for homesites, or just build your getaway and use the rest for recreation. Topography is gentle to sloping with fantastic views of Mt Shasta & Shasta Valley. Easy year round access. \$111,375. #99893



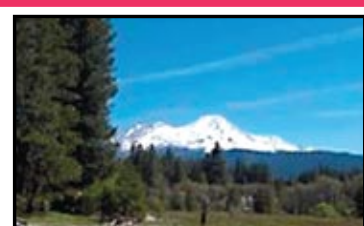
**QUAINT COUNTRY FARM.** 22 acres 2-BD 1-BA with views! 1500sqft home, open floor plan beautiful beams antique wood flrs. So. facing, 5 outbdgs w/power, 2 wells 150sqft pump house 600sqft studio/workshop, homesteaded in 1940's organic farm. Antique Apple orchard flat sunny areas. Meadow/forest. \$485,000.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



**REDUCED!**  
**CHARMING 3-BD, 1-BA** mature trees with lush gardens. Walk-to-town convenience for a great starter or retirement home. Covered entry, large living/dining w/ garden views, ceiling fans, sunny kitchen, inside w/d, 1-car garage, paved RV parking, lg. paved backyard, & spa. \$175,000.



**TALK ABOUT PHENOMENAL!** Views are superb. Includes two water outlets to the community water system. There is a Mt. Shasta City water line easement through a portion of parcel. Has seasonal creek. Lots of old growth trees. 23.5 Acres of seclusion! Owner may finance for qualified buyer. \$600,000. #99566



**ALICE IN WONDERLAND**-type property! 2.8 acres with many trees, lovely meadow and Mt. Shasta view. Lots of privacy -- such a quiet setting with several nice building spots. Septic site has been determined. Owner financing considered to qualified buyer. \$105,000 #99157



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

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**AFFORDABLE GOLF COURSE HOME.** You will love this cozy 2 bedroom, 2 bath, 1473 sq. ft. home on .30 acres. There are two master suites with walk-in-closets and sliders to the back deck. Open beam Knotty pine ceilings walls, skylights and huge windows give this home lots of charm. Brand new stainless steel appliances and the washer/dryer is included. There is also a spacious garage with a bonus room. This home is snuggled in the trees with great views of the 2nd tee on the Lake Shastina championship golf course. \$156,000 #100413



**IMAGINE OWNING A 41-ACRE RANCH PROPERTY.** Studded with Juniper tress & ample open areas with a beautiful seasonal stream & out of this world views! Bring your horses, other farm animals & plant organic gardens, fruit orchards on your own private, secluded oasis. Ultra custom 2100 sqft home that is nothing short of awesome. The 9' ft ceiling height & vaulted areas are enhanced with a unique floor plan that includes a beautiful Master Suite, spacious living/dining areas, expansive kitchen, den, workout room, sunroom with massive views, utility room, big storage shed, carport, decks etc, etc! Privacy seclusion, room to roam. \$290,000 #99635



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

**REDUCED!**



**TOP-TO-BOTTOM REMODEL LESS THAN 2 YEARS AGO!** New laminate & tile flooring plus new carpet in the 2 bedrooms, new windows, new sheet rock & ceilings, new kitchen cabinets & counters, all new plumbing & electrical fixtures, etc. A great location only a couple minutes walk from downtown Mt. Shasta. Beautifully landscaped. A private back yard w/hot tub pad. Monitor heat plus wood stove. \$179,000. #99591



**THE VIEW OF MT. SHASTA IS A SIGHT TO BEHOLD!** Beautifully designed, quality built 1700sf 3-BR, 2-BA custom mountain chalet on a private & secluded acre close to everything the area has to offer. Magnificent, unobstructed view of Mt Shasta is arguably one of the best in the area! Open beam ceiling, Pergo, tile & carpet floor coverings, granite counter tops throughout, new plumbing fixtures, F/A heat, wood stove with slate hearth, flagstone patio, nicely landscaped yard, sprinkler system, fenced garden, fruit trees, security system & more! \$459,000. #100163

**WOW!**



**BRAND NEW HOME!** This is for those buyers that want the advantage of a raised foundation & wood sub-floor. The 1527 sq. ft, 3BD, 2BA home has vaulted ceilings in the living room & kitchen, split bedrooms, custom oak cabinets, laundry room w/large pantry, Lennox heat pump w/13 seer system for central heat/air. The extra large 2-car garage will be insulated, sheet rocked, painted & have an 8' door. \$159,500. #99097

**REDUCED!**



**BRAND NEW CUSTOM HOME** near the golf course in Lake Shastina. 1867 sq. ft. 3BR, 2BA home on corner lot. The home has gorgeous views of Mt. Shasta, granite counter tops, tile flooring in the kitchen, bathrooms and laundry room, vaulted ceilings in the living room, sunlights in the kitchen, 2 golf cart garage and lots of custom touches. \$224,950. #99605

**REDUCED!**



**RELAX & BREATHE IN THE RADIANCE OF MT. SHASTA** from this impeccably kept 1980 sq. ft., 3-BR, 2-BA Lake Shastina Chalet. Big double lot offers privacy & panoramic views. Kitchen is a feast for the eyes. Vaulted ceilings, lots of wood, natural light, beautiful decks, dbl. garage, tons of parking including RV storage & an expansive family room offers many interesting options. The lavender beds are sublime. Golf course & clubhouse close by. The lake just a short drive away. Close to everything. \$269,500 #100141



**ROOM FOR EVERYONE!** This lovely old mill house with an adorable covered front porch is located within walking distance of downtown McCloud. With 5 bedrooms, 2 bathrooms and 2331 sq. ft. this home has plenty of room for everyone. All of the bedrooms are very large. Two of the bedrooms feature alcoves and one bedroom has its own private balcony. There is a large shop with plenty of storage at the back of property. The beautifully maintained yard is fully fenced for privacy. \$250,000 #97759

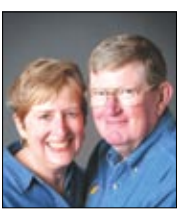
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# Welcome to... Coldwell Banker Mountain Gate Prop

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



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



**LOVELY GOLF COURSE HOME** built on the 4th fairway of the Lake Shastina Golf Course. This 1790 sqft, 2BR, 2BA newer, one-owner home has an open floor plan with views of the golf course. There is an extra room that could be used for an office, game room, etc. Plantation blinds throughout. The master bath has a walk-in closet & 6' Jacuzzi tub. Kitchen features custom cabinets and cultured granite counter tops. \$349,000. #100194



**SPACIOUS FAMILY HOME ON 1.5 ACRES** about 10 minutes from downtown Mt Shasta. This well-cared-for 1950 sqft, 4BD, 1.5 BA home has custom wood accents, large picture windows, vaulted ceilings and a great loft space. A wood stove plus Monitor heater will keep you warm and cozy. Large freshly stained decks, towering evergreens, an attached 2-car garage and landscaping add to the appeal of this home. \$249,000. #100332

**MOUNTAIN OAK HOLLOW**  
A cozy, new living area of 2.5+ acre lots in Mt Shasta City. These beautiful parcels have been cleared of brush providing the sunny, open areas with a beautiful mix of evergreen, oak, willow, fir and dogwood trees. The feel is secluded yet it is an easy walk to downtown Mt Shasta, schools, and Shastice Park. Good solar exposure, underground utilities, Septic approved sites and paved, private access. Prices ranging from \$139,500 to \$169,500.



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



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



**CHALET W/2BR + LOFT FOR \$91,900!** This 1328 sq. ft. home includes granite counter tops in the bathroom, a wood stove and Monitor Heater, open to living room, and Pergo flooring. The yard features two decks and landscaping. Detached two car garage. #100057

**LAND...**  
**MT SHAST VIEW.** This nice level lot is a builders dream. Great mtn views. Situated in a year round golf course community. \$19,500 #100180  
**CORNER LOT IN LAKE SHASTINA.** Very buildable lot with great access. Nice treed parcel in a desirable area. \$17,000 #100162  
**3 MT. SHASTA ACRES - \$95,000!** It is a few miles from town, has beautiful, towering evergreens, privacy, and lots of flat area with some slope as well. This is priced to sell! #99951  
**\$85,000 FOR 2.5 ACRES IN MT. SHASTA.** Tuck yourself away in the woods. Lots of evergreens, a knoll to build on, privacy, and on a paved county road a few minutes from town. #99953  
**5 ACRES W/ PANORAMIC VIEWS OF MT. SHASTA, THE EDDIES, & Black Butte** in one of Mt. Shasta's most desirable areas. It has a quiet, peaceful feel, gentle terrain, privacy, woods, & sunny open areas, & has been cleared of brush. There is a 1/2 acre. m/l natural garden w/ an established orchard, raspberries, raised plant beds, & automatic drip system. \$279,950. #99275  
**1.4 ACRES ON JEFFERSON DR.** above town in Mt. Shasta with potential for splitting, spectacular Mt. Shasta views, gentle terrain, lots of trees, the brush removed, sewer available & city water already in place. \$119,000. #99214  
**A PREMIUM VIEW LOT** in a peaceful, mostly undeveloped area of Lake Shastina. It has a full, unobstructed view of Mt Shasta & the surrounding hills & valley, is mostly level & there are beautiful junipers & pine trees as well as open areas. \$18,950. #99213  
**OUTRAGEOUS VIEWS OF LAKE SHASTINA, MT. SHASTA, & the Eddies** plus a partial golf course view. It is 1/3+ acre, is lush with Junipers, & is priced low for a lake view lot. \$19,000. #99220  
**SISKIYOU LAKE HIGHLANDS - ONLY \$99,900!!!** This 0.54 acre has a great cul-de-sac location and is a quick walk to the Mt. Shasta Resort & Lake Siskiyou. It has nice trees, is open & sunny. Sewer & community water available. Seller may consider terms. #98981  
**MULTI-FAMILY ZONED AT RESORT AREA.** Build townhouses or apts in Siskiyou Lake Highlands adjacent to Mt. Shasta Resort on 1/3+ acre. Golf, swim, fish, boat—only a minutes walk. \$169,000. #98312.  
**8.2 COMMERCIAL MT. SHASTA ACRES** at Interstate 5 & Hwy 89 intersection! Potential uses include hotels, restaurants, gas stations, convenience stores, truck stops, RV parks, etc. Easy access & visibility off I-5 & Hwy 89. Stunning views of Mt. Shasta & the Eddies. Nearly level — very usable. \$340,000. #97992  
**2.51 ACRES ON COLD CREEK CIRCLE!!** Build your dream home on this prime location above Mt. Shasta City. Has synny pen areas, large evergreens, Mt. Shasta & Eddy views, community water system and a seasonal creek. \$229,000. #97586



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



**BRAND NEW HILLSIDE HOME.** Built for comfort & spaciousness, this 2400sqft home in Rancho Hills area of Lake Shastina, has magnificent views of the Eddies, Mt Shasta & Shasta Valley. 3- BD, 3BA home with walk-in closets, full sized living room & separate family room outfitted with a hearth and flue for a wood stove; a separate 12x20 multi-purpose room and a 12x23 shop at the rear of a 2-car garage. F/A heat & A/C. \$385,000. #100264



**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 evergreens, all on 1 country acre. \$350,000. #97630



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



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



**AFFORDABLE LAKE FRONT HOME.** Dreamed of living on the lake but didn't think you could afford it? This 2 bedroom, 2 bath, 1680 sqft home is what you've been waiting for. Gorgeous views of Lake Shastina with private access easement. A large workshop/storage area, a 1/2 bath plus office and carport are nestled under the home giving you additional sqft not included in the living space. A large back deck, some upgraded laminate wood flooring, a wood stove plus fireplace & sunroom add to the appeal of original Lake Shastina home. \$135,000 #100253



**UNIQUELY DESIGNED, ULTRA CUSTOM HOME.** This spacious 1900 sq. ft., 3 bedroom 2 bath Mt Shasta home has it all. Features include vaulted ceilings, two rock fireplaces, high end wood doors & windows, granite & tile countertops, hardwood, tile & vinyl floors, a wet bar and lots of light. There is a beautifully landscaped yard, lovely wrap-around porch, an over sized garage & tons of parking. It's an easy walk to town & close to everything else the area has to offer. \$459,000. #100213



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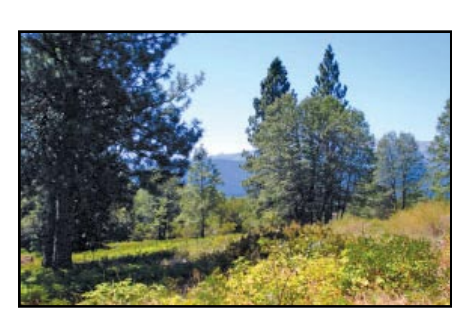
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**2.58 MOUNT SHASTA ACRES** with evergreen woods, privacy, and lots of room for your horses, llamas, etc. \$95,000. #99952

**PASTURE & VIEWS ON 10 ACRES!** Spectacular views of the Eddies, pasture land & beyond. Paved county road, with power & phone easily available. 45gpm rated well is in; a pre-approval letter for sewage disposal on file. Build your home & graze your horses & llamas on pasture below. Good for solar. Just minutes from town in beautiful area with many fine country homes. \$169,500. #95071

**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

**FOR THE INVESTOR! 4 LAKE SHASTINA LOTS FOR \$20,000.** Become the land owner you have always wanted to be. These bargain priced lots are also for sale separately. Call for individual prices. #97838, 97840, 97842 & 97843

**373 ACRES - FIND YOUR WAY "BACK TO THE LAND"** in this environmentally conscious community. The area is beautiful, the feeling is peaceful, & views are magnificent. The well is in - est. 30gpm. Electricity is available but you may prefer solar power & to get off the grid in this sunny location. Expansive views include Mt. Shasta, Eddies, & Shasta Valley. Great place for a private retreat or year-round living. \$399,000. #97242

**A GREAT 5 ACRES ON A PAVED ROAD** with beautiful views of the Eddies, lush meadows & privacy. Excellent bldg. site, abundant southerly sunshine, lots of oaks & evergreens, and large, open, grassy area for horses, llamas, etc. Available power & phone. \$149,000. #93652

**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's sunny & light. Water, sewer, power, & phone are all available. Only minutes to Lake Siskiyou. Bring your golf clubs!!! #95625

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

**R-4 ZONED 1/2 ACRE NEAR HOSPITAL!** Buy one or two 75'x150' lots 1.5 blocks from Mercy Medical in Mt. Shasta. Zoning permits professional offices, clinics, rest homes, multi-family or single family, vacation rentals, etc. Parcels offer affordability, great possibilities in either the short term or long term, & a potential hedge against inflation. Asking price \$49,000 ea. #95155; #95157



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



**NICE, WELL-MAINTAINED MOUNT SHASTA CONDO.** This large 3 Bedroom, 1 full Bath and 2 half Bath unit is located near schools and within walking distance of town. Newer, upgraded flooring and counter tops. Wainscoting w/chair rail in the dining and living rooms. Laundry room plus an attached 2 car garage. \$173,900. #100209



**CUSTOM HOME ON 100 ACRES.** 3,417 sq. ft., 4-bdrm, 3-1/2 bath has unbelievable views of Mt. Shasta and the valley. Open floor plan with a large kitchen open to family room & dining areas. Kitchen island, dbl. oven, trash compactor, instant hot water, custom cabinet and a huge pantry. Laundry room has built-in cabinets & sink. A formal living room, a loft space with an office featuring a built-in desk & cabinets and large picture windows throughout the house. Large deck; landscaping. \$344,900. #100301



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



**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. \$109,900. #98326.



**ELEGANT LAKE SHASTINA HOME** Well-known contractor, Tom Roe, built this home for himself. 2300sqft, 3-BR, 3-BA home loaded with custom features. Kitchen has custom oak cabinets, a wine refrigerator and a long bar for informal dining. Dining area has a beautiful built-in hutch. 9' ceilings in the living room + propane fireplace. The master bathroom has a walk-in cedar sauna, a Jacuzzi tub and a glass block shower. 2-car garage with golf cart entrance. Property is fully landscaped. \$325,000. #100154



**BREATHKING MT. SHASTA VIEWS!** An elegantly designed 3-BR, 2.5-BA, 3,000 sq. ft. with a chef's kitchen, huge family room, an x-large master BR suite, & abundant natural wood. Two fireplaces, vaulted knotty pine ceilings, lots of tilework, a wet bar, an oak entertainment center, an air lock entry, & a 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 Mount Shasta Resort area. \$549,000. #97721



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



**MT SHASTA HOME ON DESIRABLE JEFFERSON DR.** on 1.23 acres with a 1200sqft separate house above 2nd garage. Spacious 3BR, 2BA has custom cabinets w/granite counters, Dacor double ovens, a Jenn-Aire glass cooktop, Bosch dishwasher, built-in wood-faced refrigerator, central vac, vaulted ceilings, & oak hardwood floors. Both homes have Mt. Shasta views & Monitor heat. Beautifully landscaping with pond & waterfall, large patio, gazebo w/hot tub, & greenhouse. Adjoining 1.4 acre also available. \$389,000. #100306



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



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



**BEAUTIFUL FARMLAND** in back and a stunning Mt. Shasta view. Side offers open space area with a pond. This high level, 1700sqft, custom, 3BR, 2BA Silvercrest manufactured home with a 2-car garage is on an extra large space in a gated, upscale park in the country. Light, bright, & open with vaulted ceilings, bull nose corners, lovely cabinets & counters, fireplace, & a master suite with a jetted tub & a slider to the large deck. For 55+ years old residents. \$108,000. #99659



**ON 1.75 ACRES IN EDGEWOOD - A RARE OPPORTUNITY** for an affordable home on acreage in this lovely community. 2,008 sq. ft, 3BR, 2BA with almost new 30'x40' large-door metal bldg., a 25'x29' building, & several other outbldgs. The living room opens into the dining through a wide archway surfaced in copper sheeting. Kitchen has tile counters, oak cabinets, a garden window overlooking yard; beautifully fabricated vent hood over island cook-top. Large family/game room. Spacious master suite. \$170,000. #99363

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**12-UNIT MOTEL PLUS** a manager's quarters with an office. New roof, block construction an busy Highway. Needs new management. Call for more details today! \$165,000. (MLS# 99995)



**38.30 ACRES WITH CABIN.** A rare find with privacy! Zoned residential. Call listing agent for details on this hard to find property. \$99,000. (MLS# 100042)



**2.50 ACRES ON GRADUAL SLOPE** with valley view. Remote subdivision near Dorris, CA. Electricity is available. \$9,500. (MLS# 99432)



**2.69 ACRES WITH WELL & SEPTIC** ready to build on and electricity is available. \$35,900. (MLS# 99617)



**3-BEDROOM, 2-BATH MFGD HOME** Almost new inside, very well kept situated on 5.23 acres. Garage, large deck, cyclone fence and a great location near Canby, CA. \$145,000. (MLS# 100230)



**TWO BEDROOM - COULD BE 3** bedrooms or den and 2-bath manufactured home. Features a 1-car garage with workshop, 18x33 above-ground pool with gazebo. \$105,000. (MLS# 98898)



**2-BEDROOM HOUSE WITH GUEST** home or in-law apartment. Total square feet is approximately 1,500 and detached garage. \$49,000. (MLS# 99248)



**129 ACRES FOR RUNNING 18-20** pair with an older home on the property. Dry land in AG preserve. Quiet area with great potential for recreation and growing what you need. Well in area is at 60 ft. Quonset hut & outbldgs. Remodeled kitchen & bathroom, new carpeting in living room as well. \$135,000. (MLS# 100454)



**CUTE 2-BDRM WITH HUGE YARD** for gardening or for the kids. Three city lots, apple and plum trees in the yard. \$89,000. (MLS# 98702)



**LOVELY HOME ON TWO SEPARATE** tax lots very clean and ready to move into. Includes a workshop with equipment, possibility of a saw shop. \$89,000. (MLS# 98616)

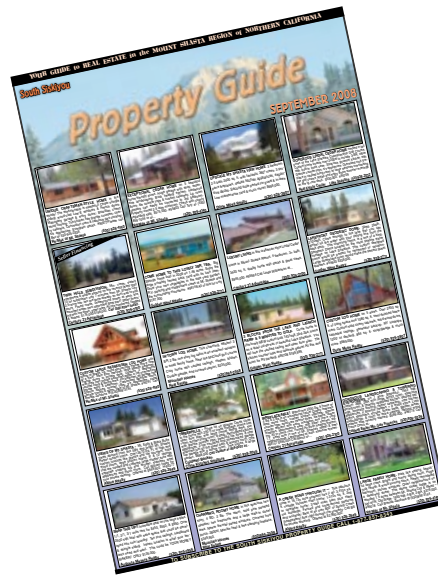


**SPACIOUS 3-BEDROOM WITH** A spare room on 2 acres of land. Would make great horse property. Wood and oil heating, partially fenced. \$85,000. (MLS# 99974)



**WELL-KEPT 3-BDRM, 1-BA HOME** with long-time owner that took excellent care of this home! Yard is well maintained; garage and alley access. \$67,000. (MLS# 100248)

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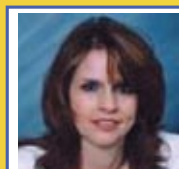
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<p><b>JUST LISTED</b></p> <p><b>DUNSMUIR</b> - quaint cottage-style home on hillside lot. Needs some work, but could be a great getaway for fisherman; close to River and all the amenities in area. Asking... <b>\$26,418</b>. #100395</p>	<p><b>LAKE SHASTINA</b> - Gorgeous lakefront property at an excellent price. Make an offer today. Owner financing available. <b>\$69,000</b>. #97683</p>	<p><b>CHARMING HOME</b> in the heart of Weed with view of Mt. Shasta. Newer carpet and new roof in 2002. Reduced to <b>\$82,000</b>. #98103</p>	<p><b>LAKE SHASTINA</b> - Lakefront townhouse in good cond. View of Mt. Shasta. Current configuration allows for the possibility of 3 rental units. Vacation home, rental income or residence. #99379 <b>\$99,900</b>.</p>	<p><b>REDUCED</b></p> <p><b>LAKE SHASTINA</b> - Spacious 3 bd/2 bath family home perfect for entertaining or for large families. Master bedroom suite has large walk-in closet, private deck, &amp; bathroom w/lrg soaking tub. #99330 <b>\$100,000</b></p>
<p><b>REDUCED</b></p> <p><b>YREKA</b> - Near the middle of town. 3 Bd/2 bath with large fenced back yard &amp; outbdgs. A Fannie Mae HomePath property. Purchase this property for as little as 3% down! Approved for HomePath Mortgage &amp; HomePath Renovation Financing. <b>\$109,900</b>. #100165.</p>	<p><b>YREKA</b>. Quaint cottage in great location close to parks &amp; Mt. Shasta. Updated kitchen, upgraded cabinetry, storage. Private, fenced yard. "Family HomePath" <b>\$109,900</b>. #100048</p>	<p><b>REDUCED</b></p> <p><b>DUNSMUIR</b>- Charming home in downtown within walking distance to the river &amp; restaurants. Over 2100sq of living space and a great private back patio. #99899 Offered at <b>\$114,900</b>.</p>	<p><b>LAKE SHASTINA</b> - 3 bdrm 2 ba home with oak floors, a view of Mt. Shasta. 3 bdrm opens to an enclosed deck &amp; pool room. The rear of the property is next to a greenbelt. #99304 <b>\$129,900</b></p>	<p><b>TRUCK VILLAGE</b>. 1.6 Acres next to I-5 on the west side of the freeway, Truck Village exit. Great location for a business opportunity. Between Mt. Shasta &amp; Weed. Many options for this flat buildable property. Owner has a plot plan for storage units. Make an offer. #97140 <b>\$135,000</b></p>
<p><b>LAKE SHASTINA</b>. Experience this lakefront view at sunset. Upper level with lg. bedroom w/fireplace. Newly renovated kitchen &amp; bath, large living room with fireplace insert &amp; deck. What a deal! <b>\$149,000</b>. #100217</p>	<p><b>JUST LISTED</b></p> <p><b>LAKE SHASTINA</b> - Open floor plan with vaulted ceilings &amp; skylights bring in natural light. Desirable layout for this 3-BR, 2-BA. Master BR on one side; both guest bedrooms &amp; baths on the other. Large flag lot set off the street for privacy. Needs some TLC. Make offer! #100433 <b>\$165,000</b>.</p>	<p><b>REDUCED</b></p> <p><b>DUNSMUIR</b> - Excellent income potential. Approx. 3600 sq. ft. home with 3 studio units down, can be used as nightly or long-term rentals. Upstairs has 3-BR, 2-BA, in the heart of Dunsmuir. Walking distance to River. Asking <b>\$174,900</b>. #100101</p>	<p><b>MONTAGUE</b>. 14 Acres including a 1500 square foot house with detached garage and barn. <b>\$179,900</b>. Call Ryan at 530-859-0150 for more information.</p>	<p><b>LAKE SHASTINA</b>. Quality 3-bdrm, 2-ba home with oversized 2 car garage, vaulted ceilings, wood &amp; tile floors, landscaped front &amp; back yards, upgraded appliances, rock fireplace &amp; more. #100020 <b>\$182,900</b>.</p>
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<p><b>LINDAL CEDAR</b> new home with tile entry, bath, master bath w/great view. <b>\$347,000</b>.</p>	<p><b>MT. SHASTA INCOME PROPERTY</b>. Excellent income potential! 5 unit complex complete with parking, storage &amp; laundry area. Within walking distance to downtown and hospital. <b>\$370,000</b>.</p>	<p><b>LUXURY GOLF COURSE HOME</b>. 4400sf ft. home with indoor swimming pool. One-of-a-kind home, excellent for entertaining. <b>\$395,000</b>.</p>	<p><b>LAKE SHASTINA</b>. Experience the best panoramic views of Mt. Shasta &amp; the Eddies from this brand new 1975sq.ft. custom home. Well thought out for maximum efficiency w/all the finest amenities. <b>\$419,000</b>. #99203</p>	<p><b>LUXURY GOLF COURSE HOME</b>. Breathtaking Mt. Shasta views. 3-BR, 3-BA, sewing room, large 3-car garage &amp; RV space. <b>\$595,000</b>. #93765</p>

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**2010 & 2011 Home Stats for our Area**

**Mt. Shasta**

2010 Homes Sold.....70  
Median Price Sold.....\$255,250  
Average Days on market... 124  
  
2011 currently for sale .....67  
Highest list price ... \$2,950,000  
Lowest list price.....\$138,500

**Lake Shastina**

2010 Homes Sold.....53  
Median Price Sold.....\$160,000  
Average Days on market.....77  
  
2011 currently for sale .....40  
Highest list price .....\$495,000  
Lowest list price.....\$61,400

**Dunsmuir**

2010 Homes Sold.....30  
Median Price Sold.....\$95,750  
Average Days on market... 131  
  
2011 currently for sale .....17  
Highest list price .....\$499,000  
Lowest list price.....\$48,900

**McCloud**

2010 Homes Sold.....13  
Median Price Sold.....\$105,000  
Average Days on market... 226  
  
2011 currently for sale .....17  
Highest list price .....\$495,000  
Lowest list price.....\$79,000

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\*Figure based on the Keller Center for Research at Baylor University, 2008.

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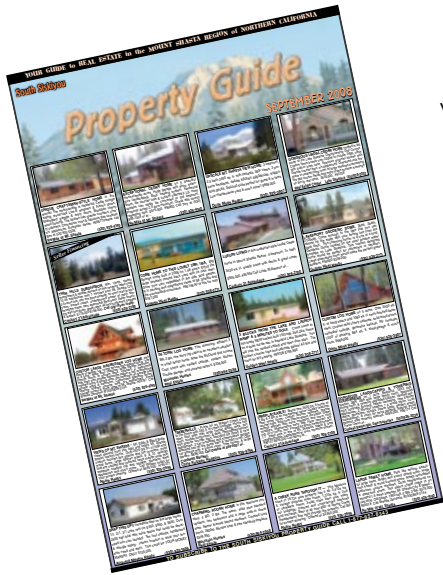
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**VIEWS AND SPACE ACCOMPANY THIS MT. SHASTA** 4-BR 3-BA home on 2.5 acres, above the Resort. Enjoy the great room with cozy fireplace while family plays games on granite counter top. Have a quite conversation with friends in the study while watching the sunset over the Eddies. Bedtime comes while viewing fireplace in master while dog curls up for the night. \$439,000.



**MCLOUD HOME.** 3-bedroom, 2-bath on large lot. Wood ceilings, mirrored closet doors, full basement garage and large workshop areas. Loft room with deck. Master bedroom/bath suite up stairs. A MUST SEE! \$250,000.

**HOMES...**

**CURRENTLY A RENTAL,** this 3-bedroom, 1-bath in North Dunsmuir needs TLC. Great investment property, with garage and basement. Don't miss out! ONLY \$79,000.

**3-BEDROOM, 2-BATH** in Dunsmuir with basement garage. Close to town. \$114,000.

**NORTH DUNSMUIR CHARMER** 3 bedroom, 1.5 bath with wood floors, trees, flowers, garden area. Garage/shop, greenhouse. ONLY \$139,000 #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

**CHARMING 3-BR, 2-BA HOME** with a fully finished basement with kitchenette, family room and office area. It also has detached garage with a studio above. Only \$239,000. #99645

**LAND...**

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

**SACRAMENTO RIVER FRONT.** Buy now and build! Large triangular lot, city amenities available. Build a 2-story cabin. Enjoy fishing from your backyard. Owner will consider land trade. Reduced to \$95,000. #91087

**INCOME PROPERTY...**

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

**INCOME PRODUCING DUPLEX** - 2-bedroom & 3-bedroom units, each with laundry room. Must see this to appreciate this value. Reduced to \$109,000.

**YREKA COMMERCIAL BUILDING** on Main Street, downtown. Owner says sell "AS IS". Two separate store fronts. Vacant & ready for you to set up your own business venture. **BIG PRICE REDUCTION! NOW ONLY...** \$99,000. #96989



**LAKE SHASTINA** - Very well kept, one-owner home with views of Mt. Shasta. This 3 bedroom/2 bathroom home is a must see. Located on a large corner property with gorgeous landscaping and a covered front patio. Asking \$179,000. Call Ryan Green at 530-859-0150 or at...

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



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

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



**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**



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

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



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

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



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

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



**BIG CANYON DRIVE - ZONED M-H.** M-H is the County's Heaviest Zoning for Truck Terminals, Manufacturing, Bottlers, Cold Storage, Mini or Large Storage, Outside Storage, Canneries, Agricultural Processing, Storage Elevators, Fertilizer Production, Dyeing Establishments, Ice Manufacturing. \$195,000. #90806 Call Dan Mosher at...

**Mosher Commercial Brokerage 530-859-1506**



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

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



**HOT DEAL FOR KOOL APRIL NITES!** Seller sacrifice! Pride of ownership surrounds one of Lakehead's finest, two separate living areas under one roof, 4/3.5, 3543+ sq. ft., tile, oak, upgrades thru-out, gorgeous yard, spa, 3-car attached w/office, huge 4-car shop w/carport, asphalt drives & RV parking galore! Near the shores of Lake Shasta; within 1-hour to Mt. Shasta Ski Park! ~~\$299,000~~ REDUCED TO \$275,000!

**CALL ALYSIA FOR LIST OF OTHER HOMES AT... The Real Estate Group 530.526-3421**



**MEDALLION HOME IN POPULAR DUNSMUIR NEIGHBORHOOD.** Beautiful wood floors in living room, dining room & bedrooms. On the Upper Sacramento with a professionally designed trail down to your own piece of the River. Combination formal living/dining room with brick fireplace & lots of windows. Deck, patio. Views of the Eddies & Mt. Shasta. \$299,500. #100140 Call Grace Sanchez at...

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



**3 BEDROOM / 2 BATH HOME** with 2 car garage. Remodeled in 2007, Must see to appreciate Owners take pride in this home. \$184,500. Call David Silva at...

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



**SPACIOUS MT SHASTA HOME** with gorgeous Mt. Shasta & Mt. Eddy views! 2100 +-sf 3BR 3 BA. Vaulted pine ceilings in LR & DR! Energy efficient dover diesel oil stove needs no electricity. Fully insulated garage with shop area and full bath that could be turned into add'l living space. RV parking. All on one acre! Close to Lake Siskiyou. Only \$325,000. Call Gigi Ryan today for personal tour. 530-925-2924

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



**MIXED-USE COMMERCIAL BUILDING.** Utilize this 2000+ sq. ft. commercial building as one large commercial space, or multiple retail/professional office spaces. The building offers a residential unit and has off-street parking & storage bldg. #100329 \$310,000.

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



**LOCATION, LOCATION, LOCATION!** Make an appointment to see this cute starter home today. This 3-Bedroom, 1.5-Bath home is located close to town and schools... and, the back-yard backs up to a large greenbelt that will never be developed. \$189,000. #98534 Call Aric Cena at...

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



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

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



**NEWER 3 BEDROOM 2 BATH MANUFACTURED HOME** located in Montague is a great buy. Two car attached garage, vaulted ceilings, walk-in closets, Energy Star rated, deluxe cabinets. Large fenced back yard and landscaped front yard. This home is clean and move in ready. \$94,900. Call Gary at...

**Preferred Properties (530)859-2469**

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