

SOUTH SISKIYOU

Property Guide

FEBRUARY 2011



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



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



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

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



PRICE REDUCED

CHARMING 3 BD/ 1 BA under mature trees with lush gardens. Walk-to-town convenience makes this a great starter or retirement home. Features include covered entry, large living/dining w/garden views, ceiling fans, a sunny kitchen, inside w/d, 1-car garage, paved RV parking, lg. paved backyard, & 4-person spa. \$175,000. #99607 Call Leslie at...

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



7 BEAVER CREEK ROAD, KLAMATH RIVER.

1150 sq. ft. cabin that sits above the Klamath River on 4.7 sloping acres. Asking \$130,000. MLS # 99276. Call Mary Dillon at...

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



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



INCREDIBLE OPPORTUNITY to own this stunning 77 acre estate for the amazing price of \$695,000! Shasta River & Dale Creek run the entire length of this gorgeous view property. 5400sf± 5 Bedroom 4 Bath home, 8500sf± finished barn with 1850sf± guest/caretaker living quarters, loft, huge workshop with add'l power, horse stalls & paddock. 20 min north of Mt Shasta, at the end of a small subdivision of quality homes. Previously appraised at \$1,800,000. Offered as a short sale. Call Gigi for a personal tour. 530-925-2924

Century 21 Advantage (530) 926-2100



TWO-FOR-ONE!

COMMUTING BETWEEN SISKIYOU & SHASTA? Seller Sacrifice! Pride of ownership surrounds one of Lakehead's finest, two complete 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 shop w/ carport, asphalt drives & RV parking galore! Near the shores of Lake Shasta; within 1-hour to Mt. Shasta Ski Park! Offered At \$299,000! CALL ALYSIA AT...

The Real Estate Group 530.526-3421



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



INTERSTATE 5 VISIBILITY – Large acreage with State Highway 3 and Lennox Street frontage. Owner may carry, lease or lease build. Many Possibilities exist. \$949,500. Call David Silva at...

Heritage Properties (530) 598-7075



PRICE REDUCED!

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 Call Tory Shannon at...

Re/Max of Mt. Shasta (530) 859-1044



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



A SIGHT TO BEHOLD! Beautifully designed, quality-built 1700sf 3-BR, 2-BA custom mountain chalet on a secluded acre. Magnificent, unobstructed view of Mt Shasta is arguably one of the best in the area! Open beam ceiling, Pergo, tile & carpet floor coverings, new plumbing fixtures, F/A heat, wood stove w/ slate hearth, nicely landscaped yard, sprinkler system, fenced garden, fruit trees, security system & more! \$459,000. #100163

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



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



FORTY ACRES!

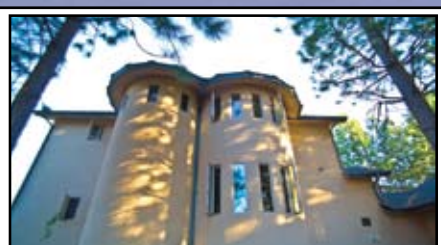
200° VIEWS of Mt Shasta from Pilot Rock in Oregon to the Eddys! Peaceful living in luxurious home. Great spacious floor plan with fireplace, Monitor heat, large kitchen island w/stovetop/sink. Extensive storage. Huge master with walk-in closet & separate 2nd closet. 4-stall Barnmaster barn and paddocks.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

Century 21 Advantage (530) 926-2100



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



UNIQUE HOME 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 Please call Colleen Cena at...

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



SPACIOUS MT SHASTA HOME with gorgeous Mt. Shasta & Mt. Eddy views! 2100 +sf 3BR 3 BA. Vaulted pine ceilings in LR & DR! Energy efficient cover 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



BANK OWNED 5-bedroom, 3½ 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 \$331,000. Call Mary Dillon at...

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



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



Yreka Home

3 bedroom, 2 bath home remodeled in 2007. Custom kitchen, outstanding master bedroom/ bathroom with granite counter top with glass vessel sinks, travertine tile on floor and shower. \$184,500.



Close to Town...

3 bedroom, 2 bath home on 2.5 acres. Numerous out-buildings including large shop. Located off private road. Must see to appreciate! \$289,500.



Mountain Meadow Properties

New subdivision in SW Weed. City water/sewer, underground utilities & paved streets. Outstanding Mt. Shasta views. Overlooking the City of Weed Wildlife & Botanical Gardens. Call for our information packet or view online at... www.mountainmeadowproperties.info \$159,500.

Professional Realtor with Positive Results...

David Silva, Broker Associate

(530) 598-7075

silvarealtor@sbcglobal.net

HERITAGE PROPERTIES

1001 South Main Street • Yreka, CA 96097



DRE #01240301



CUSTOM GOLF COURSE HOME...

This custom 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, the exterior arches, and the over sized 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.**



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.**



Gary Sullivan
Broker

Preferred Properties
Real Estate Sales & Property Management



530-859-2469 • Gary@GarySullivan.net

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At Linwood, we're confident that we can offer you the best value in the marketplace on your timber-crafted Post & Beam home package. Take our Shop & Compare Challenge and see how much you can save.

Shop & Compare Findings



The Charlescroft: 3061 sq. ft.
Linwood Price: from \$204,725
Competitor's price on similar model: from \$268,000

\$63,275
30% Difference

Avondale: 1816 sq. ft.
Linwood Price: from \$112,063
Competitor's price on similar model: from \$141,000

\$28,937
25% Difference

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- Not only does Linwood beat the price on home packages of the same size, style and structure, a Linwood Custom Home Post & Beam package also includes more. You get:
- The Highest Quality Cedar Channel Siding on the market
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- Premium Hi-Line Lumber and Soffit
- Quality Brand Name Windows and Doors

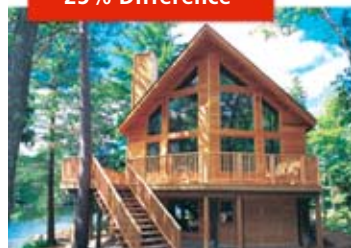


The Albion: 1828 sq. ft.
Linwood Price: from \$110,496
Competitor's price on similar model: from \$152,000

\$41,504
37% Difference

The Alpine: 1786 sq. ft.
Linwood Price: from \$114,258
Competitor's price on similar model: from \$149,000

\$34,742
30% Difference



Contact a Linwood Representative today.

Models quoted are the closest sq. ft. equivalents possible and based on the closest styles. Based on full list U.S. price surveys as of Aug. 24, 2010.



Mail or fax your custom floor plan (rough hand drawn plans to scale are okay) or one of our stock plans with your modification at no extra charge.

Call Francis Vorbeck for more information

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Email: f.vorbeck@shasta.com



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Office Manager



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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

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

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

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. \$400,000. #94927

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. \$135,000. #99157

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. \$109,000. #97278

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.

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



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. #10000



DON'T MISS THIS WELL-LOVED & cared-for 3-BR 1-BA home. Huge 1-acre parcel with great Mt. Shasta view, mature trees & established yard; very large garden area. Detached garage, wood shed & large workshop w/ garage door are perfect for a tinkerer. New metal roofs. \$199,000. #99494



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



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



LARGE LOG-TYPE HOME ON 2.5 TREED ACRES Very quiet area. Has downstairs unit for granny quarters. Seller has upgraded/remodeled over the years and it shows! Pleasant "country" surroundings. Mt. Shasta view! If you like rustic this is the one for you! Make an excellent vacation home. \$595,000. #99744



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



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. \$210,000. #98534



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. #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. \$120,000. #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



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. \$289,000. #99954



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



PRICE REDUCED!
LOOKING FOR CLEAN, CONVENIENT LIVING? Impeccably maintained home has built in storage in just about every room, no more clutter! Ever wait to use the potty? Never again 3 full & 1-1/2 bath (one in the garage/workshop). Auto sprinklers, easy to maintain landscaping, wood, Monitor, & Heat Pump. \$230,000. #99628.



REDUCED!
UNIQUE 3 BR 3+ BA "CRAFTSMAN" HOME Beautiful cathedral ceilings in living room, gorgeous tree-trunk staircase; river rock fireplace & exterior chimney; hardwood floors; heated travertine floor in master bath w/jetted tub. Kitchen is delightful! Wonderful privacy in storybook surroundings! \$469,000. #99358



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. \$195,000. #99851



VAULTED CEILINGS & OPEN FLOOR PLAN make this 2-br 1-ba compact home feel bigger than it is! Immaculately kept both inside & out. E-Z care yard. Covered back patio for summer BBQs. Auto sprinklers for the plants and small lawn. Economical to heat, well insulated. \$130,000. #99683



623 ACRES with excellent year round access off Moffett Creek Road. Electricity & phone are along the foot of the property on Moffett Creek Road. Known as "Moffett Creek Hunt Club", it has long been the envy of deer hunters. Perfect for long range grassing & 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



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 of McCloud Golf Course to new owner. \$234,000. #98535



QUAINT COUNTRY FARM. 22 acres 2-BD 1-BA with views! 1500sqft home, open floor plan beautiful beams antique wood flrs. So. facing, 5 outbldgs 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.



REDUCED!
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. \$500,000. #99566



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



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

Golden West Realty

Call us for a complete list of Siskiyou County Foreclosures!

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<p>WEED - Lowest price in town! Great potential, large detached workshop, back & carport. Large kitchen. Make an offer \$26,900. #100092</p>	<p>JUST LISTED</p> <p>LAKE SHASTINA - Gorgeous lakefront property at an excellent price. Make an offer today. Owner financing available. \$69,000. #97683</p>	<p>New Foreclosure Listings!</p> <p>Call for a Complete List of Siskiyou County Foreclosures!</p>		<p>DUNSMUIR - 3 Bd/2 bath get-away close to the Sacramento River. Great opportunity only minutes to town & outdoor recreation. #99905 \$49,900.</p>	<p>DUNSMUIR - 1642-sq-ft. property for 4 bedroom home. Call for more information. \$62,850. #98317</p>
<p>LAKE SHASTINA - 2 bedroom, 2 bath, with some upgrading done. Rock fireplace. #98631 \$78,900.</p>	<p>REDUCED</p> <p>CHARMING HOME in the heart of Weed with view of Mt. Shasta. Newer carpet and new roof in 2002. Reduced to \$82,000. #98103</p>	<p>LAKE SHASTINA. Chalet-style home on large lot in a great location! Move in ready in good condition. #98140 \$99,000.</p>	<p>WEED - 3 bdrm 2 Ba home close to Weed schools. Wood structure. Minor home back yard has a great fenced in area. #9303 \$98,900</p>	<p>HORN BROOK - 3 bdrm 2 bath home with large detached garage, walk in closet, shed. On 3/4+ acre. Call for more information. #866 \$79,900</p>	
<p>JUST LISTED</p> <p>MONTAGUE. 14 Acres including a 1500 square footage house with detached garage and barn. Call Ryan for more information. 530-859-0150</p>	<p>McCLELLAND - 3-BR, 2-Bath home in good condition. Remodeling done, on a large lot with extra space for a workshop in several outbldgs. Asking \$114,900. #99650</p>	<p>LAKE SHASTINA - 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 \$119,900.</p>	<p>JUST LISTED</p> <p>LAKE SHASTINA - 3 bdrm 2 ba home with oak floors, a wrap-around, Master bdrm opens to an enclosed hot tub room. The rear of the property is next to a greenbelt. #99304 \$129,900</p>	<p>REDUCED</p> <p>DUNSMUIR - Charming home in downtown within walking distance to the river & restaurants. Over 2100sq of living space and a great private back patio. #99899 Offered at \$129,900.</p>	
<p>REDUCED</p> <p>YREKA. Quaint cottage in good location, close to parks & Miner St. Open kitchen w/extra sink, upgraded cabinets & plenty of storage. Private, fenced yard. "FannyMae HomePath" \$129,900. #100048</p>	<p>JUST LISTED</p> <p>TRUCK VILLAGE. 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 & Weed. Many options for this flat buildable property. Owner has a plot plan for storage units. Make an offer. #97140 \$135,000</p>	<p>New Foreclosure Listings!</p> <p>In Weed, Lake Shastina and Dunsmuir. Call for Price List!</p>		<p>YREKA - Near the middle of town. 3 Bd/2 bath with large fenced back yard & outbldgs. A Fannie Mae HomePath property. Purchase this property for as little as 3% down! Approved for HomePath Mortgage & HomePath Renovation Financing. \$134,900. #100165.</p>	<p>LAKE SHASTINA - Spacious 3 bd/2 bath family home perfect for entertaining or for large families. Master bedroom suite has large walk-in closet, private deck, & bathroom w/lrg soaking tub. #99330 \$135,000</p>
<p>2.5 ACRES - Unique 1756 sq. ft. home with views of Mt. Shasta & Mt. Lassen. Old Stage Road. Large lot with many growth trees. Rock fireplace; custom wood doors & windows; workshop. #99737 \$174,900.</p>	<p>REDUCED</p> <p>LAKE SHASTINA - 2281sf multi-level 3-BR 3-BA with endless possibilities. Master BR has soaking tub; upstairs BR has a fireplace & deck overlooking a private, fenced back yard. Basement w/family room. \$170,000.</p>	<p>REDUCED</p> <p>DUNSMUIR - 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 \$188,900. #100101</p>	<p>LAKE SHASTINA. Quality 3-bdrm, 2-ba home with oversized 2 car garage, vaulted ceilings, wood & tile floors, landscaped front & back yards, upgraded appliances, rock fireplace & more. #100020 \$199,000.</p>	<p>MT. SHASTA VIEW HOME! Backs up to open space with incredible views. Reduced to \$199,000.</p>	
<p>REDUCED</p> <p>SHASTA VISTA. Privacy plus 4-BR, 2-BA home on 5 acres with many possibilities for the avid gardener, outbldgs., workshop, tack room & horse facilities. RV access. Amazing views of Mt. Shasta. Fully landscaped with sprinklers. \$205,000. #100086</p>	<p>MT. SHASTA. Great location on 3 acres at Shasta Uplands! Spacious 2369 sq. ft. chalet! Has a large deck with view of Shasta Lake & Lassen. Kitchen upstairs & all the possible second living space. Excellent price! \$229,900 #100013</p>	<p>REDUCED</p> <p>MT. SHASTA. 3-yr. old home in excellent condition, priced to sell. Main living area includes 3 bdrm & 2.5 bthrms. Great living area, 2 car garage with separate access, 1000 sq. ft. kitchen. Granite counter tops in kitchen & custom woodwork. #98936 \$274,900.</p>	<p>REDUCED</p> <p>MT. SHASTA. Almost new foreclosure home in very good condition. 1700+sq. ft. of living space for entertaining including extra large back deck. On very private 2.5 acres. Asking \$309,900. #99719</p>	<p>LINDAL CEDAR newly remodeled tile entry, bathrooms and kitchen. Large master bath w/ great views of the lake \$347,000.</p>	
<p>REDUCED</p> <p>HAMMOND RANCH. Beautiful nearly new home on 5 acres. 3400± sq ft 4-BR, 2-ba with excellent floor plan, spacious kitchen & great room. Upstairs loft with many possibilities. \$359,900.</p>	<p>LUXURY GOLF COURSE HOME. 4400sf ft. home with indoor swimming pool. One-of-a-kind home, excellent for entertaining. \$395,000.</p>	<p>REDUCED</p> <p>MT. SHASTA INCOME PROPERTY. Excellent income potential! 5 unit complex complete with parking, storage & laundry area. Within walking distance to downtown and hospital. \$370,000.</p>	<p>LAKE SHASTINA. Experience the best panoramic views of Mt. Shasta & the Eddies from this brand new 1975sq.ft. custom home. Well thought out for maximum efficiency w/all the finest amenities. \$419,000. #99203</p>	<p>LUXURY GOLF COURSE HOME. Breathtaking Mt. Shasta views. 3-BR, 3-BA, sewing room, large 3-car garage & RV space. \$595,000. #93765</p>	



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Gigi Ryan
Sales Associate/ CRS



Melissa Joyce
Sales Associate

--- LOTS ---

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 \$10,000. #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 ---

QUIET 2.3 ACRE PARCEL in the Mt. Shasta Vista Subdivision. Enjoy the fresh air and beautiful scenery. \$5,000. #99876
FLAT LOT close to the main entrance of Mount Shasta Forest! #99594 \$29,900.
2 RIVERFRONT LOTS with house plans. \$59,000. each. #99170

TWIN HILLS SUBDIV. - 8 lots 2.50 acres \$120,000.
2.5 ACRES Rockfellow Estates above Mt. Shasta City \$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. MLS 98517 \$79,000.
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 City \$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

7330 Red Fir Road, McCloud

ADORABLE GET-AWAY CABIN. Designed for easy living. Master BR down. Copper stair railing to 2nd BR in spacious loft. \$249,000. #97492

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

2101 Memeo Rd., McCloud

CRYSTAL CLEAR Squaw Creek runs along boundary of this unique property. 2.9 acres of park-like setting - gentle & all useable. Minutes to golf & skiing. \$439,000. #100017

16320 Rockwood Rd., Weed

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 \$195,500.

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

720 Deas Way, Mt. Shasta

PERFECTLY SITUATED for your active lifestyle. 4-BR 2-story home w/lg. country kitchen & spacious living room with rock fireplace. Walk to golf course. \$475,000. #99966

2731 Squaw Valley Rd., McCloud

QUIET PARK SETTING. Larger 2-BR, 2-BA mobile with large yard & storage areas on a fully fenced property. Great trees & location with decks on both sides. \$39,000. #100130

1211 N Davis, Weed

SHORT SALE! Previous offer was approved by bank so process may be shortened. Mill house remodeled approx. 10 years ago. Covered porch; detached garage. \$95,000. #98906

4400 Allen St., Dunsmuir
REDUCED!

SO. COUNTY CHARM! Well-constructed 2-bdrm, 2-ba home. New appliances in kitchen. Full 1200 sq.ft. basement & newer paint. Bright sunroom/den. Must see! \$179,000. #98827.

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

1303 Eddy Drive, Mt. Shasta
FORECLOSURE

PRICED WELL, NEEDS FINISHING. 2-story home gutted to walls. No cabinets, fixtures, flooring, etc. but is in a great neighborhood close to town. Sold as is \$200,000. #100206

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

1490 Kellogg Dr., #39, Weed

BEAUTIFUL VIEWS IN PARK! Newer mfgd. home has something to offer! Enjoy the wildlife, magnificent view & lovely park setting. 3-BR, 2-BA, 1152 sq.ft. home has bright open floor plan. OWC OAC \$37,500.

6035 Arron Ct. Lake Shastina

OPEN & SPACIOUS! Newer home with 3 lg. bedrooms, 2 baths, backs up to greenbelt, with wonderful yard, both back & front. 2-car garage with space for storage. Close to golf course in quiet area. \$218,000. #99555

5855 Dunsmuir Ave., Dunsmuir

SENGTHONG'S popular restaurant & real estate. Completely refurbished bldg. with comm. kitchen & bar. Business & real estate. \$430,000. Business only \$180,000. #99641; #99642

230 Siskiyou Ave., Weed

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

4110 Branstetter, Dunsmuir

GRAND HOME with classy, spacious layout. Open floor plan, big country kitchen. Lots of windows & storage. Fenced yard with gardening area. Huge basement. \$199,900. #99827

5527 N. Old Stage Rd., Mt. Shasta
SHOP!

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

1934 S. Old Stage #39, Mt. Shasta

WELL MAINTAINED MOBILE. Oversized livingroom, both bedrooms have attached bathrooms, appliances included. Newer roof. Little down, seller finance. \$12,500. #100114

16809 Venturi, Lake Shastina
SHORT SALE!

ON THE GOLF COURSE with stunning view of Mt. Shasta. 3-BR, 2-BA, this home a must see! 1/2± acre, fully landscaped. Price is subject to lender approval. \$199,999 #100059

110 No. B Street, Mt. Shasta
FORECLOSURE

FABULOUS COTTAGE-STYLE HOME. Large living room, light and bright den. Mature yard could be beautiful again with some care. Great price for this charming home in quiet neighborhood. \$189,000. #99870

205 Terry Lynn, Mt. Shasta

ONE-OWNER HOME lovingly cared-for and ready for a new industrious owner. 1400 sq. ft, 3 bdrm, 2 bath home close to schools & town. Large single car garage plus workshop/storage shed. \$189,500. #99116

481 Woodridge Ct., Weed

WONDERFUL WEED NEIGHBORHOOD on a quiet cul-de-sac close to schools. Mt. Shasta & Eddy views. Turn-key condition with lg. kitchen & living room, 3 spacious bedrooms, pellet stove & heat pump w/AC. \$185,000. #98750

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 \$580,000 or business w/o real estate \$200,000. #99638, 99639

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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! \$200,000.



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 \$475,000.



PEACEFUL 6.6 ACRES in quiet country setting among oaks. Walk to downtown. 3-BR, 3-BA with 3300 sq. ft. Open floor plan with cathedral ceilings & wall of glass. Mt. Shasta view. Chef's kitchen with granite, tumbled marble with custom inlaid wood cabinet and doors throughout. There is so much more. \$689,000.



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. \$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! \$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. \$230,000.



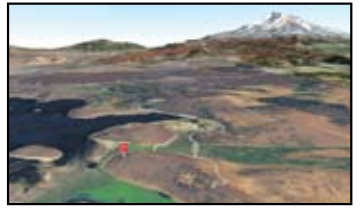
TWO COMMERCIAL LOTS IN MC CLOUD. 2 acre lots now available in peaceful McCloud. All on community services. Great views and easy access! From \$125,000.



PAPA'S PLACE BAR real estate all included, furniture fixtures equipment. Established for over 12 years in Weed, California. \$280,000.



TAKE A LOOK! Totally remodeled 2bedroom, 1-bath home approximately 1000 sq. ft. in a nice Mt. Shasta location. Would make a great second home! \$215,000.



BIG VIEW PROPERTY WITH SPLIT POTENTIAL. 117 acres with lake & Mt Shasta views - zoned 10-acre min. Possible split potential. OMC to qualified buyers with generous terms. \$397,500.



CUTE MC CLOUD HOME. 3 bedroom, 1 bath with new laminate flooring. Must see large yard and garage!!! 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! \$59,595.



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



12.5 ACRES OF MT SHASTA PROPERTY - Some wetlands - close to the hospital. Investigate and discover the potential! \$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. The white fencing provides entrance to this well-maintained 2-bdrm., 2 ba. mfgd home with foundation, vaulted ceilings, wood burning stove, plus fireplace, soaking tub, hot tub & screened-in porch. Priced to sell at \$225,000.



RELAX IN THIS NEWER CUSTOM HOME! 2-bedroom 1 bath home with 360° decking. Year-round Widow creek flows into three 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!!! \$299,000.



INCOME OPPORTUNITY. Beautifully remodeled 6000+ sq. ft historic bldg in downtown Dunsmuir. Commercial office space downstairs & 3 apartments. Remodeled units have: new carpet, windows, doors, ceiling fans, cabinets, appliances and more. \$359,000.



GORGEOUS MT SHASTA 4.98 ACRE PARCEL WITH VIEWS! Unique & rare opportunity on Madison Drive. Great location - minutes from town. Incredible views of Mt. Shasta, and views of the Eddy Mountain Range. Parcel has been previously cleared so it is easily accessible - Walk onto it and see the beauty it truly offers. \$325,000.



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!! \$230,000.



ENJOY STUNNING VIEWS of Mt. Shasta! 3 bedroom, 2 bath, 1600 sf home on one acre with stunning views of Mt Shasta and the Eddys. Tile & custom flooring, heat pump and wood stove. Plans at listing office for 320 sq. ft. expansion! Call for more details! \$345,000.



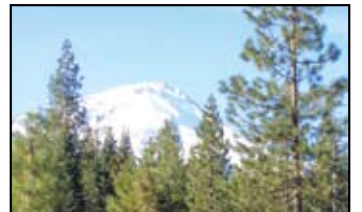
TOTALLY CHARMING & PRIVATE Mount Shasta 3-br, 2-ba home with detached 12x22 guest quarters inc full bath. Granite counters, wood floors, Dover Oil stove & Mt Shasta view. All the privacy you could desire, yet in town on 3/4 acre. \$329,000.



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 and varmint proofing the underneath. All on 2.5 acres Must see to appreciate! \$115,000.



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... \$315,000.



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.



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



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



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



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. \$99,000.



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



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. \$369,500.



ENJOY THE MAGIC OF THIS UNIQUE STEWART SPRINGS ROAD PROPERTY on 5 peaceful acres with hillside privacy with a 1450 sq. ft, 2-BR, 2-BA mfgd. home with county approved foundation system, front porch & back deck, workshop & much more. \$129,000.



LARGE LOT AND HUGE HOUSE with a possible 4th bedroom. Great home for large family. Recent new flooring and updated appliances. This is a short sale and perfect for the growing family. Lots of square footage for the money! \$160,000.



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



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Owner/Broker
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Bill Michelon, Realtor
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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 on the windows throughout the house. The master bath has a walk-in closet and 6' Jacuzzi tub. The kitchen features custom cabinets and cultured granite counter tops. \$349,000. #100194



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 w/slate hearth, flagstone patio, nicely landscaped yard, sprinkler system, fenced garden, fruit trees, security system & more! \$459,000. #100163



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



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. \$289,500 #100141

REDUCED!



MT SHASTA HOME IN DESIRABLE JEFFERSON DRIVE AREA 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 landscaped with pond & waterfall, large patio, gazebo w/hot tub, & greenhouse. Adjoining 1.4 acre also available. \$399,000. #99212.



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 countertops. Wainscoting w/chair rail in the dining and living rooms. Laundry room plus an attached 2 car garage. \$173,900. #1002069

REDUCED!



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.

REDUCED!



QUINTESSENTIAL YREKA HOME. This vintage home has over 3100 sq ft, 5 br, 2 ba and a covered front porch. Formal living room features a bay window, wood floors, fireplace with wood mantel, French doors, wood baseboards and window trim. Dining room features a beautiful built-in sideboard with a stained glass window, coffered ceilings, wood paneling with chair rail and wood trim around doors and windows.. Family room has fireplace and there is a closed back porch. New roof in 2006. \$168,900. #99947



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. \$174,500. #99097



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 mfgd. 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. \$134,500. #99659



CREEK, MEADOWS, TOWERING EVERGREENS, MT. SHASTA VIEWS & privacy This custom home has it all! Fully remodeled in 2001. Corian counters, natural wood cabinets, a 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



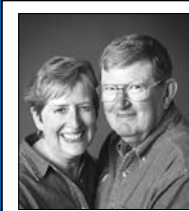
BRAND NEW CUSTOM HOME near the golf course in Lake Shastina. 1867 sq. ft. 3BR, 2BA home on corner lot. The home has gorgeous views of Mt. Shasta, granite counter tops, tile flooring in the kitchen, bathrooms and laundry room, vaulted ceilings in the living room, sunlights in the kitchen, 2 golf cart garage and lots of custom touches. \$239,500. #99605

Welcome to... Coldwell Banker Mountain Gate Prop

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



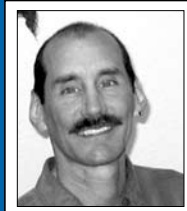
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FULLY REMODELED COUNTRY HOME on 1/2+ level acre w/evergreens & lots of sun, just outside of Mt. Shasta. This spacious, 1840 sf, 2BR, 2-1/2 BA has a kitchen w/oak cabinets, island, a custom oak hutch, & tile counters, luxurious 11x11 master bath w/jacuzzi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



CHARMING LAKE SHASTINA CABIN. 3BR, 1BA with knotty pine walls, a kitchen open to the dining room, a large living room with a hearth for a wood stove, a laundry room with sink, and a deck with views of Mt. Shasta, the Eddies, golf course, and Lake Shastina. Part of the garage was converted to the 3rd bedroom and large closet but is unfinished. \$79,900. #99332



SPECTACULAR VIEWS FROM THE TOP OF THE WORLD! Completely remodeled Lake Shastina home is so impressive with over 2100 sq ft of living space, a brand new kitchen, spa-like bathrooms, new decks on every level, vaulted ceilings, 2 fireplaces & custom details around every corner. Views from every room: Lake Shastina, Mt. Shasta, Lost Lake & the Eddies from this 1/2 acre on the highest peak of Stone Crest Dr. \$379,900. #98995

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.

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. \$349,000. #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. \$130,000. #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



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



PRIDE OF OWNERSHIP shows in this light, open, & spacious feeling 3-BR, 2-1/2 BA, plus 2 half-bath Mount Shasta Condo. Features include tile kitchen counter, Mt. Shasta, attached 2 car garage, and a professionally designed and landscaped private patio. A condo with a great feel. \$173,500. #99934



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



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



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. \$269,000. #99591



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



41.6 ACRES, VAST MT SHASTA VIEWS, 2100 SF! Feels like a custom home! Lovely, spacious, high-end 2005 mfgd. 2BR, 2BA w/potential for a 3rd BR. 9' ceilings, vaulted areas, solar tubes, & abundant windows, create a light open feel. Quality appliances, solid Alder cabinets, tile counter tops, tile floors (sun room), upgraded Berber carpet, on-demand hot water, forced air heating & pellet stove & Monitor, & more. Self-sufficient homestead. Seasonal water flow. 3-space carport. Storage container. \$290,000. #99635



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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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



MT. SHASTA 3-BR, 2-BA, 1400 SQ. FT. home - \$125,000! A diamond in the rough. Located just a block off of Mt. Shasta Blvd. Needs some TLC to bring it back to its potential. Open living room, dining, kitchen. Attached two-car garage is accessed from alley, slider to side yard/porch off of kitchen/dining area. Cedar exterior. #99644



CHARMING COUNTRY FARMHOUSE ON 1.5 ACRES a few minutes from downtown, Lake Siskiyou, & Golf Resort. Spacious, 2368, 4BR/2BA with large river rock fireplace, rough-hewn beams, wood ceilings, skylight, a veranda room, Mt. Shasta & Eddies views, a large covered porch, Trex-type deck, & 3-car attached garage. Gorgeous wood counters & built-in hutches in kitchen. Forced air heat + 2 fireplaces & 2 wood stoves. Artesian well. Grow a garden; horses OK. \$335,500. #99612

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



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



CLASSIC MCCLLOUD MILL HOUSE with 3BR, 2BA plus an extra room that can be used as a 4th bedroom. The living room has a fireplace, there is a Mt. Shasta view from the living room, there is a Mt. Shasta view from the living room, dual pane windows, a private basement/fruit cellar, and a 3-car garage. \$84,900. #99901



A GREAT VALUE!! This 2,056 sq ft Mt. Shasta home has 4 br, 2.5 ba, a living room plus large family room. The master suite features a balcony overlooking the backyard. The kitchen has had recently new cabinetry installed. F/A electric and wood stove heat. Close to schools, parks and downtown Mt. Shasta. Large fully fenced backyard. \$174,900. #99960



BREATHTAKING 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



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



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



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 bthrm completely renovated. New shed w/ 2 separate sections. New hot water heater. Almost everything has been replaced. \$259,000 #99964



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. \$195,000. #99363



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table, and a large den plus a 1/2 bath down stairs. Heated by diesel plus 2 fireplaces. Well cared for – perfect for a family and ready to move in. Call Michele to see! \$350,000.



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.



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<p>428 MAIN ST., WEED</p>  <p>REMODELED STARTER - in the heart of Weed. 3-BR, 2-BA, 1396± sq. ft. home with many nice custom upgrades including granite kitchen counters, hickory cabinets, wood floors, newer windows and a newer woodstove! Large back yard with huge 22'x24' deck. Detached shop with additional garage. All this for the attractive price of \$139,900. H-100065</p>	<p>818 CONAN PLACE, MT. SHASTA</p>  <p>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.</p>	<p>MONTAIR ESTATES, YREKA</p>  <p>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</p>	<p>311-M OLD McCLOUD RD., MT. SHASTA</p>  <p>MOST AFFORDABLY PRICED CONDO at the Timberline Court townhouses. 1200 sq. ft. end unit with upgrades like laminate wood floors, Corian-type counters. Even comes with efficient hydronic heat. An attached garage with interior access completes the package. If you don't want the hassle of exterior maintenance & yard work, this is for you! \$187,500. H-99758</p>	<p>4310 CEDAR STREET, DUNSMUIR</p>  <p>NEW TRIPLEX - Recently rebuilt from the foundation up. Everything is new in this tastefully appointed income property. Mt. Shasta views, maple cabinets, lots of tile & Monitor heat. What a great opportunity near the championship waters of the Upper Sacramento River. Reduced to \$349,900. H-97767</p>
<p>223 BEAR SPRINGS, MT. SHASTA</p>  <p>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 \$499,000. IC-99394</p>	<p>2301 DUSTY LN., MT. SHASTA</p>  <p>AFFORDABLE COUNTRY LIVING -Only \$164,500 for this well kept 1,440± sq. ft. 3-BR, 2-BA. 1972 mfg home on 1.40± acre parcel at the end of Dusty Lane, also has a detached 2-car garage. Call Bill at 918-1285 to see. MH-99824</p>	<p>485 JEFFERSON DR, MT. SHASTA</p>  <p>EVERYTHING IS CUSTOM IN THIS... 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.</p>	<p>4329 N. OLD STAGE RD., MT. SHASTA</p>  <p>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</p>	<p>755 LASSEN LANE, MT. SHASTA</p>  <p>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. 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</p>
<p>19031 OLD STATE HWY, MACDOEL</p>  <p>OLD JEROME HOMESTEAD - 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>MUD LAKE, HWY. 97 - MACDOEL</p>  <p>FOR THE OUTDOOR ENTHUSIAST! This 40± acre parcel is located just past north side of Mt. Hebron grade. All of 'Mud Lake' is on the property, bordered on 2 sides by USFS. Super parcel for wildlife plus lots of beautiful trees. Offered at \$170,000. L-99421</p>	<p>7839 PONDEROSA DR, HAMMOND</p>  <p>SEE THIS FIRST!! It's secluded, yet such a quick, easy drive to town. This attractive 3-BR, 2-BA lodge style home has a gorgeous Mt. Shasta view, barn/garage/shop, 5± acres of woods for hiking, mushroom hunting, firewood, and loving the natural realm! Only \$389,000. H-99323</p>	<p>13-B ROCKY RD., HAMMOND RANCH</p>  <p>5 ± ACRES 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>ROCKFELLOW DR., MT. SHASTA</p>  <p>360° VIEWS ON THIS CORNER ACREAGE.. 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>813-B CAROLINE, MT. SHASTA</p>  <p>GREAT RENTAL PROPERTY in Mt. Shasta! This well-kept 2-Bedroom, 1-1/2-Bath Condo is walking distance to schools and town. The kitchen has newer appliances and counter tops. Asking price: \$125,000. H-98759</p>	<p>1934 S. OLD STAGE RD #30</p>  <p>AFFORDABLE MT. SHASTA - with this well cared for 3-bedroom, 2-bath, 1530 sq/ft home at the Shadow Mtn. Mobile Home Park. Spacious open floor plan. Large covered deck. Newer kitchen with custom ash wood cabinets. Offered at \$44,500. MH-98511</p>	<p>SUGAR PINE RD., HAMMOND RANCH</p>  <p>MEADOW & VIEWS. 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 & plenty of pasture for horses or ? Nice mature forest with lots of conifers & dogwoods. Offered at \$87,500. L-98262</p>	<p>N. OLD STAGE ROAD, MT. SHASTA</p>  <p>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</p>	<p>515 MOUNTAIN VIEW DR., MT. SHASTA</p>  <p>WELL KEPT & BRIGHT! 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>COLD CREEK CIRCLE, MT SHASTA</p>  <p>BEAUTIFUL SHASTA VIEW PARCEL in a neighborhood of large custom homes. Away from the noise at the top of McCloud Ave., yet a short distance to town. 2.5± acre parcel backs up to USFS with Mt. Shasta, Eddy & Black Butte views. Reasonably priced at \$189,500. L-100036</p>	<p>10860 ZIRCON, BIG SPRINGS</p>  <p>2-1/2± ACRE SHASTA VIEW PARCEL - Very nice lot in Big Springs Ranchos, just one lot off Big Springs Road. Parcel has a good well (newer) with pump, and small storage shed. Priced to sell at \$39,900. Call Bill for directions. L-98863</p>	<p>OFF OF A-12, MONTAGUE</p>  <p>GET OUT OF THE SNOW 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 & 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>GATEWAY PARK, MT. SHASTA</p>  <p>(2) 1+ ACRE PARCELS on the edge of Mt. Shasta City. Great location for vacation rentals on the way to the Ski Park! Zoning also allows for multifamily, commercial, retail, etc. Lot #2 @ \$79,000; Lot #8 @ \$84,000. L-95380 & L-95381</p>	<p>LOT# 10, VILLAGE WAY, MT SHASTA</p>  <p>VALUE PRICED MT. SHASTA CITY LOT - Nice city lot in area of newer homes. Lot #10, Village Way, Owner wants it SOLD. Listed at \$59,000. L-96922</p>



PERFECTLY SITUATED FOR YOUR ACTIVE lifestyle & entertaining visiting friends & family. A grand covered porch for those warm summer nights. This 2 story home has 4 bedrooms on the second story, a large country kitchen & a spacious living room with a rock fireplace. Walk to the golf course or the trail around Lake Siskiyou. Dine at the Club House or enjoy the many close amenities of town. \$475,000. #99966



WELL MAINTAINED COUNTRY HOME will satisfy many needs of retirees, first-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 and events. \$265,000. #98733



COUNTRY HOME ON 2.5 ACRES with big sky and great views of Mt. Eddy & Black Butte. 1886 sq. ft, 3 bedrooms, 2 baths with 3 car garage. Partially enclosed big breezeway, lots of decking, natural "no care" landscaping on the 2.5 acres. Energy efficient heat pump & woodstove. County maintained road. \$355,000. #99043



MC CLOUD MEADOW RANCH McCloud's newest subdivision has many beautiful forested lots with views of Mt. Shasta & good sun exposure plus county maintained roads and all underground utilities at the lot line. Easy to develop & ready for your dream home or custom vacation cabin. Starting at \$99,000. Great owner financing!

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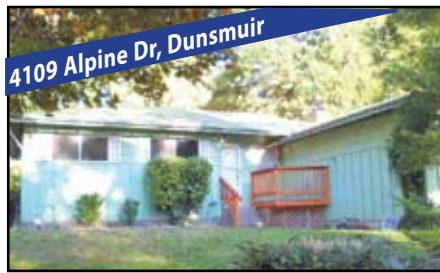
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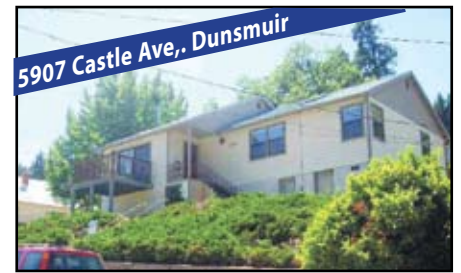
FORECLOSURE! Cozy cottage home w/3 bedrooms, 1bath, wood stove, fenced yard, covered front porch and carport. Stove, refrigerator, newer dual pane windows and paved driveway. Priced to sell... \$86,900! #99838



WALK TO RIVER! 3 bd / 2 Bath, with solid Oak Floors, roomy 16 x 25 living room, fireplace plus monitor heating. New storm door, front decking, & fenced back yard. All reports on file: 2010 appraisal, Home Inspection, Pest inspection. Great Neighborhood. \$112,500! #99924



PERFECTLY MAINTAINED 2 bedroom, 1.5 bath Mt. Shasta condo ready to occupy. Custom paint, newer upgraded appliances. Very nice and immaculately maintained complex. Garage directly across the driveway. \$167,500. #100127



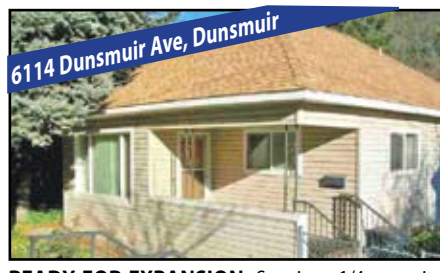
AWESOME VIEWS OF THE HILLS! Classy remodel w/added sq. ft to include new wiring & upgrade, new siding, newer metal roof, skylights, decks. Master bedroom has one-of-a-kind round walk-in closet; vaulted ceiling in master bath w/skylights. Full basement & workshop. 2 car garage. \$153,000. #99557



BEAUTIFUL MEDALLION HOME IN POPULAR N. DUNSMUIR AREA. 2000 sq. ft of beautiful wood floors in living room, dining room & bedrooms. 3BR, 2BA home on the Upper Sacramento with professionally designed trail to your own piece of the River. Large combination formal living room and dining room w/brick fireplace and lots of windows. Views of the Eddies and Mt Shasta. \$299,500! #100140



PRICED TO SELL! Affordable and Roomy... 3 bd, 2 ba, with an extra room for office. 9' foot ceilings, solar hot water heater, sun room and a new wooded fence. Includes all appliances, some original oak wood floors, nice deep 125' lot, convenient front and alley access, sunny garden space, & 2009 Home Inspection on file. Easy walk to town! \$99,900 #98815



READY FOR EXPANSION. Spacious 1/4 acre city lot with huge potential for possible duplex addition. Zoned R-3, Turn-key home has newer comp roof, 9' ceilings, 2 bedrooms, lrg laundry/utility room. Nicely remodeled bathroom, upgraded electrical, vinyl-dual pane windows, full basement, & covered front porch. Centrally located w/ E-Z walk to downtown, river & transportation. PEST CLEARANCE ON FILE! \$115,000. #98433



FORECLOSURE! Attractive home in great location within a mile of Lake Siskiyou & the Mt. Shasta Resort. Well maintained home, 4-3 bd, 2 ba with lots of sq. ft., will require some fixing up. Garage was converted to a family room or bd. Backyard fence w/ large wrap-around deck and arbor. Room to build a permitted garage. Enjoy the sounds of Wagon Creek across the street. \$189,000! #100056



Bank Owned! Owner Carry!
BEAUTIFUL, UNFINISHED HOME in Hidden Meadows. Mt. Shasta view from front room, cathedral pine ceilings, tile & high quality wood floors, custom pine doors, full wall stone fireplace hearth, opens to unfinished kitchen. Approx. 3100 sq. ft., 3BR, 3.5BA, formal dining/den, loft family room with unfinished balcony, 2+ attached garage, HP type heating w/air, and so much more. Bank will look at all offers! Listed at appraised value... \$360,000! #99815



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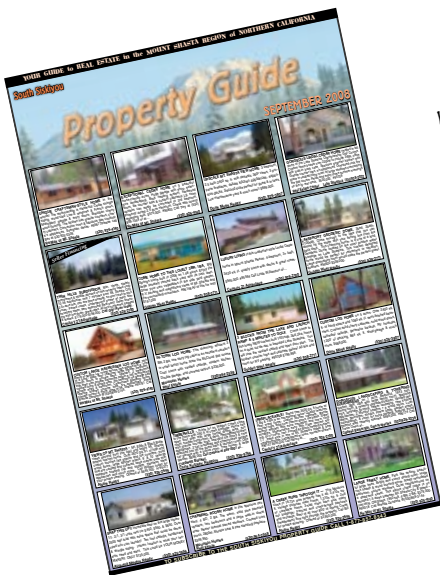
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HOMES...

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

2-BEDROOM, 2-BATH MOBILE in park. 1994 model. Close to the Sacramento River. Reduced to \$20,000. #99996

GREAT 2 BEDROOM, 1 BATH FIXER in nice neighborhood. Large country kitchen and close to the Sacramento River. Full basement/garage. Fenced yard. Reduced to \$52,500 #99206

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. A must see! Only \$239,000.

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

RIVER & MOUNTAIN VIEW LOT - Level and ready to build on. Water & sewer are in. Priced to sell! \$55,000. #96735

INCOME PROPERTY...

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

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

MT. SHASTA DUPLEX. 2-bedroom, 2-bath units rented with patios and carports. 1,440 sq. ft. Good income. Reduced to \$269,000. #94372

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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! Needs short sale approval. **UNBELIEVABLE PRICE! \$340,000.**

ONLY HOME ON THE GOLF COURSE! Overlooks the 9th hole and the ponds on the 9th fairway. Large deck area looks to the west and the Mt. Eddy range. Kitchen has top-of-the-line appliances with granite counter top & tile floors. Huge price reduction! Seller motivated. **\$495,000.**

CUSTOM HOME! 2389 Sq ft on 2.504 acres, of which 90% is cleared to preserve the natural beauty. Built in 1972. Roof was replaced with 30 year shingles in 1990. Large basement, work shop, heat pump, f/a & a/c, well is 215 ft deep with underground cistern. Kitchen recently remodeled to today's standards. Enjoy entertaining outside on the spacious 27x27 deck.**\$485,000.**

ON ONE ACRE OVERLOOKING PONDS & WILDLIFE! Total privacy from the rear deck. No maintenance exterior and decking. 3-bedroom, 3-bath plus den & 3-car garage. 4,000 sq. ft. main house plus 400 sq. ft. guest unit & a 2-car garage. Few homes offer such luxury living**\$739,400.**



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MUD LAKE PARCEL – 40± acres, a short distance off Highway 97 by north side of Mount Hebron Grade. This magnificent parcel has lots of trees, open meadow and 'Mud Lake', plus bordered by USFS on 2 sides. Listed at \$170,000. L-99421 (if purchased along with "Old Jerome Homestead" @ \$449K this property will only be \$50,000.)



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Approx. 2.43 Acres. 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. Site has been percolated with Test Results available upon request. \$195,000. #90806



Quality Office & Retail Space

North Commercial Plaza, located at 510 North Mt. Shasta Blvd. Office Suite: 1,178± Sq. Ft. with Lobby & Private Rear Entrance. Two Reserved Parking Spaces. Asking: \$0.95/sq.ft. Modified Gross. Ask about potential of 833 Sq. Ft. of Adjacent Retail Frontage.



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The Cornerstone Bakery & Cafe is well-known in Dunsuir for its Great Food, Hospitality & Location. Currently, the Restaurant is under utilized and can be made into a Daily Operation that could serve Breakfast, Lunch & Dinner. A complete list of Equipment & Financials are available. The Restaurant seats 50 people. \$525,000. #99533



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IT IS A GREAT
TIME
TO
BUY!



Home Ownership is an Investment in Your Future

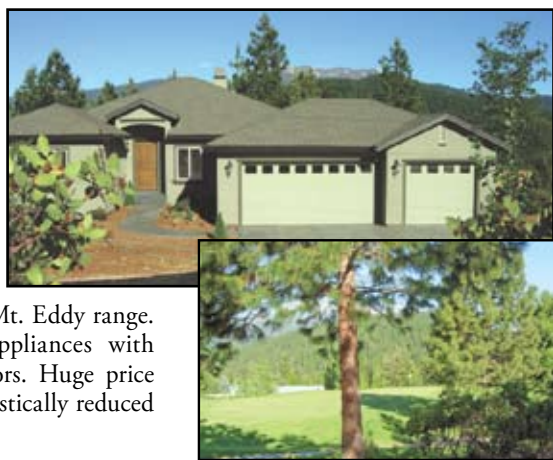
A Federal Reserve study has shown that the typical homeowner's net worth is between 31 and 46 times the net worth of the typical renter. The median homeowners' net worth in 2007, was \$224,200 compared to \$5,100 for renters.

For more information on home buying find the NAR Guide to Homebuying at www.Realtor.org/Store.



Only Home on the Golf Course

MT. SHASTA - Overlooks the 9th hole and the ponds on the 9th fairway. Large deck area looks to the west and the Mt. Eddy range. Kitchen has top-of-the-line appliances with granite counter top & tile floors. Huge price reduction! Seller motivated. Drastically reduced to.. \$495,000.



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A Unique & Beautiful Property



Crystal clear Squaw Valley Creek

runs along the boundary of this unique property with a park-like setting. 2.9 acres is gentle and all useable with big evergreen trees, oaks, dogwood, a variety of native bushes along with auto-irrigated lawns, fenced vegetable garden & fruit trees. Covered front porch entry and spacious back deck for entertaining. Custom-built garden shed & storage shed. Only minutes to the McCloud Golf Course, Mt. Shasta Board & Ski Park, the famous McCloud River and miles of hiking trails. Featuring a custom-built, well-maintained 1920 sq. ft., 3 bedroom, 2 bath home.

Crystal clear Squaw Valley Creek runs along the boundary of this unique property with a park-like setting. 2.9 acres is gentle and all useable with big evergreen trees, oaks, dogwood, a variety of native bushes along with auto-irrigated lawns, fenced vegetable garden & fruit trees. Covered front porch entry and spacious back deck for entertaining. Custom-built garden shed & storage shed. Only minutes to the McCloud Golf Course, Mt. Shasta Board & Ski Park, the famous McCloud River and miles of hiking trails. Featuring a custom-built, well-maintained 1920 sq. ft., 3 bedroom, 2 bath home.



You'll love these magical and very private grounds!



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



Nancy Schneider
Broker Associate
530-859-2100



Kainoa Ferguson
Sales Associate
530-859-1542



LARGE LOG-TYPE HOME ON 2.5 TREED ACRES Very quiet area. Has downstairs unit for granny quarters. Seller has upgraded/remodeled over the years and it shows! Pleasant "country" surroundings. Mt. Shasta view! If you like rustic this is the one for you! Make an excellent vacation home. \$595,000. #99744

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



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



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. Call *Aric Cena* for additional information...

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



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...

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SELLER \$ACRIFICE / DUNSMUIR SHORT SALE! Great opportunity to own your own home for vacation, rental or year-round living! Clean 2/1 with some renovations, picket fence, high ceilings, zoned R-4 for those seeking space for a professional home/office near downtown, Sacramento River and just minutes to the Mount Shasta Ski Park! *Only \$64,000!* CALL *ALYSIA AT...*

The Real Estate Group 530.526-3421



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

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GREAT COMMERCIAL PROPERTY! Right at the central Mt. Shasta I-5 interchange. 3.5-4± acres. Lots of I-5 visibility, and a great mountain view. Price reduced to \$410,000. MLS #94568 Call *Mary Dillon* at...

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ONLY HOME ON THE GOLF COURSE! Overlooks the 9th hole and the ponds on the 9th fairway. Large deck area looks to the west and the Mt. Eddy range. Kitchen has top-of-the-line appliances with granite counter top & tile floors. Huge price reduction! Seller motivated. Now... \$495,000.

The Real Estate Center (530) 926-6171



9300 SQ FT COMMERCIAL with Fabulous Pent House upper-level with decking & fab kitchen, cathedral ceilings, bamboo flooring, custom bath & sitting room, 2 bedroom/office use rooms. Lower level 4600 sq ft comm. offers multiple rooms, 6x17 walk-in freezer, 6x17 refrig., 30 ft. s/s work table, loads of parking, metal roof carport. Large fenced yard area. #100197 Call *Beverly Shannon* at...

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



COMMERCIAL BUILDING located in historic downtown Yreka. Building was previously used as the Yreka Flower Shop. \$124,500.

Call *David Silva* at... **Heritage Properties (530) 598-7075**



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



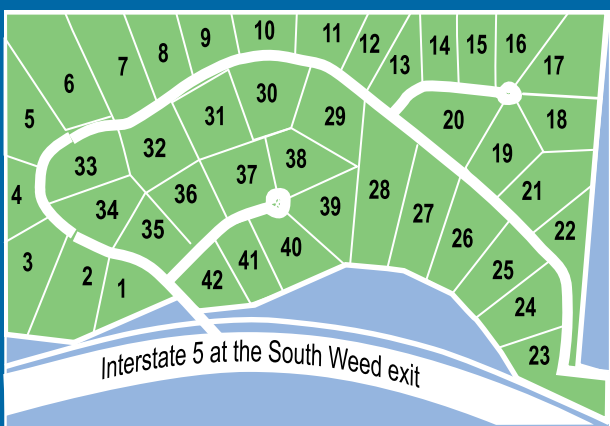
1,532± ACRES just off of Big Springs Road in the Juniper Valley area. 360o views including Sheep Rock, Mt. Shasta and Oregon. Level to rolling terrain. Lots of wildlife and game! Opportunities of land this size don't come up that often, especially at such an attractive price. Offered at \$995,000 L-99762

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MOUNTAIN MEADOW Properties

PREMIER 42 LOT SUBDIVISION

*Overlooking the City of Weed
Wildlife & Botanical Gardens*



*Conveniently located just west of
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"Lots" of Beauty

1/2 to 1.5 acre lots with city-maintained streets, water, sewer and underground utilities. Mt. Shasta views. Close to snowboarding, skiing, airports & four golf courses.

Real Estate Information

DAVID SILVA
Heritage Properties
Associate Broker #01240301
silvarealtor@sbcglobal.net
598-7075

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