



Property Guide



SUPER VIEWS, PRIVACY & LOTS OF SPACE! Beautiful, open floor plan 2498± sq. ft. custom home on very private 5± acres at the end of Shasta Cove. Great views from all windows & 10'x50' deck. Home truly designed for entertaining. **LARGE REDUCTION TO... \$399,000.** H-100957

Alpine Realty (530) 926-2646



THIS DELIGHTFUL COTTAGE... was renovated with loving care. Easy care flooring & neutral tones make it move-in ready. Open living, dining & kitchen plan can accommodate a large sectional dining table and still let the cook see the TV. Full fencing, shed, wide gate off the alley for trailer/boat access. \$89,000. #102245 Please call Leslie Holland at...

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



PERFECT GOLF COURSE HOME! With your deckside waterfall you'll be the envy of golfers teeing off the 11th green! Spacious home w/open floor plan, formal dining room & deck side golf course access. Heat pump for heat & A/C comfort. High end features: tile kitchen & baths, propane fireplace in LR, bay windows, glass block in mstr shower + soaking tub. #101168 **\$280,000.** Call Gigi at...

Century 21 Advantage (530) 925-2924



BEAUTIFUL HORSE PROPERTY! 42 Acres and 1250sf 2-BR, 2-BA home sits back off the road for privacy. Boles Creek runs the width of the property. Has a grove of very healthy trees for shade in the hot summer months! Property is mostly fenced for animals plus a couple of out buildings and mostly level for easy use! #102267 \$275,000.

Doris Moss Realty (530) 926-3807



ARTISTICALLY INSPIRED! BRING YOUR OWN DREAMS TO THIS UNIQUE CREATIVE HAVEN! Centrally located in Weed with C1 Zoning, and full of character! Upgraded and remodeled 2007-2008. ADA bathroom. Exterior access ramp to deck. Monitor installation nearing completion. Parking on Main Street. \$133,000 #102205 Please call Cynthia Garland at...

Century 21 Pioneer Realty (530) 842-1234



BEAUTIFULLY REMODELED HOME! 3-bedroom, 2-bath, 1752 sf, hardwood floors, new kitchen with granite counter tops, s/s appliances. New cabinets, ceiling fans & doors throughout. Travertine shower & floor in bath; storage galore in master bedroom; possible 4th bedroom downstairs. Zoned C-2. #101293 \$165,000. Call Brett Waite at...

Doris Moss Realty (530) 926-3807



LOVELY LOT WITH 3-BR 1-BA FIXER -UPPER for you handymen! Inspection reports on file. Parcel is large, with 2 entry/exits. The shop is large and could be a granny quarters?? Consult with the county. Nicely landscaped yard. Price reflects the work that needs to be done. Home is very roomy with large, open areas. Bring your tools! \$90,000. #102322 Please call Colleen Cena at...

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



SACRAMENTO RIVER and Cantara Loop are just down the street from this 2295sq. ft. home on 6/10 of an acre. 3 bedrooms and an updated kitchen. Complete with an oversized two-car garage and an add'l garage for that boat, motorcycle, etc. This short sale is priced to move at \$189,500. H-102076.

Alpine Realty (530) 926-2646



PRIVATE HOME IN CITY LIMITS just blocks to downtown & Shastice Park. Vaulted wood ceilings, Skylights, picture windows let in a gorgeous Mt. Shasta view. Bamboo flooring, formal dining & breakfast room. Lower level features a den, 3-bdrm, 1-bath. Natural, easy to maintain landscaping. Must see this home. \$339,000. #102218 Please call Beverly Shannon at...

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



WELL KEPT & BRIGHT! 3-Bedroom, 2-Bath, 1414± sq. ft. home on nice corner lot. Open floor plan with vaulted ceilings in living room. **Reduced to \$249,000.** H-100176

Alpine Realty (530) 926-2646



VIEWS GALORE!! Spacious custom home on Lake Shastina with great views of Mt Shasta, the Eddies and the lake. 3314 sqft. 3-BD, 2.5-BA executive home was built for entertaining. Living room has floor-to-ceiling windows facing the lake, & a stone fireplace. Master BR has awesome views of Mt Shasta with a slider to the spa/deck. Expansive Trex decking; golf cart parking in garage. #101303 Call Sherry for directions 530-925-4104.

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



CUTE & COZY bungalow in the country. 3 br 1 ba with beautiful knotty pine walls. On .8 acres of flat land and large trees. Wonderful big country kitchen invites the family to dinner. Forced air heat & woodstove. Mt. Shasta views. Basement has utility area—great for storage. Several sheds. Great opportunity! Bring your tools and make this yours. \$135,000. #102120 Please call Colleen Cena at...

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



FRENCH COUNTRY HOME ON 3 ACRES! Gorgeous 2363 sq. ft. home complete with all improvements including new paint & carpets! Fenced acreage allows for horses! #102358 \$329,000.

Doris Moss Realty (530) 926-3807



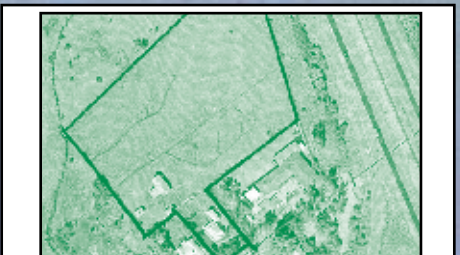
BUSINESS IN MT. SHASTA!
MIKE & TONY'S RESTAURANT has been serving cocktails & Italian American Family style dinners since 1945. Full bar and homemade meals our customers always enjoy a memorable experience. The restaurant offers booth seating, various size tables; comfortable seating at the bar. 2,800 sq. ft., add'l full basement, long term lease (as needed), all FF&E and liquor license included. \$199,000. Call Jim Peluso for details...

SiskiyouPartners.com (530) 340-1984



BUSINESS with REAL ESTATE
ROXY'S VETS CLUB! Mt. Shasta's oldest bar in terms of history, however, all 2250 sq. ft. are beautifully remodeled. Roxy's is the "local watering hole" and offers a fun and energetic Friday and Saturday night scene. Open 365 days/nights per year. The building also includes a 2,250 sq. ft apartment upstairs with separate entrance that will require some TLC. Sale includes business and real estate. \$665,000. Call Jim Peluso for details...

SiskiyouPartners.com (530) 340-1984



GREAT COMMERCIAL PROPERTY! Remove the house and barn and build your own commercial bldg on the 3.5 - 4 acre parcel with mountain view. Lots of I-5 exposure. Only \$289,000. #100501 Call Mary Dillon at...

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



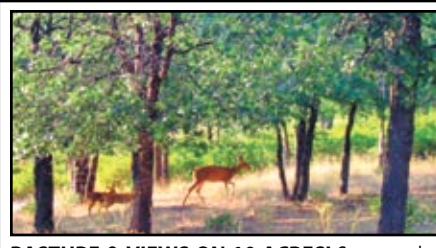
CHARMING, ELEGANT & TASTEFULLY REMODELED Mt Shasta cottage on gorgeous acre with new 1-bdrm, 1-ba guest house. Idyllic setting, close to Mt Shasta. Remodeled 1 bdrm, 1 ba + bonus room main house incl many updates. Abundant natural light & lush landscaping. Monitor & electric heaters, 2 wood stoves, 2 wells, 2 septic tanks, hot tub. Reduced to... \$259,000. #101754 Call Philip at...

Coldwell Banker/Mtn. Gate Properties (530)895-2236



SPECTACULAR VIEW! This comfortable 3-BR, 2-BA, home is turn-key ready to move into. Large master bedroom suite with postcard Shasta view, great den downstairs for a game room with access to backyard. The backyard features a great Bocce Ball court. This 1.10± acre parcel is also zoned for horses. Offered at \$375,000. H-100280

Alpine Realty (530) 926-2646



PASTURE & VIEWS ON 10 ACRES! Spectacular views of the Eddies & beyond. Paved county road, with power & phone easily available. 45gpm well; pre-approval letter for septic on file. Zoned AG-2 allows for single family housing; elderly housing; general commercial agriculture ventures. Many other uses allowed with use permit. Good for solar. Just minutes to town. \$169,500. #95071 Call Phil York at...

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



IN ONE OF MT. SHASTA'S POPULAR AREAS! Near schools on the east side of town. One bedroom downstairs with two more upstairs. Oak parquetry flooring. Large covered back porch area for enjoying a B.B.Q. or some outdoor down time. Low maintenance landscaping. Electric wal heat, Monitor & woodstove for efficiency & cozy feel. \$229,900. #102203 Please call Beverly Shannon at...

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

Call us for a complete list of Siskiyou County Foreclosures!

Golden West Realty

www.goldenwestrealty.com

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

Serving Lake Shastina for Over 30 Years!

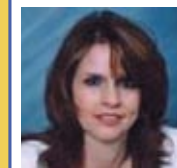
Don't Lose your Home to Foreclosure, we Specialize in Short Sale and Loan Modifications - Call Before it's Too Late!



Roger Johnson
BROKER
530-859-0079



Candice Green
ASSOCIATE BROKER
530-859-0149



Shelly Taylor
AGENT
760-403-5220



Ryan Green
AGENT
530-859-0150



LAKEHEAD - Cute cottage located just minutes away from Shasta Lake! Perfect vacation getaway with 3 bedrooms, 2 bathrooms and a spacious, open kitchen. Large front deck for enjoying the outdoors. Just a little bit of work and this house will be ready to call home. #102306 Asking **\$94,900.**



HAMMOND RANCH - Gorgeous custom Lindal Cedar home on 5 acres in the tall pines. A soaring ceiling adds charm and warmth to this great open floor plan. Fully finished basement with 3 separate areas, one of which has been used for a 3rd bedroom. Huge 4-car garage/shop is an added bonus! #102208 Asking **\$389,000**



YREKA. Spacious family home just minutes from town. Boasting 2250 sq. ft., 3 bedrooms, 2.5 baths plus a den and separate family room! 1.2 acres includes a large workshop area; would be great for animals. End-of-the-road privacy in the tall pines. #101885 Asking **\$170,000.**



LAKE SHASTINA. 3200 sq. ft. lakefront home with 4 bedrooms, 3 baths & stunning views of Lake Shastina & the Eddys. 2 levels with the possibility of an independent living space downstairs: has second kitchen & great room, 2 bedrooms & 1-BA. Updated with slate & carpet floor coverings. 3-car attached garage + a detached over-sized boat garage on the lake side of the house. Has hot tub. #102270 Asking **\$299,900.**



WEED. 1700 square foot, 3 bedroom, 2 bath home with loads of potential and a gorgeous view of Mt. Shasta. Located across Hwy 97 from Lincoln Park. #102115 Only... **\$44,900.**



MT. SHASTA - Contemporary home minutes to Downtown! 3BD/3BA home has 2 add'l rooms being used as 4th & 5th bedroom - without closets. Updates include beautiful crown molding, tasteful wainscoting, and built-in bookshelves. Large deck off the back with a permanent foundation, could expand from the current 1800+ sq.ft. of living space. All this plus a nice view of the Eddys! #102387 Asking **\$260,000.**

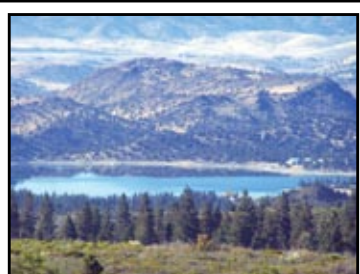


LAKE SHASTINA. Open kitchen with island & large walk-in pantry. Exquisite rock fireplace in living room. Soaking tub, walk-in shower, dual sinks in master bath. Large second bath. Vaulted ceilings. Spacious deck for entertaining. In the desirable Rancho Hills subdivision with amazing view of Mt. Shasta. Very private location. #101974 Only **\$160,000.**



LAKE SHASTINA. Charming contemporary home in great location on the golf course. Very efficient home with 3 different heat sources & many upgrades: granite counter tops in the kitchen, vinyl windows & sliders across the back of home, new carpet & paint inside & outside and a new roof within the last 2 years. #101920 Asking **\$239,000.**

COMPLETE SISKIYOU COUNTY FORECLOSURE LIST AVAILABLE!
Call Today or Text Your E-Mail Address to 530-859-0149 and Write "Foreclosure List"



LAKE SHASTINA. It is a great time to buy vacant land in Lake Shastina. Many properties available at excellent prices. Call for a list of available homesites.



BUSINESS OPPORTUNITY! Be your own boss in the thriving coffee industry! This mobile coffee drive-thru comes with just about everything you need to be up and running. Can be moved to a location of your choice or left right where it is on the corner of Hwy 97 & Big Springs Road. **\$24,000.**



TULELAKE. Own a piece of Tulelake history! Well-established diner, steak house & bar in the heart of town. Upstairs has potential for an amazing boutique hotel, B&B or monthly apartment rentals, you decide! Loaded with potential, call for a private showing. #101902 Offered at **\$400,000.**



DUNSMUIR. Quintessential Dunsmuir cottage just up the street from the Sacramento River. Come and take a look at this new foreclosure listing. #101755. Offered at... **\$67,900**



YREKA. Charming turn-of-the-century home with numerous upgrades. **\$149,900. Call Ryan for details 530-859-0150**



HORNBROOK. Cute cottage that has been remodeled and appears much newer than it's age. Spacious master bedroom with shared bathroom open to the hallway. Fenced around perimeter with well maintained lawn including small sunroom and detached garage and workshop area. #101997 Only... **\$43,900.**



BIG SPRINGS. Enjoy the open space and gorgeous Mt. Shasta views from this newer 3 bedroom 1 bath home built in 2007. Great open kitchen Bathroom with tile floors & counters. Low maintenance siding. Great front windows that look at Mt. Shasta. #101987 Asking... **\$64,900.**



JUNIPER VALLEY. Unique 37 acre parcel right on Big Springs Road with panoramic views of Mt. Shasta, the Eddy's and north all the way into Oregon. Conveniently located just off the paved road with power at the edge of the property. #102131 Asking **\$149,000.**



LAKE SHASTINA New Foreclosure Listing! 3 bedroom, 2 bathroom on a cul-de-sac that ends at the golf course. Call Shelly for details at **760-403-5220**



WEED - Great location close to COS. Charming home, very well taken care of is move in ready. Spacious living room with wood stove & large windows, wonderful fenced backyard & patio. Kitchen and dining area have ample storage with a built-in hutch. Extra storage area "upstairs" in the garage. #101605 Asking **\$129,900.**



LAKE SHASTINA. Large Golf Course home with 3 bedrooms, 3 baths, office/den that could be 4th bedroom. Separate living space downstairs provides for numerous options to fit your family's needs. Several heating sources make this home extremely cost efficient in both the winter and summer. #101752 **\$199,900**



TRUCK VILLAGE EXIT. Great location for a business opportunity right off of I-5. In the middle of Mt. Shasta and Weed. Many different options for this 1.6 acre flat buildable property. Owner has a plot plan for storage units. Make an offer! #97140 Asking **\$135,000.**



WEED. Foreclosure - Spacious home on a large corner lot. This 2 story has a huge master suite upstairs with the 2 additional bedrooms, bathroom and living area downstairs. Detached garage with plenty of storage space. Call for details.



MT. SHASTA. Timber Hills home on the creek with gorgeous Mt. Shasta view! If you're looking for lots of space this home has it! 3800+ sq. ft. of living space, huge open living room & kitchen with built-in wet bar or soda fountain. Great buy - under \$95/sq.ft. #101926 Offered at **\$319,900.**



LAKE SHASTINA. Grand Mt. Shasta view from this large deck of this lovely Lindal Cedar home on double lot at the end of a quiet court on the 6th fairway. Solarium gives natural light & openness to a beautiful great room with cedar ceilings & walls. This stunning home will charm you with all the unique features! #101864 Offered at **\$485,000**



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Bill Michelon
Realtor®
530-925-1792



Peggy Clure
Realtor®
530-926-5330



Randy McDonald
Broker/Owner
530-925-1000



Brett Waite
Broker Assoc.
530- 859-2004



Jessie Zapffe
Realtor®
530-261-1420

DORIS MOSS REALTY



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

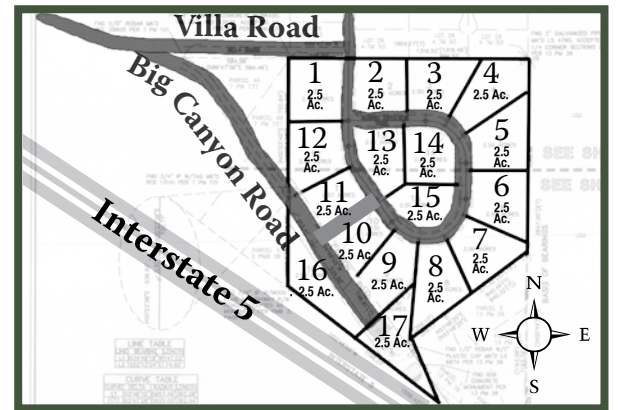
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DRE #1174605

A Special Opportunity to Own this 17-Parcel Subdivision of 2½ Acre Lots



- This fully recorded subdivision contains 42± Acres, consisting of (17) 2.5 acre parcels, with astounding Mt. Shasta and Mt. Eddy views.
- Underground utilities, private, paved roads and fire hydrants are in place.
- With National Forest bordering the East side of the property, there is also convenient proximity to Interstate 5 and Highway 89 access.
- At your pleasure are miles of hiking trails; minutes to the Sacramento River and world-class trout fishing – a very short drive to Lake Siskiyou and Mount Shasta Golf Resort. Other nearby Golf Courses and the Mount Shasta Ski & Board Park are all within a 15-20 minute drive. **\$1,100,000.**

Discover the beauty that lies at the base of Mt. Shasta on this newly created subdivision. Be in a position to capitalize when the housing market comes back to full strength.



PREMIER DUNSMUIR AVE LOCATION 8400 sq ft of commercial space. Perfect for a bank or ? Four rental spaces on the side street under the bank portion for added income! Better hurry on this one! \$495,000. #102073



VINTAGE MT. SHASTA HOME! 2396 sq ft, 5 bed, 3 bath, charming home within walking distance to downtown. Hardwood floors, new windows, large face with Mt. Eddy views, partial basement with work shop, 7 off street parking spaces. # 102172 \$270,000.



WELL-MAINTAINED ON QUIET STREET in a wooded lot with lots of privacy. 3-bedroom, 2-bath, full basement with a family/recreation room and shop. Brand new deck for those shaded summer BBQs. Landscaped & sprinklers, room for RV parking, new roof and septic & lots more. \$230,000. #100462



CUTE COMMERCIAL! 3-bedroom, 1½-baths of nicely redone interior. Make this your new home or office/home combo. Was a licensed vacation rental in the past. New vinyl windows, refinished wood floors & new wiring make this move-in ready. Dual hot water heaters, drive-thru garage, privacy fence. \$239,500. #102232



COUNTRY LIVING. 1650sf remodeled home on 1 acre surrounded by trees. Wood & tile floors, recess lighting, solar hot water, newer windows & roof, walk-in shower, built-in cabinets, separate office. Water feature, auto sprinklers, expansive deck, attached shop/storage, large area for a garden, & much more. \$279,000. #101017.



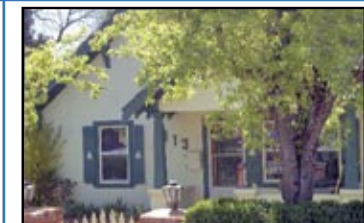
LOTS OF ROOM IN THESE 2 UNITS. Cathedral ceilings, master bedroom & bath, views, 2 car garages, private up and downstairs patio, open sunny floor plan. 1500sf per side each has 3-br, 2.5-bath. \$295,000. #100948



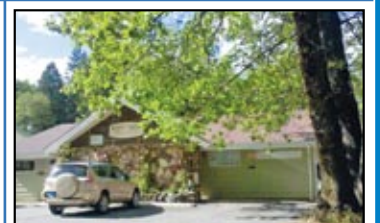
BEAUTIFULLY REMODELED HOME! 3bed/2bath, 1752 sq ft, hardwood floors, new kitchen with granite counter tops, s/s appliances. New cabinets, ceiling fans & doors throughout. Travertine shower & floor in bath; storage galore in master bedroom; possible 4th bedroom downstairs. Zoned C-2. #101293 \$165,000.



DESIRABLE MT. SHASTA AREA. 3-bedroom, 2-bath, 3,100 sq. ft. home on double lot. Large rooms, woodstove & fireplace, bonus room upstairs, oversized garage and storage shed, walking distance to downtown Mt. Shasta. \$257,000. #100784



VINTAGE MT. SHASTA HOME. 2396sf, 5-bed, 3-bath, charming home, walking distance to downtown. Hardwood floors, new windows, large face with Mt. Eddy views, partial basement with workshop, 7 off-street parking spots. \$270,000. #102172



MEDICAL/PROFESSIONAL OFFICE. 1196 sq.ft. of office (currently used as a dental office) offers 4 operating rooms, laboratory, sterilization and waiting room, reception window, private office and storage room. \$150,000. #99286



HUGE VIEWS & WONDERFULLY EQUIPPED HOME. 3 different power sources for off-grid living: wind, generator & solar make self-sustaining! It even has a dishwasher along with internet & TV. Wrap around deck takes advantage of stupendous views. Large open floor plan. Unfinished basement could add to sq. footage. #100296 \$470,000.



OPEN FLOOR PLAN on 1.1 Mt. Shasta acres. 3-br 2.5-ba 1937 sq ft. Large great room, lots of cabinets & counter space in kitchen, expansive decks in both front & back, beautiful dog woods, paved driveway, parcel with mature trees & Mt. Eddy view. With updating, this could be a gem! \$275,000. #102104



CUSTOM HOME WITH PRIVACY AND BIG MT. SHASTA VIEW. Newer Hammond Ranch home with fabulous Mt. Shasta view on 5 acres. 2 bd, 2 bath, hardwood floors, granite counter tops, hickory cabinets, slate & river rock hearth, family room that could be a 3rd bedroom. \$359,000. #101343



ESCAPE TO YOUR PRIVATE WORLD. Lighted driveway curves to this 4200± sq. ft, 4-bdrm, 3-ba classic with sounds & view of Wagon Creek. Custom-built, elegant redwood ceilings, granite, skylights enhance indoor tiled pool, spa, sauna, custom BBQ, 3 heat zones for energy efficiency. Generator. Easily maintained landscaping. Mt. Shasta at its finest. \$549,000. #101638



INCOME OPPORTUNITY ON DUNSMUIR AVE. Beautifully remodeled 6000+ sq. ft. historic bldg. in downtown Dunsuir. Comm. office space downstairs; 3 apts. up. Possible 5th & 6th units at ground level (still needs to be remodeled). Remodeled units include new carpet, windows, doors, ceiling fans, cabinets, appliances & more. \$320,000.



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DRE #1174605



MOUNTAIN VIEW HOME ON 7 ACRES. This 5-bed-room, 2.5 bath home is spacious and immaculate. Decks upstairs and down. Lots of room for a family, or as vacation rental. Seasonal spring leaves behind a lovely green meadow. MLS #101222 \$362,500.



A RETREAT FROM THE HUSTLE & BUSTLE! Off of main roads through the subdiv. New well house generator, new linoleum in kitchen several outbdgs. 2-car garage. Solar panels. Fenced garden area. Cal Fire's water tank across road. \$180,000. #101244



SPACIOUS 4 BR HOME WITH MT. SHASTA VIEW. 4-br 2-ba 1776 sq ft manufactured home with newer vinyl windows, oversize two car garage with bonus room & fully insulated for comfort and stunning Mt Shasta view. Sprinklers plus room for horses on 1.29 acre parcel. Great value! \$145,000. #100894



THIS MC CLOUD HOME has had some remodeling. 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 A showing now!! #99441 \$195,000.



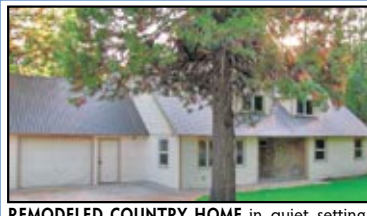
CUTE AS A BUTTON. This 960 sq. ft. double-wide has a fenced yard and two decks. 2 Br/2Ba, use of pool and clubhouse. #102338 \$23,500.



FABULOUS WEED LOCATION - 8646 sq ft of opportunity. Great location for your new business in the middle of downtown Weed. Make it your new location! Two rental spaces for extra income. \$425,000. #102074



LUXURY MTN HOME. Quality built home in Mt. Shasta Forest on 2.5 acres, 2 bd/2ba, 1597 sf, oak & tile floors, granite counter tops, knotty alder custom cabinets, large picture windows, paved driveway, and RV parking. Enjoy a sense of peace and tranquility. Only 8 miles from McCloud. \$399,000. #101024



REMODELED COUNTRY HOME in quiet setting. 2200 sq. ft., 5-BR, full basement, shop & outbdgs., RV storage garage, new deck, new appliance, granite kitchen counters, beautiful wood floors; new carpet & paint (in & out), new windows, new well pump, new siding & more. #99752 \$295,500.



NO BETTER VIEW OF CASTLE CRAGS! Enjoy the summers out on the deck, winters by the cozy wood fireplace. Master bthrm has full tub plus separate walk in shower. Master bdrn has huge walk-in closet + hand-crafted river fireplace. Down stairs has another full bathroom & bedroom, workshop, extra large 2 car garage. \$325,000. #100653



THIS CUTE LITTLE HOME would make a great starter home for the first time buyer, or a nice little rental income! 2-Bedroom, 2-bath - walk to downtown Mt. Shasta. Only \$79,000. MLS #101592



LARGE COMPANY HOME built for mill boss with loads of potential & sq. footage. A must see for large families or investors. New kitchen w/laminate floor, huge screened porch on 2nd floor - overlooking the town. \$225,000. #101539



LOVELY CEDAR CABIN built in '96, this 3-bd, 2-bath home across from Sacramento River is a great getaway spot. Large deck for summer entertaining ... make this your retreat! #101257 \$180,000.



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



LOVELY NORTH DUNSMUIR HOME. Easy Access to park, pool and river. 3-bedroom, 2-bath home with great yard. \$169,900. #102347



CHARMING COTTAGE-STYLE HOME w/TWO GUEST HOUSES. 3-bdrm, 1.5-bath main house; lg workshop/extra garage, full basement, garage, quiet patio, views of Mt. Eddy & more. \$275,000. #98602



MT. EDDY VIEWS ON 2.5 VIEW ACRES. Currently under construction, totally custom with spacious great room, awesome kitchen, 3-bdrm, 2.5-ba., 2345 sq ft with 3 car garage, granite kitchen counters, tiled baths, hardwood floors, landscaping & sprinklers. #101731



NEWER CABIN IN THE WOODS. Corner 2.5-acre parcel with lots of trees. Mt Shasta views. USFS land across the road. 20gpm well, solar, storage tank & controller. Generator installed; 2 KW solar power. Maple cabinets, vaulted ceiling great room. \$159,000. #101830



MC CLOUD COTTAGE. 3 Bedroom, 1-bath home with new carpet and paint. Still needs some TLC. #102261 \$95,000.



CHARMING LOG CABIN-STYLE HOME on Squaw Creek! Large 2-car garage with artists studio attached. Loads of storage; room to roam or plant a garden. Big deck off master bdrn. Ideal get-away! Don't wait! #101202 \$185,000.



NICELY REMODELED HOME IN THE QUIET COMMUNITY OF MC CLOUD. 2 bd, 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! \$135,000. #99779



CHOICE MT. SHASTA LOCATION! 2600 sq ft 4 bedroom, 2.5 bath home on .82 tree filled acres in city limits. Great floor plan, two fireplaces, central heat, 2 monitor heaters, sitting room with built-in book case, oversize two car garage, large wood shed and circular driveway. \$285,000. #102005



LAKEHEAD - ULTIMATE CABIN ON 40 ACRES. Your own private lake and lots of trees to provide privacy. Just minutes to awesome recreation, including world class fishing, boating on Shasta Lake, & Mt. Shasta Ski Park. All of this and only 3 miles from I-5. Priced to sell!! Shown by Appointment only! \$369,000. #102155



BEST KEPT SECRET IN THE WOODS! 1700sq. Ft. 3/2 home with Hickory floors and open living has plenty of space. Rear decking allow for summer gatherings. Greenhouse, shed and more on this 1.6 acre parcel. \$265,000. #101970



5 RESIDENTIAL & 2 COMMERCIAL LOTS IN MC CLOUD 2 acre lots now available in peaceful McCloud. All on community services. Great views and easy access! From \$75,000.



BANK OR RETAIL SPACE. 4600 sq. ft. - 2 units right next to the post office in Beautiful downtown McCloud. Perfect location for your new business! Hurry with an offer! \$250,000. #102075



MT. SHASTA STARTER HOME! Totally remodeled 2-bedrppm, 1-bath home approx. 1000 sq. ft. in nice Mt. Shasta location. Would make a great second home! \$139,900. #99874



INVESTORS! TAKE NOTE: This mobile home park has nine plus acres with 43 spaces, 9 are already full. Great views of Mt. Shasta. Place your home on the choice lot and watch the income! Priced to sell!! \$375,000. #101859



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 \$27,000.



FAMILY HOME IN GREAT LOCATION - 3 bedroom, 2-bath 1635 sf home on .69 acres, tall trees, covered RV parking, fully fenced, shop. Better hurry! #100787 \$149,000.



SWEET MT. SHASTA BUNGALOW. Great location, fir floors, alley access, converted garage and partially fenced. A must see for those interested in a smaller Mt. Shasta Home! #101663 \$84,900.



IN TOWN ESTATE ON 5 ACRES. 4200 sq. ft. Home, Guest Cottage, Finished Barn, RV Parking & privacy offered with this lovely property. Recirculating ponds, 360° views, trees, gardens & manicured lawns make this truly a little bit of heaven on earth. \$1,100,000. #101932



LARGE HOME WITH OLD MC CLOUD CHARM INTACT. Currently a licensed vacation rental-make this your vacation get-away. Tastefully redone but keeping all the charm this is a must see! Full fenced back yard & alley access! \$130,000. #101342



PERFECTLY SETUP FOR THE HORSE LOVER. 3-bedroom, 2-bath home built in 2004. Lovely setting with fabulous barn, 12x21 tractor/carriage barn, hay barn, round pen, fenced and X-fenced. Awesome 5 acres with stunning Mt. Eddy view. \$299,000. #101750



SOPHISTICATED MT. SHASTA HOME on 5 acres. Recently completed, 4 bd, 2.5 bath, 3364 sf home with 10' ceilings, granite counter tops, tile floors, gas fireplace, free standing wood stove with tile hearth. View of Mt. Shasta. Zoned for horses. \$319,000. #101314



MEDICAL/PROFESSIONAL OFFICE BUILDING. Prominent Mt. Shasta location, 5 exam rooms, 2 rest rooms, 2 waiting rooms, receptionist office, computer room, & large office space. Numerous possibilities exist for this commercial zoned property. \$495,000. #101757



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204 WEST LAKE ST., MT. SHASTA



--- 6 - 20 ACRES ---
EXCEPTIONAL VIEW of Shasta & Sheep Rock. 3 contiguous lots. Horses Ok. Mt. Shasta Vista. \$26,500 #100440
(2) JUNIPER VALLEY SUBDIV. 20 acre parcels - perfect for a home or mini-ranch, \$70,000ea #98127 & #98126
--- LAND 20+ ACRES ---
20 ACRES of open space! 360° views! \$79,000. #100891
SECLUDED YET NOT TOO FAR off the beaten path. 1.4 miles to Oregon border. \$240,000. #99892
40 ACRES with awesome views of Mt Shasta, Eddies, & Crags. Lots of Privacy. #101610 \$399,000.
LOT 58 N. OLD STAGE RD. in Hammond Ranch 34.5 very usable acres! Bring your horses! \$239,000. #95905

--- LOTS ---
LOT 307 - MTN. WOOD. \$9,500. #102268
LOT 222 - ASH COURT. \$12,500. #102130
LOT 163 - SHERWOOD. Mt. Shasta view lot, greenbelt for extra privacy. Priced at only \$5,000. #98637
LOT 194-COTTONTAIL DR., Lake Shastina. Great Mt. Shasta view. Owner financing. \$9,900. #100836
8-2 LOT 275 AUTUMN. Rare level 1/4 acre lot backs up to large farmland. \$15,000. #98688
SPECTACULAR VIEW of Mt Shasta, steps to golf & minutes to lake. Lot 199 Cerrudo Ct. \$10,000. #99720
ON ELK TRAIL with great view of Mt. Shasta. Easy access to Big Springs Rd. Close to the lake & golf. \$10,000. #98837
2 LOTS-SUMMIT DR., Mt. Shasta. \$35,000 ea. #101493; #101494
MT. BLANCH DR. Very nice, quiet location with sweet views of the surrounding hills and trees. .39 acre lot. #102251 \$8,500

LOT 6 MOUNTAIN WOOD DR. Great hill side home site in Rancho Hills. Enjoy nearby outdoor activities. #102091 \$6,900
Lot 273 STAG MOUNTAIN Wow! The views of Mt. Shasta are just stunning from this .45 acre parcel. #101476 \$17,900
Lot 100 JUNIPER PEAK RD. Peaceful views of Lake Shastina. .25 acre, gently sloping lot. Views to die for! #101475 \$15,000
WONDERFUL LOT in Mt. Shasta Forest. Large trees, quiet & secluded yet close to town. #101843 \$29,900 Lot 6 Elk Springs
WHAT A VIEW! Buildable lot in Shastina. \$22,000. #101313
COMMERCIAL LOT close to downtown Yreka. Fully fenced, great location. City water; sewer available. #99923 \$68,500.
ON EVERITT MEMORIAL. Build your home on this affordable 1/4 acre parcel in Mt. Shasta. \$55,000 #100966
LOT 4, Skyview Road, Mt. Shasta. \$98,000. #98152
LOT 15 PAUL'S PLACE. Siskiyou Lake Highlands. Fabulous Mt. Shasta view! \$98,000. #99130

--- 1 - 5 ACRES ---
2.5 ACRES with Mt. Shasta view. Trees. County maintained road, septic approved. Good water. \$98,000. #98152
LOT 41-A HAZELNUT. \$47,500. #101714
LOT W/POWER, mtn. view; approved perc. \$15,000. #99935
2.4 ACRE LOT in the Mt. Shasta Vista Subdiv. Mt. Shasta view, gentle topography; power close. \$5,500. #100337
LOT WITH POWER, mountain view and approved perc. \$15,000. #99931
1.3 ACRE LOT close to downtown Mt. Shasta with trees; Septic & well approved by county. \$129,900. #100655
IN THE TREES. With well, septic & underground elec. + insulated garage. Quiet with fruit trees. #99956 \$145,000.
LOT 42C SHASTA COVE. 5 acres just outside Mt. Shasta; close to Old Stage Road. \$129,000. #101852

<p>708 Hennessey, McCloud</p>  <p>CHARMING ORIGINAL MILL HOUSE Upgrades through the years. Garage is extra deep with A/C. Woodstove & Monitor heat. 2nd BA in laundry room. \$99,000. #99622</p>	<p>10634 Shadow Wood Lane, Weed</p>  <p>WONDERFUL HOME! 4/3 home w/formal dining, chefs kitchen with all appliances. Spacious deck with great views & nice sun. Central heat & hot water. \$399,000. #101310</p>	<p>10209 Hwy A 12, Montague</p>  <p>REDUCED! SMALL FARM/RANCHETTE! 23 Acres fenced/cross fenced, 1650sf 3BR, 2BA updated home. Gated entrance and house located privately off A-12. Only \$275,000. #101769</p>	<p>5517 Shasta Ave., Dunsmuir</p>  <p>REDUCED! UNIQUE CRAFTSMAN BUNGALOW 2/2, 1650sf built in the late 1930's & updated throughout. Large family room, country kitchen Landscaped. \$165,000. #100805</p>	<p>5812 Lookout Court, Lake Shastina</p>  <p>VERY SWEET! 2-bed, 2-bath chalet-style home on a serene landscaped 1/2 acre parcel. Knock out view of Mt. Shasta. #102276</p>
<p>16937 Lakeshore Dr., Lake Shastina</p>  <p>REMODELED 3-Bedroom 2-Bath home in popular Lake Shastina! Enclosed entry porch opens to spacious living room. New floor coverings/paint inside & out. \$135,000. #102304</p>	<p>11865 N. Old Stage Rd., Mt. Shasta</p>  <p>REDUCED! 7.4 ACRES WITH 2240SF 4-BR, 3-BA home with pasture & water rights, facilities for animals + feed storage. Fenced & x-fenced. 360° views of Shasta, Mt. Eddy, etc. \$249,900. #100922</p>	<p>1227 Eddy Drive, Mt. Shasta</p>  <p>BEAUTIFUL CUSTOM HOME! 2300 sq. ft with 3 bedrooms, 2 bathrooms, office and lots of storage. Spacious open living room, custom kitchen. \$459,000. #101245</p>	<p>5845 Brook Lane, Weed</p>  <p>NEW HOME with a great Mt. Shasta view! Bamboo & tile floors, heat pump. Detached, finished 2 car garage. Low maintenance exterior & landscaping. \$299,000. #101682</p>	<p>1816 Holiday Lane, Mt. Shasta</p>  <p>CLOSE TO LAKE SISKIYOU, Lake Siskiyou Trail & Mt. Shasta Resort. Spacious kitchen w/ tile counter tops & lots of cabinets. Two master suites. Mt. Shasta view. \$319,000. #102164</p>
<p>815 Caroline #C, Mt. Shasta</p>  <p>2-BR, 1.5-BA CONDO in Mt Shasta! Well maintained in original furnishings. End unit privacy with beautiful lawn & roses. Fabulous fenced deck. Perfect getaway! \$113,000. #100347</p>	<p>1934 S. Old Stage Rd. #20, Mt. Shasta</p>  <p>REFURBISHED double-wide on sunny lot. New kitchen & living room flooring, ext. paint & new skirting. Monitor & forced air heat. Shasta views. OMC. \$21,500. #101993</p>	<p>8001 Copco Road, Hornbrook</p>  <p>GREAT POTENTIAL! 18.5 view acres with mfg home, store with large walk in coolers & shop w/20' ceilings to store/repair boats, trucks etc. \$165,000. #100633</p>	<p>722 Eel Drive, Montague</p>  <p>VIEWS IN ALL DIRECTIONS in KRCE! In good cond. Skylights, wood stove & A/C. Large separate outldg. with covered overhang. Nice metal carport. \$79,900. #101562</p>	<p>5035 Indian Island, Weed</p>  <p>UNIQUE LAKE FRONT HOME. Breathtaking views of Lake Shastina & Mt. Shasta. Plenty of room in this 4 bedroom, 4 bath 2,579 sq ft. home. \$270,000. #101489</p>
<p>302 Orem, Mt. Shasta</p>  <p>ENCHANTING! Mt. Shasta remodel with gorgeous cherry cabinets with glass doors, high-end JennAire S/S appliances, wine frig & bar sink. All appliances & some fabulous furniture may be included. \$247,500. #101149</p>	<p>9512 N. Old Stage Rd., Weed</p>  <p>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</p>	<p>720 Deas Way, Mt. Shasta</p>  <p>2-STORY HOME with four bdrms on the second story, a large country kitchen & a spacious living room with a rock fireplace. Walk to golf course & lake. \$425,000. #99966</p>	<p>931 S Davis, Weed</p>  <p>COMPLETELY REMODELED! 4 bedrooms and 2 baths, this home offers all the right amenities. Kitchen with custom cabinets and stainless steel appliances. #101747</p>	<p>26938 Edgewood Road, Weed</p>  <p>REDUCED! 3-BDRM, 2-BATH HOME. Only a cash offer will buy this 1984 mfgd. home on 1.4 acres. Newer roof, vinyl thermal-pane windows. No foundation. Good well. 2-car garage with loft. Easy access to I-5. \$69,000. #101990</p>
<p>1490 Kellogg Dr. #40, Weed</p>  <p>CLEAN & WELL KEPT! Walking distance of South Weed. 3 bedroom, 2 bath and nearly 1000 sq. feet. Roof is 3 years old. #101883</p>	<p>807 Caroline Ave., Mt. Shasta</p>  <p>UNDER THE SHADE of the big oak trees, a newer ranch-style modular home with 3-BR, 2-BA & an open floor plan. Popular neighborhood. Mt. Eddy views. \$184,000. #99397</p>	<p>10927 Eagle Rd, Montague</p>  <p>HOME ON CORNER 2.3 ACRES w/trees & awesome rock out-croppings. Great view of Mt. Shasta. Good floor plan. Vaulted ceilings. Good water. Horses OK. \$111,000. #101105</p>	<p>208 Jackson, Weed</p>  <p>LOOKING FOR AN AFFORDABLE FIXER? Located on dbl. lot this 2-bedroom, 1-bath, 1050 sq. ft. home with detached garage only \$55,000. CALL TODAY! #93973</p>	<p>1738 Pine Grove, Mt. Shasta</p>  <p>A GREAT SHOP BUILDING and large well constructed custom built home. All this on 2.7 acres. Ranch-style home with full length covered front porch. #102308</p>
<p>611 Deas Way, Mt. Shasta</p>  <p>REDUCED! GREAT MT. SHASTA VIEW! Wood floors, high ceilings, rock fireplace & lg. sunny windows. Deluxe master suite w/2 huge walk-in closets, master bath includes sitting room. Patio w/covered trellis. \$325,000. #101626</p>	<p>15965 Gallop Road, Weed</p>  <p>NEWER 1975sq. ft. 3 + 2 home on 0.5 acre corner lot. Tile kitchen floors & counter tops. Open floor plan with bamboo, tile & carpet floors. Private master suite on 2nd floor. \$235,000. #101683</p>	<p>93 California St., Weed</p>  <p>NEEDS SOME SPRUCING UP - 1031 square feet of living space with 2 bedrooms and 1 bathroom and an attached 1 car garage. Roof was replaced approx. 7 years ago. Newer monitor heater. #102286</p>	<p>6039-1/2 Butterfly, Dunsmuir</p>  <p>RIVERFRONT HOME! Construction just completed on this spacious 3-BR 3-BA home. Large deck overlooks dramatic Sacramento River. Upscale in many details. #102197 \$339,000.</p>	<p>5445 Ponderosa Dr., Weed</p>  <p>ON 5.6 ACRES with a BIG view of Mt. Shasta, lots of sun & peace & quiet. 1220 sq ft of living space includes spacious living area. Modern kitchen, dining area & large "loft" bedroom. Newly refurbished. #102204 \$219,000.</p>



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GORGEOUS PARCEL WITH CREEK AND VIEW OF MT. SHASTA. On a community water system, close to town & services. Area of very nice homes. EZ access for building. County maintained roads. Low low price of \$175,000. #102199

GREAT PARCEL! Stunning views of the Lake, Sunsets & Mt. Eddy. A great price to pick up that vacation or retirement lot or hold for investment. \$19,500. #100382

LUSH LOT in the city 1 block from downtown. Mature trees, nice neighborhood, curb and gutter already in. Owner will carry: \$10,000 down. On the corner of Orem and N "B" Street, Mt. Shasta. #101512

ZONED R-2. Two lots (100x170) for this price. Great area. Views. Easy building site for multiple dwelling. Close to schools & town. \$175,000. #98488

LOVELY MT SHASTA BUILDING LOT in an older established neighborhood. Includes gravity flow sewer easement. Curbs and gutters are already in. Owner may carry note. \$42,000. #101128

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

IF YOU'RE LOOKING TO BUILD your getaway in a treed area that is surrounded by beautiful homes, this just may be it! With some tree pruning and brush removal, this lot will reveal its true potential. \$139,950. #101021

ABSOLUTE WONDERLAND! 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

GORGEOUS PROPERTY WITH APPROX 1000' Sacramento River frontage. Great swimming hole & fishing access. Area is very lush in Sweetbrier, would make a great summer getaway. \$600,000. #94927

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. #101738

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

PRETTY AREA WITH GORGEOUS VIEWS. E-Z to build on gently sloping parcel. Paved road, view of Mt. Shasta! 19.44 acres, only \$80,000! #100730

GREAT OPPORTUNITY! Beautiful building lot at bargain price. Buy it now for the future! City services available, lots of trees and many open areas. Great opportunity! \$39,500. #100317

2 BEAUTIFULLY TREED LOTS. 2.5 acres each. Lot 3 \$102,000. Lot 1 \$115,000. Big discount if both are purchased together. Paved road, private area with no through traffic. Views of Mt. Shasta. #95628

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

END OF THE ROAD PRIVACY! 1120 acres with year-round creek, springs, and power to a secluded building site. Rolling hills with groves of oak trees and conifers. Incredible bonus: abundant wildlife with excellent deer & elk hunting opportunity with an expanding elk herd. RMEF would work diligently with a new owner to secure a conservation easement. Surrounded by large ranches and fee ownership of Rocky Mountain Elk Foundation. Build your recreational cabin getaway...Truly a once-in-a-lifetime opportunity! #101834 \$800,000.



GORGEOUS SPOT IN VERY NICE SUBDIVISION. Nearly new 3br 2ba home has vaulted ceilings in living areas, lots of tile, beautiful light kitchen. Decking is extensive both back & front. Attached 3-car garage. Full basement with Monitor heat & great work area. Lots of home for the money. \$260,000. #102176



GOOD LOCATION, GREAT EXPOSURE! ONE ACRE LOT. Property has been condemned by City of Weed. Professionally appraised for asking price considering the lot value only. Talk to the city of Weed to ask what is required to rebuild, if at all possible. Previously 12-unit apt. complex. \$75,000. #100411



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



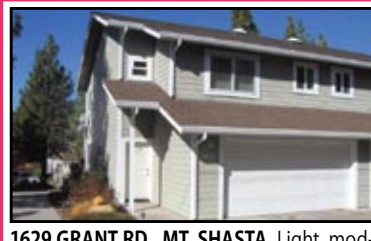
CHARMING 2-BDRM COTTAGE on lush lot downtown Mt Shasta. Remodeled in 1995 electric, plumbing, windows insulation, skylights, vaulted ceilings, fireplace, Monitor, fully fenced yard with tree house to match. \$102,000. #101772



LARGE LOG-TYPE HOME located on 2.5 treed acres. New driveway just put in (easement on adjoining property). Has downstairs unit for granny quarters. Seller has upgraded/remodeled over the years. Very pleasant surroundings. Mt.. Shasta view! \$595,000. #100644



CUTE AND COZY little bungalow in the country. 3 br 1 ba with beautiful knotty pine walls. On .8 acres of flat land and large trees. Wonderful big country kitchen invites the family to dinner. Forced air heat & woodstove. Mt. Shasta views. Basement has utility area—great for storage. Several sheds. Great opportunity! Bring your tools and make this yours. \$135,000. #102120



1629 GRANT RD., MT. SHASTA. Light, modern and well appointed condo in Siskiyou Lake Highlands Subdivision at the Mt. Shasta Resort. Attached 2 car garage. Laundry area next to bedrooms. Fenced, private patio area. Easy Living. Unit is in very good condition and offers all of today's expected amenities. \$150,000. #101910



339 LOTS TO DEVELOP IN THIS SUBDIVISION! 15 lots zoned R-3-12 Multi Family; 32 lots zoned R-2 for Duplex/Tri-Plex/Four-Plex; 2 lots zoned Commercial Hwy; the remaining 290 lots are zoned single family. Approved subdivision with all permitting in place as well as a Development Agreement by City of Yreka that is transferable. Develop under agreed conditions or configure project to suit your needs. \$950,000. #101612



IN ONE OF MT. SHASTA'S POPULAR AREAS! Near schools on the east side of town. One bedroom downstairs with two more upstairs. Oak parquetry flooring. Large covered back porch area for enjoying a B.B.Q. or some outdoor down time. Low maintenance landscaping. Electric wal heat, Monitor & woodstove for efficiency & cozy feel. \$229,900. #102203



SWEEPING VIEWS OF RANCHO HILLS compliment this never-occupied new home. You'll never tire of the snow-capped mountains, ranches & valleys seen from this new home. Oversized garage has a divided shop/bonus room at the rear. Double front doors open to a wide foyer & glass-lite French doors partition off a charming living room. Includes a huge country kitchen, family room, laundry/mudroom with easy access to a patio, deck and a 16x9 hobby bldg. 3 large bedrooms & 3 full baths, 2390 sqft. All this for \$275,000. #101863



CHARMING 3-BEDROOM, 2-BATH with dining room/family room on large treed lot. Very cozy with all the amenities and room to move about. Vaulted ceilings, Monitor, wood and electric heat. Detached garage with additional sheds. Street access at both front & rear. Auto sprinklers. Shows pride of ownership! Priced at \$150,000. #102118



THIS UNIQUE HOME is located in an 18-hole golf course/resort community. Wonderful, natural light throughout. Very open floor plan with dramatic staircase to second story. Three large bedrooms; each with its own bathroom. View of Mt. Shasta. \$448,000. #98907



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. \$140,000. #98534



IN-TOWN 3-BDRM, 2-BA HOME with finished attic/loft. Sun room, Monitor heat, woodstove, tile, mud room. Just reduced to \$82,500. At this price is it a deal! Short sale. #101773



PICK ME! PICK ME! This home begs to be brought back to its nostalgic best. Cozy eat-in-kitchen w/lg laundry room. Owner is including washer/dryer, refrig, & freezer. Bigger than expected living area. Bedrooms have built-in closets Mt. Shasta view from living room. \$95,000. #102213



SWEET HAVEN IT IS ALL IN THE NAME. Beautiful park-like setting 3-bedroom, 2-bath, 2100 sq. ft. on .75 acre, 5 blocks from downtown Mt. Shasta. Wood flooring, wood cased windows, Intertherm electric heaters, woodstove, shade trees, fully private fenced parcel. Great re-sale area. \$375,000. #101893



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. Access off N Old Stage past spectacular aspen grove. \$85,000. #101774



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



THIS DELIGHTFUL COTTAGE... was renovated with loving care. Easy care flooring & neutral tones make it move-in ready. Open living, dining & kitchen plan can accommodate a large sectional dining table and still let the cook see the TV. Full fencing, shed, wide gate off the alley for trailer/boat access. \$89,000. #102245



VICTORIAN WITH A 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. \$499,000. #99307



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



ON BUSY SOUTH WEED BLVD. with all of the fast food restaurants, motels, gas stations AND the freeway on and off ramps! Great location and zoned CM! \$180,000. #100731



BEAUTIFUL CUSTOM HOME home at a great price on 2.69 acres. Large Master bedroom on top level with cozy woodstove, large walk-in closet & Bay window w/window seat to view the Eddies. Nice usable lot with privacy and room for RV parking. Several custom outbuildings and mature trees. French doors open to private deck. Move in ready! \$275,000. #102274



2160 SQ. FT., 4-BR 2.5-BA home on 5+ acres (RRB2.5 zoning allows further split). Complete privacy with conifers; sunny & open areas for the fenced-in vegetable garden. Several outbldgs. for RV/Boat storage. Attached sun room with wet bar & unfinished 500 sq.ft. basement with TV hookups (not included in sq. footage). \$339,000.



3/4 ACRE-MOUNT SHASTA RESORT. Gentle sloping with large conifers along back of parcel. Beautiful views of Mt. Eddy, Black Butte, Rainbow Ridge & magnificent sunsets. In a cul-de-sac. Neighborhood of upper-end homes. Owner may carry with 20% down. \$85,000. #99770

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16 "Silver" Parcels

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This gated subdivision includes: Maintained Paved Roads, Underground Utilities and Spectacular Views of Mt. Shasta, the Eddies and Castle Crags.



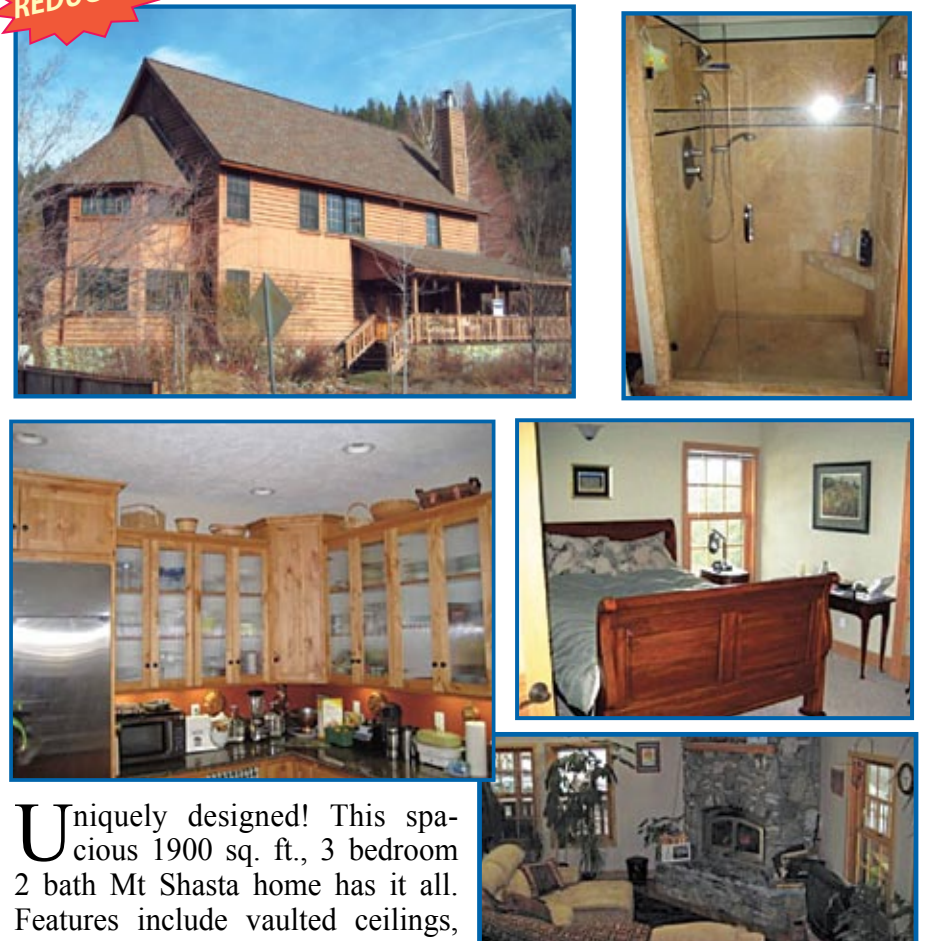
Financing Available!
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Elegant, Custom Crafted Home!



Extra attention to detail in this 2157 square foot 3-Bedroom, 2-Bath Home with vaulted ceilings in the living room & master bedroom, coffered ceilings in kitchen & dining room, recessed lighting, central vacuum; granite counter tops & stainless steel appliances in kitchen. Awesome views of Mt Shasta. Den with built-in desk/computer area; large utility room + extra storage. Beautifully landscaped 1.5 acre parcel with gorgeous lawn, sprinkler system, trees, shrubs & concrete. #100800 **\$379,000.**

REDUCED! Ultra-Custom Home!



Uniquely designed! 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 counter tops, 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. #100213 **\$299,999.**


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

Welcome to... Coldwell Banker Mountain Gate Properties

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New Listing!



INVESTMENT & INCOME OPPORTUNITY. These well kept income producer's are clean and tidy. 2 separate rental units on one parcel. Unit 1 is 1 BD, 1 BA & 504 sqft. Unit 2 is 2 BD, 1 BA & 93 sqft. Some TLC would enhance them further. Located just one block from the center of town Easy to maintain and rent, and affordable too! Fully fenced yards with ample room for a garden or play areas for kids. \$89,900 #98326



DELIGHTFUL COTTAGE. 1179sq ft, 3 BA, 2 BA home in a private setting but close to Weed schools & downtown. A cheerful kitchen features double ovens, dishwasher, granite tile counter-tops, island with storage, cook top, double sink, pantry and garbage disposal. Dining room has a view of the deck and backyard. Large laundry room, updated bathrooms, plenty of storage. Outside features include deck, fencing, space for dogs, beautiful trees and perennials and a front patio for your enjoyment. #119,900 #101905



LOVELY MT. SHASTA HOME. This 2363 sq. ft., 3-bedroom, 2-bath home is set on 3 level acres. The main living space has an expansive living with an open floor plan. Living room, dining room, & kitchen are open to each other. Kitchen features custom cabinets, stone countertop and prep sink. Large office with built in desk and shelves. Master suite with double sinks, walk-in shower & walk-in closet. Small barn on property and horses are ok. \$324,900 #101846



BANK-OWNED BARGAIN! 3 BD, 2 BA 1,400 sq ft home in McCloud. Features include a large kitchen open to dining room, a master bedroom with attached bathroom, Monitor heat, wood stove and electric baseboards. Large detached garage with alley access. Close to downtown McCloud and minutes from Mt. Shasta Ski and Board Park and many other outdoor activities. \$64,000 #101786



ONE-OF-A-KIND MT. SHASTA HOME built in 2008. 1500 sqft home w/unique & artistic elements; walk to town. Main living area is open and comfortable with large windows & sliding glass doors to yard. Kitchen has concrete counter tops and island with mosaic detailing. Pointed arch doorways in this 3-BD, 2-BA home help to make this house special. Radiant heat & passive solar keep the heating costs down. Easy care yard with fruit trees. \$255,000. #101455



DOMES HOME on an absolutely beautiful 2.5 acre piece of land. Home sits on gorgeous creek front property. Unique home is 2700 sq ft, 4-BD, 2-BA with a full basement & other bonus rooms (both above the main floor and in the basement). It feels incredibly spacious. Interior features an abundance of quality redwood finish work & expansive vaulted ceilings. Wood, Monitor & Electric heat. Needs some TLC but the potential is there! \$269,000 #99686

REDUCED!



LUXURIOUS 8,800+ SQ. FT. HOME at the foot of Mt. Shasta gives you so many living options, 5 bedrooms, 5 full baths, (2) 1/2 baths, 2 full kitchens, 7 different living spaces and so much more. Interior of home was completely renovated in the last 4 years. Master bathroom features a walk-in shower, jetted tub & cedar sauna. Since 2009 the owner has installed a new roof, new heat pump, all new interior paint, flooring & trim, all new light fixtures & appliances, all new cabinets & counter tops, all new bath rooms... the list goes on! On 2 fully fenced and gated acres. Reduced to \$649,995. #101966



SHORT SALE OPPORTUNITY. This 1200 sq ft, 2BR, 1BA home received a top to bottom remodel less than two years ago. New laminate and tile flooring, new wall and ceilings, new carpet in bedrooms. New kitchen counters and cabinets. Private backyard with hot tub pad. Beautiful landscaping. Convenient location two blocks from downtown. \$109,000 #99591



1728 SQ. FT. COMMERCIAL BLDG IN MT SHASTA. Beautifully finished with rich natural wood throughout and open-beam wood ceilings. Solidly built & well maintained. Has upstairs 550±sf. room. Downstairs rooms approx: 18x23, 13x13, 9x15, 9x10, a 1/2 bath, & an extra room with a small kitchenette w/ counter & sink. Efficient heat pump w/oil backup & A/C. Large commercial lot w/abundant unused space. Surrounded by towering evergreens and very private. \$179,000. #101278

REDUCED!



CHARMING HOME ON CORNER LOT that just minutes to downtown Mt. Shasta. This 4 BD, 3 BA, 1668 sq ft. home features two master suites. Home has had some updating including laminate wood flooring throughout the house. Large kitchen with stainless steel appliances, dining room, vinyl clad dual pane windows throughout and large laundry/utility room. 2-car attached garage plus another 2 car detached garage. The backyard is beautifully landscaped with a gazebo and patio plus small shed. \$177,793. #102056



IDYLIC SETTING close to Mt Shasta with impeccable attention to detail makes this highly desirable. 1-BD, 1-BA, plus bonus room "Main House" has been remodeled, includes many updates & feels wonderfully cared for. A nearly new 1-BD, 1-BA "Guest House" is lovely with an artistic mixture of tile, slate & wood floors. Abundant natural light blends perfectly with the county lifestyle & lush landscaping that abounds here. Homes include Monitor & electric heaters, 2 wood stoves, 2 separate wells, 2 separate septic tanks, a hot tub, auto sprinklers and over a dozen fruit trees. \$259,000. #101754



STUNNING MT SHASTA VIEW. Site offers open space area with a pond. This high level, 1700sqft, custom, 3BR, 2BA Silvercrest manufactured home with a 2-car garage is on an extra large space in a gated, upscale park in the country. Light, bright, & open with vaulted ceilings, bull nose corners, lovely cabinets & counters, fireplace, & a master suite with jetted tub & a slider to the large deck. For 55+ years old residents. \$98,500. #99659

LAND...

LOVELY PARCEL AT THE BASE OF MT. SHASTA. This 1 acre lot comes with C-U zoning (Neighborhood Commercial District) so the possibilities are endless with this property. There is a cleared building site tucked in between the evergreens. \$179,000 #102084

ONLY \$49,500 - 5.29 ACRES IN THE HAMMOND RANCH. Easier access away from the heavier snows, lush woods, not far from the paved road, privacy. Utilities are available. Owner may carry financing! #101460

ON THE CORNER OF SUMMIT & DEETZ. This 3.2 acre parcel has CU zoning. The well and septic are already installed on this level lot. \$59,000. #101408

SECLUDED 40 ACRE PARCEL would make a great mini-ranch, new home site or vacation get away. Fantastic views in every direction & awesome vista's of Mt Shasta provide the backdrop for this "Big Sky" country parcel. \$47,900. #100605a

FANTASTIC VIEWS IN EVERY DIRECTION on this 20 acre parcel just a few minutes from Big Springs Road for quick access. \$37,900. #100604

GORGEOUS CORNER LOT with an unobstructed view of Mt. Shasta, the surrounding hills and valley. This gently sloping and wooded, hillside parcel is ready for development & offers a choice of building site options. \$15,999. #101256

VERY FUNCTIONAL LOT features not only a good location but a outstanding view of Mt. Shasta. Sewer hookups are available and the water hookup has already been purchased. \$13,999. #101255

REDUCED TO \$29,999 2.87 acres in Mt Shasta Forest. Beautiful lot with sunny meadows and mixture of trees. Peekaboo view of Mt. Shasta. Located just minutes away from historic McCloud and Mt. Shasta Board & Ski Park. Be independent of the energy grid! #101124

6.6 ACRE PARCEL with well already in. Your home-in-the-woods building site! Views, trees, easy access, this acreage has it all, including a below per-acre market price! With 2-1/2 acre zoning it can also be subdivided for extra income. \$140,000 #101217

BEAUTIFUL VIEWS OF MOUNT SHASTA AND BLACK BUTTE from this level, partially cleared 2.5 Acre parcel. Lots of trees, including oak, pine, cedar and fir. Lovely, cleared building site sits back off of the road, making sure you have plenty of privacy for your custom home. Very short distance to McCloud Avenue and within easy walking distance of town. PRE-PAID City Water Hookups!! \$179,900 #100444

Mountain Oak Hollow

2.5+ acre lots in Mt. Shasta City. Cleared of brush, providing sunny open areas with a beautiful mix of evergreen, oak, willow, fir, dogwood. The feel is secluded yet it is an easy walk to downtown Mt. Shasta, schools and Shastice Park. Views abound: Mt. Shasta, Mt. Eddy & Castle Crags.

- Lot #24 2.53 Acres \$100,000
- Lot #25 2.59 Acres \$120,000
- Lot #26 2.55 Acres \$100,000
- Lot #27 2.56 Acres \$120,000
- Lot #30 2.61 Acres \$95,000
- Lot #31 4.59 Acres \$95,000

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DEVELOPMENT OPPORTUNITY within the city limits. 13.12 acres at Pine & Cedar Streets. Awesome R-3 view property lies directly across the street from the Mercy Medical Center Facility. Use options incl but are not limited to Medical / Professional Offices, Multifamily, Senior and low income housing. 18 lots have been proposed & a Conditional Certificate of Compliance has been approved by the City of Mt Shasta. Seller may consider financing! Big views of Mt Shasta & surrounding hills! \$399,000 #100983

PRIVATE 2.55 ACRES with lots of nice trees, & views of the Eddies. A very attractive parcel. \$139,000 #91185

LOVELY 3.05 ACRE PARCEL located in the Skyview Subdivision. Gentle terrain, and many private building sites on this nicely treed, cleared and brushed parcel. \$129,000 #100310

TWO BARGAIN PRICED LAKE SHASTINA LOTS. These nice lots are .30 & .36 acres, respectively; each has a view of Mt Shasta. A steal of a deal at \$7,000 ea. #100862 & #100861

MT. SHASTA VIEW. This nice level lot is a builders dream. Great mountain views. Situated in a year round golf course community. \$19,500. #100180

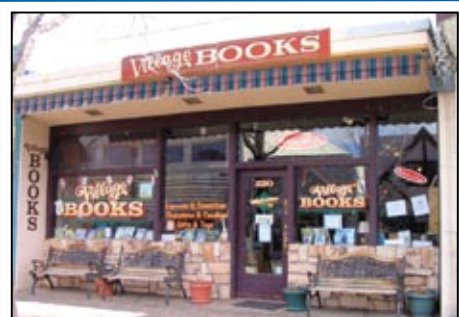
CORNER LOT IN LAKE SHASTINA. Very buildable lot with great access. Nice treed parcel in a desirable area. \$17,000 #100162

2.58 MOUNT SHASTA ACRES with evergreen woods, privacy, and lots of room for your horses, llamas, etc. \$75,000. #99952

\$59,000 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



COMMERCIAL BUILDING ON MT SHASTA BLVD. This large, two-story building is located in Mt Shasta's main street commercial district. Huge display windows fronting the busy MS Blvd location. Two floors, each approximately 4000s.f. of retail space. Single rest-room upstairs. There is a loading dock fronts Chestnut Street. Recent installation of liner-type roof system. THIS SALE IS FOR THE BUILDING ONLY-NOT THE BUSINESS. \$475,000 #102320 Two homes for the price of one!



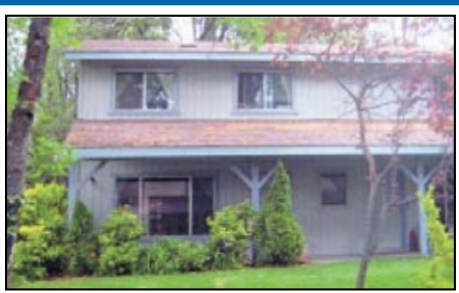
VILLAGE BOOKS-SO MUCH MORE THAN A BOOKSTORE! Village Books is for sale. Established in 1994 and situated in a great downtown Mt Shasta location this store offers books, magazines, a full line of toys, gifts, cards, candy & an espresso bar with fresh baked goods. The existing lease is assumable subject to landlord approval. \$179,500 #101984



NOT YOUR TYPICAL INCOME PROPERTY. This commercial/residential building on Main St in Weed has three commercial spaces and four residential apartments. Unusually well managed and maintained by same owners since 1985. Many of the tenants are long term - some in place since the mid 90's. Two garage units offer added income potential. Large number of paved, off-street parking spaces. Newer 50 year roof, newer cement-board siding and on-site laundry. Each unit has its own power meter. Monitor heater (separate fuel tanks) and electric wall heater in each unit. View of Mt. Shasta. \$365,000



UNIQUELY ZONED COMMERCIAL BUILDING IN DUNSMUIR being offered as a Short Sale. Great location just a short stroll from the heart of downtown! C2 zoning is broad offering a multitude of uses. The condition of property, open floor plan, beautiful wood floors & its unusual design flair together translates to good value. Currently used as Yoga Studio. \$84,900. #101458



LOVELY END UNIT CONDO minutes to the heart of town. 1440sqft, 3-BD, 3-BA (1 full & 2 half) beautifully landscaped, has new laminate flooring, tile floors and 4 ceiling fans! Seller has lived in the unit continuously for 20 years and has taken good care of it. A \$30.00/sq yd new carpet allowance (carpet, pad and installation) is included in the asking price for the carpeted areas (stairwell, upstairs hallway & 3 bedrooms). \$163,000. #100973



IN THE HEART OF DOWNTOWN. Commercial building in downtown Dunsmuir's downtown. Three units--each with separate power meters & utilities. Two 1320 s.f. street level units have newer flooring and 50 ft. of street frontage. Large shop below street level is equipped with compressed air and 220V power; currently used as a metal fabrication shop. Roof re-sealed in 2009. Unlimited business potential: bike/motorcycle shop, professional offices, child daycare, fitness center, restaurant, or use your imagination. Each unit has separate entrance and 1/2 bath \$175,000. #101409



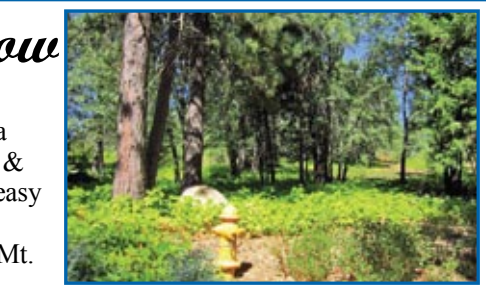
LARGE HOME ON DOUBLE LAKE SHASTINA LOT. This 2128 sq ft home features a living room plus family room and a large kitchen with island, tile countertops, electric range, dishwasher, refrigerator, trash compactor and lots of cupboard space. 3 BD, 2.5 BA with a large master suite that includes a remodeled bathroom and spa room. Fantastic view of Mt. Shasta. Wood stove, monitor heater & F/A Propane heat. \$99,000 #101615



SUPER CUTE BUNGALOW! This 980 sqft, 2 BD, 1 BA home has a large covered front porch with views of the surrounding mountains. The kitchen has nice wood cabinets and is open to the living room. There is a light & bright feel with lots of vinyl thermal windows throughout the home. A large basement allows plenty of room for a workshop and storage. Nice large front yard. \$69,900 #101988



ADORABLE COTTAGE IN MT SHASTA. This 1188sqft 3-bdrm, 2-ba home was remodeled with care. New flooring & paint throughout, both bathrooms have new slate tile showers and pedestal sinks, there is plenty of closet space in the bedrooms, a full unfinished basement for storage and easy access to the new HEIR heat system, a new metal roof (approx 2 years ago) and a detached 1 car garage. Within walking distance to downtown, local schools and Shastice Park. \$149,900. #101416



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. \$629,950.



PANORAMIC VIEWS!! Searching for an affordably priced home on acreage? This is it! 54 partially fenced acres with stunning panoramic views of Mt. Shasta and surrounding hills. This 1440 sqft 3 BD, 2 BA home features vaulted ceilings, two master bedrooms, hardwood floors in living room, tile entry, tile bathroom floors. Large living room window frames a picture-postcard view of Mt. Shasta. Attached two-car garage, plus a second detached (24 x 24) two car garage/possible shop. Wood siding and tile roof. Livestock okay. \$275,000. #102283



VIEWS, VIEWS, VIEWS!! Spacious custom home on Lake Shastina with great views of Mt Shasta, the Eddies and the lake. This 3314 sqft. 3 BD, 2.5 BA executive home was built for entertaining. Living room has floor-to-ceiling windows facing the lake, a stone fireplace and built-in bar. The downstairs master bedroom has awesome views of Mt Shasta with a slider to the spa/deck. Gourmet kitchen features top-of-the-line appliances & walk-in pantry. Upstairs living includes a guest, room, bonus and huge office with custom built-ins. Expansive Trex decking and extra golf cart parking in garage. \$525,000 #101303



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LAKE SHASTINA



GREAT PRICE! GORGEOUS golf course lot located at the very end of a very nice cul-de-sac at Lake Shastina. Well established neighborhood. The lot is almost 1/3 of an acre in size and would make a nice homesite!!! **MAKE AN OFFER TODAY!!!** MLS #102354 **ASKING \$35,000.**

YREKA



REDUCED PRICE! 1.27 Acres on the corner of Montair Drive and Watson Court. Views of Mt. Shasta and Shasta Valley. 360 degree views of Siskiyou County Valleys and Mountains. Well is already there. Home plans available if desired. Montair is a subdivision with paved roads and custom quality homes. MLS #100144 **ASKING \$39,000.**

YREKA



REDUCED PRICE! Five lots available totalling 1 acre!! Some front Hearns, some front Fairchild. Potential is what this property presents!! Owners have priced these lots to move as a package deal! Owner financing is a great possibility! **CALL TODAY!** MLS #101285 **ASKING \$48,000.**

YREKA



NEW LISTING! A very spacious home in need of some cosmetic TLC!! Great sized lot w/fully fenced in backyard and automatic sprinklers front & back!! Has newer roof. Heat Pump Electric heating & cooling are approx. 8-10 years old. Windows are dual pane. Still has electric baseboards and a wall heater in the master bathroom. Very close to downtown, shopping, hospital etc. Oversized 1-car garage is accessed by driveway to the side. MLS #102253 **ASKING \$109,500.**

K.R.C.E.



REDUCED PRICE! Relax and enjoy the fabulous views of Pilot Rock, Mt. Ashland and the northern mountains in this **CUSTOM BUILT HOME** on 1+ acre. Interior is absolutely stunning; custom cabinetry, large kitchen island, built-in appliances, built-in hutch, separate laundry room, very open living room and dining room, master bedroom suite. RV Parking with full hookups!!! Oversized double garage/workshop. This is **NOT A MANUFACTURED HOME**, it is **CUSTOM BUILT!** MLS #100241 **ASKING \$148,000.**

K.R.C.E.



NEW LISTING! Metaculously maintained w/lots of room!**MUST SEETO APPRECIATE!!** Immaculate 2bdr+Den/2 bath home with a Rhino Composite Deck that wraps 3/4 around home, manicured walkways, driveway & yards, seamless gutters that drain to street, 2-car garage + add'l 2-car garage/shop that is insulated, has 220; telephone & thermostatic controlled fan in attic!! Views, privacy & ease of maintenance are what this nice property offers & **MUCH MORE!!** MLS #102289 **ASKING \$177,500.**

GAZELLE



NEW LISTING! A MUST SEE! Used to be the Gazelle School back in the day! **LARGE** corner lot, immaculately kept w/Asian pear, 2 apple, 2 cherry & 1 plum tree, garden area, fully fenced w/cyclone fencing, sprinklers, drip system. 3 bedroom + den, 2 bath home with tile accents, 18" window sills, Lopi woodstove, dual pane windows and **SO MUCH MORE!!** On well and septic; well produces well over 100gpm according to owners. **TAKE A LOOK TODAY!** MLS #102307 **ASKING \$187,500.**

LAKE SHASTINA



BEAUTIFUL HOME-GREAT PRICE! This 3bdr/2.5 bath home must be seen to really be appreciated! **MANY** upgrades & immaculately maintained, it is a beauty. Very nice view of the 12th hole of the golf course, Mt. Shasta, The Eddies, Whaleback & Sheepprock! Granite tile countertops in the kitchen, beautiful wood deck off the kitchen/livingroom area, 1+yr. old 40 yr. composition roof, all newer dual-pane vinyl windows & **MUCH MORE!!** **MAKE AN APPT. TODAY!** MLS #101821 **ASKING \$199,000.**

YREKA



CHARMING HOME! with many upgrades over the years. Current owners have lived here for decades. Lovely bay windows, oak floors, full perimeter foundation, full bath upstairs w/separate jacuzzi tub room, brick hearth, gilt molding. Complete kitchen remodel w/the taste of the past. In-ground pool - fenced w/solar heat, greenhouse, large veggie garden, RV Parking area & private back patio w/small putting green. **TAKE A LOOK AT THIS PLACE!!** MLS #102014 **ASKING \$262,000.**

YREKA



NEW LISTING! Outstanding location overlooking Yreka & surrounded by lovely custom homes! View of Mt. Shasta above the beautiful waterfall in the backyard. Large 4bdr/3bath home w/large rooms! Beautifully landscaped w/waterfall, perennials & super covered patio for social activities! Corner location, off-street parking. Has newer \$10,000 heating/cooling unit; a 30-yr. roof that is approx. 8-10 years old! Everything on sprinklers or drip system!! **A MUST SEE!!** MLS #102355 **ASKING \$278,000.**

LAKE SHASTINA



A BEAUTIFUL, UNIQUE & ENTERTAINING 3bdr. + Den, 2.5 bath home set at the 17th tee of the golf course at Lake Shastina on two lots w/landscaping, indoor/inground oversized & heated lap pool, two-car garage plus golf cart garage area, two wet bars, a gourmet kitchen, two fireplaces, beautiful views of Mt. Shasta and **SO MUCH MORE!!** MLS #102174 **ASKING \$294,500.**

MONTAGUE



GORGEOUS NEWER HOME w/views galore, privacy, peace & quiet and **MUCH, MUCH MORE!!** Walk in to a home w/Brazilian Walnut flooring, Granite countertops in kitchen, propane fireplace, Stainless Steel appliances, fairly open floor plan that has french doors leading out to the well appointed patio/deck area w/built in fountain, outdoor kitchen/barbeque area and gazebo w/hot tub and **FABULOUS VIEWS!!!** Attention to detail and built with integrity! MLS #101850 **ASKING \$369,500.**

YREKA



VINTAGE HOME captures history with its authenticity. Impressive entry with pillars and turret welcomes you. Original wood floors, windows, handcrafted woodwork with fine original hardware embellish this 2-level home with high ceilings, massive doors & pocket doors. 3650 sq.ft. with 4 bedrooms, 2 bathrooms, foyer, large basement with built-in safe is unique and stunning. Separate garage, garden shed, arbor & former sauna add to its amenities. MLS #101482 **ASKING \$385,000.**

YREKA



NEW LISTING! BEAUTIFUL-IMMACULATE 4bdr./3.5 bath home that is a pleasure to see!! Boasting manicured lawns, mature trees and impeccably landscaped, take a look at this quality built home on approx. 3/4 of an acre overlooking Yreka w/outstanding views of Mt. Shasta! Home also features a 2-car garage, 2-car carport and a separate 12x24 shop. One wall in shop will open fully to allow a vehicle, boat or whatever in! MLS #102309 **ASKING \$399,000.**

YREKA



ACROSS THE STREET FROM WAL-MART. GREAT POTENTIAL FOR DEVELOPMENT!! Custom Home built approx. 50 years ago. 8.8 acres with 3 homes - two of them in varying degrees of disrepair; however, property could be developed further into whatever your imagination limits you to! Live in the large home and fix up the other two or bulldoze all and develop into separate parcels for sale. Property is fenced and cross fenced. MLS #100818 **ASKING \$550,000.**

YREKA



NICELY LOCATED IN YREKA, smaller offices for rent or lease! Located right in downtown Yreka within walking distance to most everything!! Rents vary! Sq. ft. varies! 4 units **AVAILABLE NOW!!** **CALL KIM TODAY AT (530) 925-6054.**

FORT JONES



CRAFTSMANSHIP & QUALITY... cannot even begin to describe this lovely 4bdr./3bath home w/approx. 4240 sq.ft. on 41.50 acres!! The entire property is fenced, cross fenced, has loafing sheds, two wells, 3 irrigated pastures, some dry pastures, a barn, a 3-car detached, insulated & heated garage, your very own indoor gym

with some equipment and an outdoor inground swimming pool. Passive solar designed home w/Gourmet kitchen, tile & maple flooring, maple cabinets, Dacor range, Corian countertops & much more!! **CALL TODAY FOR YOUR PRIVATE SHOWING!!** MLS #102227 **ASKING \$689,000.**



FORT JONES



AN ABSOLUTELY BEAUTIFUL 3-BEDROOM, 3-BATH HOME w/approx. 3358 sq.ft. on 160 acres of gorgeous trees, views & river frontage! Property has 3 wells, (2 domestic, 1 ag), adjudicated water rights to river, a 40 x 60 steel hay barn built in 1999 & a 40 x 60 pole shop & equipment storage bldg. built in 1980. Home has Cherry wood cabinets in kitchen & master bath,

a large deck off the living room, a hot tub on the deck off of the master bedroom, vaulted cedar ceiling in the living room, bull nose corners, French doors, Intercom system & much more! MLS #100643 **ASKING \$898,000.**



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



445 SHASTA COVE, WEED

H-100957

SUPERVIEWS, PRIVACY AND LOTS OF SPACE!

Beautiful, open floor plan 2498±sf custom home on very private 5± acres at the end of Shasta Cove. Great views from all windows and 10'x50' deck. Home truly designed for entertaining.
LARGE REDUCTION to... \$399,000



818 CONAN PLACE, MT. SHASTA

MOUNT SHASTA RESORT! Custom home at the end of a quiet cul-de-sac. Nicely appointed 2400± sq. ft. 3-BR, 2-BA on .85± acre that backs up to nature preserve wet lands. Sit on the large private deck and enjoy the vistas, tranquility & wildlife. Expansive open floor plan with lots of light, vaulted ceilings, fireplace and 3-car garage. One of the best deals available at The Resort! **REDUCED!** \$425,000 \$399,000. H-102007



5720 ANTELOPE PL., LAKE SHASTINA

CABIN WITH A VIEW! Adorable A-frame cabin located on a quiet cul-de-sac with wood floors. Perfect place for the weekend get-a-way or starter for the couple or single person. Enjoy the afternoon breeze and Mt. Shasta view from the deck shaded by the tall pines. Asking \$99,900 H-102373



716 SPRING ST., MT. SHASTA

AFFORDABLE MT. SHASTA STARTER 1200 sq. ft., 2-BR, 2-BA home on a large city lot with views of Mt. Shasta and Mt. Eddy from the huge backyard. Just a short walk to the village and the medical district. This short sale is priced to move at \$95,000. H-102195



2531 FRYERS WAY, MT. SHASTA

SPECTACULAR VIEW! Comfortable 3-Bedroom, 2-Bath home is turn-key ready to move into. Large master bedroom suite with postcard Shasta view, great den downstairs for a game room with access to backyard which has a great Bocce Ball court. 1.10± acre parcel is also zoned for horses. Offered at \$375,000. H-100280



4115 HUMMINGBIRD, MT. SHASTA

CHARMING HOME at the end of a quiet country lane. 3-BR cedar home is on 1.2 level acres with vistas of the Eddies & Mt. Shasta. Light open floor plan with arch doorway & kitchen complete with cooper counters. Detached 2-car garage and tons of space for a garden! This **SHORT SALE** property is aggressively priced to move at \$165,000. H-101262



522 E. ALMA STREET, MT. SHASTA

IN THE HEART OF MT. SHASTA! On a huge 2.68± acre parcel. One of the last great small subdivision development potential pieces left within the city limits of Mt. Shasta. Across from Sisson Elementary; blocks to downtown. *DEVELOPERS: This property is perfect for entry level homes which are what is selling in town right now.* Opportunities like this are few and far between. A small amount of wetlands has already been defined. Maps & studies available upon request. Property includes 1876± sq. ft., 2-unit office rental for added income. Offered at \$350,000. IC-100544



8411 AGER BESWICK, MONTAGUE

GENTLEMAN'S RANCHETTE! This beautiful open 102± acre parcel is just minutes from Copco Lake. Located on Ager Beswick Road features 2-BR, 2-BA home with double garage, 10'x40' covered deck and many out-buildings, small pond and spring. Entire property is fenced and cross-fenced. Offered at \$210,000. H-101877



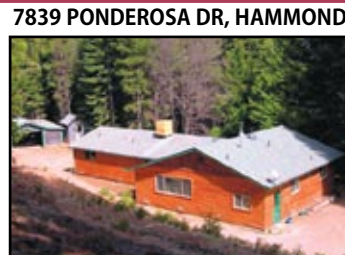
503 SKI VILLAGE DR., MT. SHASTA

PRIDE OF OWNERSHIP - As you meander up the circular paved driveway the care taken in this property will be evident in this 3-BR, 2-BA, mfgd. home located on a nicely manicured .90± acre parcel. Enjoy the view of Mt. Shasta from the large covered deck. Lots of space and sun for gardening. Property is fenced and gated for privacy. Must be seen to be appreciated. **REDUCED!** \$175,000 \$155,000. MH-102027



1934S. OLD STAGERD #30, MT. SHASTA

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. **Reduced to \$39,500.** MH-98511



7839 PONDEROSA DR, HAMMOND

SEE THIS FIRST!! It's secluded, yet such a quick, easy drive to town. 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! **Reduced to \$279,900.** H-99323



HIGH CHAPARRAL, WEED

HIGH CHAPARRAL - PARCEL B-1. Magnificent gated estates on the outskirts of Weed. This 10.15± acre parcel is in a small gated enclave of prestigious home sites. Knockout view of Mt. Shasta and Mt. Eddy. If you're looking for a parcel to build your estate and want horses, then you've found the right place. Asking price \$179,500. L-100493



223 BEAR SPRINGS, MT. SHASTA

VERY NICE SETTING, CLOSE TO TOWN - Charming and spacious 4-Plex, single level. Each unit has 2 Bedrooms and 2 Baths with garage. All appliances included. Long time tenants. Excellent condition. Offered at \$499,000. IC-99394



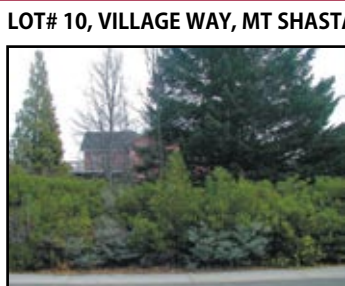
204 GALLETTI PLACE, MT. SHASTA

WALK TO SISSON ELEMENTARY - This 3 bedroom home is conveniently within walking distance to the schools and the village. Privately situated in a cul-de-sac this gem boasts solid oak floors, metal roof and newer windows making this starter attractively priced at \$125,800. H-102029



HATCHERY LANE, MT. SHASTA

1-5 FRONTAGE DEVELOPMENT PARCEL 35± acres in the city limits of Mt. Shasta. In sight of the busiest off ramp in town, the Central Mt. Shasta exit. This is one of the last great highway frontage development opportunities left in Southern Siskiyou County. Asking \$875,000 L-101537



LOT# 10, VILLAGE WAY, MT SHASTA

VALUE PRICED MT. SHASTA CITY LOT - Nice city lot in area of newer homes. Lot #10, Village Way, Owner wants it **SOLD.** BIG PRICE REDUCTION TO \$25,000. L-96922



LOT# 17, DEERHAVEN, DUNSMUIR

MTN. ESTATES. One of the nicest neighborhoods in Dunsmuir. 1/2 acre lot with city services surrounded by higher end custom homes for the security of your investment. Seasonal stream is a great enhancement to this awesome building site. Bring your imagination and your dream home plans. \$58,000. L-100477



OFF OF HIGHWAY A-12, MONTAGUE

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 \$79,000-\$749,000. Call today for details on these spectacular opportunities.



HIGH CHAPARRAL, WEED

HIGH CHAPARRAL, WHERE VIEWS ABOUND! Very special 62.93± acre parcel, mostly level plateau with 360° views. Possible split with 10-acre minimum zoning. Underground utilities are in and a good well. A real value at \$229,000.



10860 ZIRCON, BIG SPRINGS

2-1/2± ACRE SHASTA VIEW PARCEL - Very nice lot in Big Springs Ranchos, just one lot off Big Springs Road. Parcel has a good well (newer) with pump, and small storage shed. Priced to sell at \$39,900. Call Bill for directions. L-100305



N. OLD STAGE RD, MT. SHASTA

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



SISKIYOU LAKE BLVD, LOT 27, MT. SHASTA

AFFORDABLE MT. SHASTA RESORT lot up the street from the golf resort! If you're looking to build that special custom home then look no further. Mostly level lot has expansive views of the valley, Black Butte & the Mt. Eddies. Seller is even offering use of their vacation home with purchase of the lot! Call listing agent for details. Offered at \$115,000. L-101516



GATEWAY PARK, MT. SHASTA

(2) GATEWAY PARK 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. **Priced at \$69,000 each.** L-95380; L-95381



S. OLD STAGE RD, MT. SHASTA

BEAUTIFUL MEADOW! 2½ ± Acres on South Old Stage Road adjacent to the Mount Shasta Resort. Parcel has a well and sewer available and super views. Listed at \$175,000. L-100708

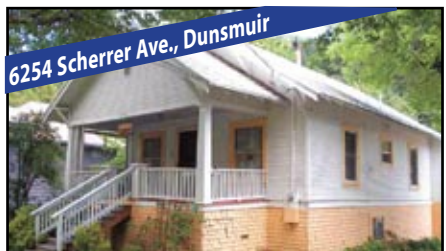
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4314 Pine St., Dunsmuir
CONTRACTORS SPECIAL Selling "AS IS". 4 Bd/2 ba, approx 1500 sqft, with attic ceilings in the upstairs bedrooms. Many possibilities. Nice deck in back and deck stairs going upstairs. Full basement with dirt floor and workshop. #101916 \$39,900.



5907 Castle Ave., Dunsmuir
Pending!
REMODELED 1500 SQ.FT. HOME, 2 br/2ba. New exterior walls, new wiring w/upgrade, new siding, newer metal roof and skylights. Decks & views of the hills. Master bedroom has a round walk-in closet and vaulted ceiling in master bath w/skylights. Partial basement and workshop. Garage #102103 \$133,000



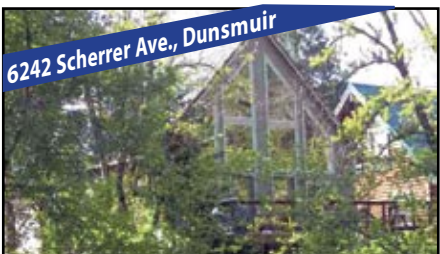
6254 Scherrer Ave., Dunsmuir
RIVER'S EDGE. Charming, well maintained 1918 cottage on the Sacramento. 3br/2ba. Very functional 1288 sqft with lovely front porch & enclosed back porch. Central heat/A/C wood stove & hearth, + Monitor. 2005 home addition: bright breakfast area, pantry, & 13X16 master br/ba. Original detached 1-car garage. Direct access to River from property. #102319 \$275,000



16745 Sanders Rd., Lake Shastina
Pending!
2010 CUSTOM CONSTRUCTION, spacious 1867 sqft, 3 br/2.5ba, 2-car garage, + bonus Golf Cart garage. Attractive stone front accent. Granite kitchen counters, custom cabinets, vaulted ceilings & skylights. Split floor plan, 1/4 acre corner lot. Landscaped front & back, backyard fencing & trees create privacy. Golf Course & Club nearby, Mt Shasta Views! #102272 \$199,950



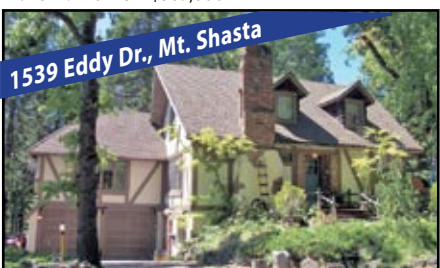
24159 Eagles Roost, Pollard exit
15 ACRES ON SOME RIVERFRONT and view of Mt. Shasta from back deck. Meandering tree lined paved road will lead you past the pond to this custom Lake-head area 2004 home of 1948 sqft, 3br/2.5ba. Eating space in kitchen with Alder cabinets, granite counter tops, dining and living/great room w/oak floors and a wood stove hearth (no wood stove). Cathedral ceilings, pantry, decking, central air. #102137 \$299,300



6242 Scherrer Ave., Dunsmuir
REFRESHING RIVERFRONT Home on the Upper Sac. 3br/3ba, + bonus den, 1480 sqft. Chalet style vaulted livingrm for abundant natural light, sounds & views of water w/lge deck overlooks river. Central heating/air & welcoming wood stove. Lrg attic for storage. Low maintenance landscaping frees you up. Private stair access to fishing directly on to Sacramento River. Turn Key, completely furnished and ready to move in! #102237 \$389,000



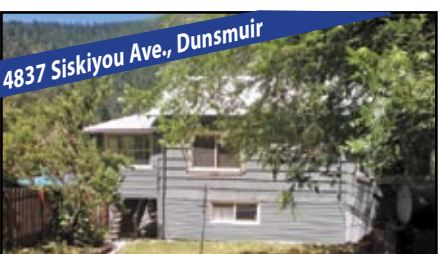
4805 Siskiyou Ave, Dunsmuir
VERY SOUND & HAPPY HOME! Beautiful tiled entry welcomes you in this 3br/1ba home with Monitor & wood heat. Kitchen has tile floors, dishwasher, JennAire double oven, new JennAire 5 burner cook top and an indoor BBQ with a wet bar. Includes hot tub, nice landscaping; full basement. #102344 \$129,000.



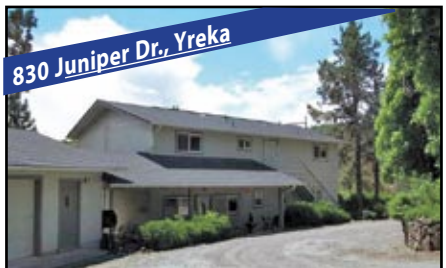
1539 Eddy Dr., Mt. Shasta
CUSTOM TUDOR STYLE on beautiful treed 2.8 acres! 3 STORY with 4br/3ba, approx 3074sqft. Very private landscaped with paths thruout. All interior reclaimed wood doors with stained glass, large living room, office with balcony, wood stove & Monitor heating, 2 car oversize garage, and decking in the back. \$390,000..



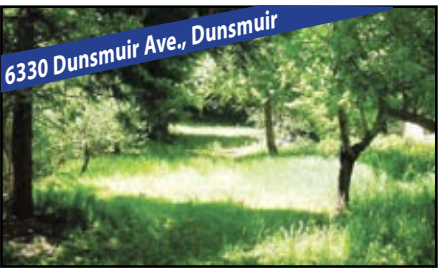
16813 Middlecoff Ct., Lake Shastina
Pending!
PAPPAS QUALITY NEW CONSTRUCTION HOME to be completed soon. Fantastic Mt. Shasta View, 1900 +sqft, 3 br/2.5ba. Desirable split floor plan, open & vaulted living Rm, kitchen and dining. Raised foundation, oversized 2 car garage, RV parking. Great location near Golf Course. Builder will include aprox 20 evergreen landscape/privacy trees (5gal.). Drive by & see! #101899 Only \$179,500.



4837 Siskiyou Ave., Dunsmuir
VERY CUTE 2BR/2BA HOME with finished attic space & daylight basement. Kitchen w/eating area w/lrg dual pane windows and lots of storage. Large wood stove heats the whole house. Master bedroom has large walk-in closet & cute little sitting area. Original hardwood floors under the carpet. Basement includes a bar, freezer, pool table and indoor water feature! #102305 \$115,000.



830 Juniper Dr., Yreka
PRIVACY & MT SHASTA VIEWS. Beautiful 2300 sqft, 3br/3ba updated home on 1.3 acre property at the edge of town, just 2 minutes from Yreka and easy access to I-5. Large detached garage, covered patio, fenced and cross fenced. Privacy, comfort & wonderful views! #102269 \$187,600.



6330 Dunsmuir Ave., Dunsmuir
2 LOTS FOR ONE. House has no value, but is zoned residential. The lot next to it is zoned Commercial from Dunsmuir Ave to Francis St. Good access from Francis St for a nice home with a nice yard. On city water and sewer. Priced to sell...\$40,000 #102285



Grace Sanchez,
Realtor DRE #01059212
(530) 859-2005



Luann Wiegele,
Realtor DRE #01700266
(530) 859-3127



Kelly West, Realtor
DRE #01388071
(530) 566-5133



Chris Kutzkey,
Realtors
5728 Dunsmuir Ave.
Dunsmuir • (530) 235-2600

John's Barn



Gentleman's Horse Ranch

9512 N. Old Stage Road • Weed



TRUST SALE

2,720 sq. ft. Victorian 3-bed-room, 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.



Linda Williamson
DRE # 01224627

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WONDERFUL 3-BEDROOM, 2-BATH HOME with attached garage, basement. Tiered yard with lots of room for gardening. Wood stove and furnace. **REDUCED!** \$108,000. #101845



NESTLED IN THE TREES. 3-bedroom, 1-bath home. Close to city park & pool in North Dunsmuir. Basement garage with workshop area. Covered porch and rear deck for entertaining. \$94,900. #102324

HOMES...

3-BEDROOM, 2-BATH HOME, on a corner lot with large deck and full, usable basement. Large living room, master bedroom. Great view of the canyon. **REDUCED!** \$85,000. #101280

MCCLLOUD HOME. 3-bedroom, 2-bath on large lot. Wood ceilings, mirrored closet doors, full basement garage and large workshop areas. Loft room with deck. Master bedroom/bath suite up stairs. A MUST SEE! \$250,000. #100335

OVERLOOKING THE CANYON, 2-bdrm, 1-bath on a corner lot. Full basement, garage with workshop. Garden, landscaping. \$79,900. #102323

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 \$75,000. #91087

INCOME PROPERTY...

YREKA COMMERCIAL BLDG on Main Street, downtown. Owner says sell "AS IS". Two separate store fronts. Vacant & ready for you to set up your own business. **BIG PRICE REDUCTION! ONLY \$89,000.** #96989

RENTALS

DUNSMUIR COTTAGE - 2-BEDROOM, 1-BATH house. \$650/month.

DUNSMUIR - 2-BDRM, 2-BATH MOBILE on land. \$625/month

DUNSMUIR - 3-BDRM, 2-BATH HOUSE. \$725/month

DUNSMUIR - 3-BDRM, 1-BATH HOME with garden, garage. \$750/month

MOUNT SHASTA - 3-BEDROOM, 1-BATH apartment. \$650/month.

Living the Dream in a Mount Shasta Home

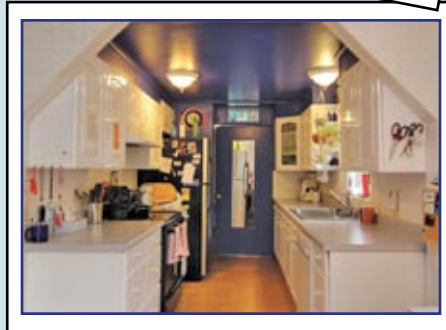


http://www.mtshastadreamhomes.com/featured-property/620-s-mt-shasta-blvd



Quaint Mt Shasta Home in Commercial Zone. Imagine the possibilities!

620 S. Mt Shasta Blvd, Mt. Shasta
\$239,000. MLS #102037



Jessie Zapffe
jessie@mtshastarealty.com
530-261-1420 cell

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INDEPENDENT LIVING... without sacrifice to comfort, can be yours in this wonderfully designed home off the grid located on 30 wooded acres. Includes summer/garden house. \$255,000. MLS 101944



TRADITIONAL, CUSTOM BUILT, CLASSIC... describe this lovely lake front home with private boat dock, expansive decking, and open floor plan. \$325,000. MLS 102223



JEFFERSON STATE TRAILER WORKS was established to create a unique type of utility trailer which the inventor calls the Squat-trailer. Own your own business!! \$725,000. MLS 101695



ZONED M2 FOR HEAVY INDUSTRIAL USE. 28 acres with 3800 sq. ft. of existing office buildings. Located in the Enterprise Zone. \$280,000. MLS 102297



COMMERCIAL BUILDING in the heart of the historic downtown Yreka. Well maintained and ready for a great business. \$85,000. MLS 102361



LOVELY BUILDING SITE! 3.71 acres with power, phone, community water -- within minutes of downtown Mt. Shasta on a county maintained road. \$205,000. MLS 102256

510-C N. MT. SHASTA BLVD., MT. SHASTA, CA 96067 • 530-926-4915



LOOKING FOR A NEW DIRECTION? Consider this successful retail business specializing in women's clothing, accessories, housewares, & body care products. Established in 1972, Directions has long been an integral part of the community. In Mt. Shasta's downtown shopping area; 2,500 sq. ft. storefront. Excellent long-term lease available. Consulting & training available from the original owner. Inventory included in purchase price with approx. value of \$55,000 to \$60,000. **\$129,000.** #102107



LOCATION! Situated just outside town, with the peace and quiet of country living. Main living is on the first floor with 1750 sq. ft, 3-bdrm, 2-ba + open living room, kitchen & dining area; add'l 1250 sq. ft. finished basement area with a family room, 2 bedrooms and 1 bath. Efficient FA electric heat pump & wood stove. Deck off the living area. Attached 2 car garage with bonus room. Beautifully maintained home is ready for you to move right in.. **\$345,000.** #102149



PASSIONATE ABOUT HORSES... and country living but want to be close to town? 1866 sq. ft. home on 2.55 irrigated acres adjacent to the city limits & only 1/2 mile from Mt. Shasta City center. 1330 sq. ft. red horse barn with 4 self watering horse stalls, tack room, hay storage & more. Room for an arena; close to riding trails. Irrigated acreage has natural pasture that is fenced & x-fenced. 3-car detached garage. \$385,000. #102277



MCCLLOUD 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 \$79,000. Great owner financing w/20% down @ 4.8% for five years.

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Big Springs Equestrian - Montague

72 acres, approx. 8 acres of pasture with many trails. Prime equestrian property in a private setting with panoramic Mt. Shasta views. #102093



This 4-bedroom 3.5-bath updated home with a 3-bedroom 2-bath updated guest house is an Equestrian Paradise. Includes: Fenced & X-fenced, large arena, 6 stall custom barn with paddock, Large tack room with hot water and sink, 2 "mare motel" pens with sun shades, Barn with hay storage up to 12 tons and a 50 ft. round pen. Quality ag. & domestic water! \$525,000.



ETNA ACREAGE WITH CREEKS & LAKE: Water runs through it! and under it! Multiple ponds, rope swing into your own lake, wildlife, hunt, fish, snow board, swim, ride your horses all on your own property. Timber, private roads for miles, 150 yr. old orchard, 2 cabins (need repair) Water rights since 1870. Own both sides of year-round creek. Self sustaining property, garden fencing with gravity flow plumbed water from your own ditch to landscape and garden area.. \$715,000 includes \$95,000 EQJP grant for thinning the timber, paid on completion.



MOUNT SHASTA 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. Heavier Industrial Uses are Subject to a Conditional Use Permit. The location is excellent for Transportation Companies requiring easy ingress and egress from I-5 and Hwy 89. 129,000.



MT. SHASTA RESORT: This prime, 1/2 acre lot has a picturesque view of Mt. Shasta. The land to the south side of the lot is open space. Build your custom home—enjoy golf at Mount Shasta Resort, swim and boat in Lake Siskiyou... Other year round fun includes: tennis, hiking, fishing, skiing/boarding, rock climbing. Sale must be approved by the lender. 97,500.



YREKA 2.7 ACRES, SELLER CARRY FINANCING, TOWN DISTRICT C-C ZONING, Exit I-5 within 500' of this prime property. This old cattle auction house can be: offices, and/or service establishments including: appliance store, bakery, bank, food shops, retail, nursery. Multi family housing, On & off sale liquor establishment, restaurants and more. Build your business dream here! \$75,000



WEED, 8 APARTMENT UNITS, 2 COMM. STORE FRONTS. Motivated seller ready to retire! Well maintained, owned & managed by the same family for 50 years. Ideal for student housing. A separate office space exists for the owner along with large shop area. Fourplex next door may be added to the deal.



WEED, BLACK BUTTE SALOON - Business only! All FF&E and Liquor license type #48 included in the price. This is a business opportunity for a substantial return on investment. Be your own boss.



MT. SHASTA ROXY'S VETS CLUB! Mt. Shasta's oldest bar in terms of history, however, all 2250 sq. ft. are beautifully remodeled. Roxy's is the "local watering hole" and offers a fun and energetic Friday and Saturday night scene. Open 365 days/nights per year. The building also includes a 2,250 sq. ft apartment upstairs with separate entrance that will require some TLC. Sale includes business and real estate. \$665,000.



MT. SHASTA MIKE AND TONY'S. Business has been serving cocktails & Italian American Family style dinners since 1945. Full bar and homemade meals our customers always enjoy a memorable experience. The restaurant offers booth seating, various size tables; comfortable seating at the bar. 2,800 sq. ft., add'l full basement, long term lease (as needed), all FF&E and liquor license included. \$199,000. Call Jim Peluso for details...



MT. SHASTA VIVIFY; JAPANESE RESTAURANT with separate apartment & leased investment. With beautiful view of Mt. Shasta. Includes Wine & Beer license. 5 on-site parking spaces; handicap access, 2-car garage. Live or rent the one bedroom apartment upstairs and enjoy the income from GAIA Hair Salon (lease) next door. \$495,000.



MT. SHASTA TRIPLEX with very large apartments: Great Location with stable Tenants and low turn-over. Living units are townhouse style. 2 units are 950 sq. feet each with one car garage each and one unit is 1425 sq. ft. with two car garage. Close to Schools, Downtown and City Park. Quiet Neighborhood with low maintenance. Enclosed Garages for All Tenants. 349,000

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Spring Creek Ranch

Rich in its historic charm and conveniently located in the heart of picturesque Mt. Shasta, where spectacular mountain views, and alpine lakes add to its ambiance.

This truly, one-of-a-kind, country estate is situated on 16.74± pristine acres straddling the Sacramento River. The 3,480 sq. ft. Victorian home consists of 4 bedrooms, 3-1/2 bathrooms, living room, office, kitchen, utility area with a walk-in refrigerator/freezer, family room, & a 2-car garage. With caretaker's home of 1310 sq. ft., 3 bedrooms, 2 bathrooms, a 12x23



covered porch, and an attached 2-car garage. Adjacent to the house is a fully gated, in-ground swimming pool, with a dressing room, lovely fireplace, and a wet bar. Separate 4-car drive-through garage & shop, 3-stall main barn with office, an equipment/hay pole barn. Three acres of lawn and approx. 5 acres of pasture all watered via an in-ground irrigation system.

Offered at \$1.95M

H-100906



CLASSIC MOUNTAIN CHALET with QUALITY THROUGHOUT!

Beautiful home set on a very private 2.6+ acre parcel with springs & meadow fronting crystal clear Squaw Creek. The beauty of the all wood interior and large natural rock fireplace will warm those chilly nights. The rear of the home and master bedroom has expansive decking viewing Squaw Creek through the verdant forest.



This 2400+ sq. ft. 3-bdrm., 2-bath home with open floor plan and massive vaulted wood ceiling is a must to see for the nature lover.



H-102119

For a viewing call Bill Larsen at 530-918-1285 or at...

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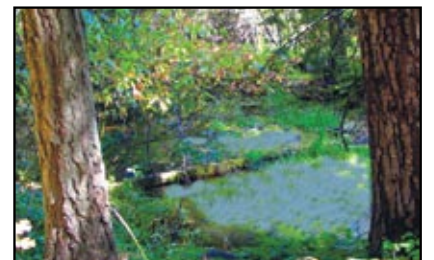
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CEDAR VIEW

Two Very Special Creekside Parcels

IN A GATED, 4-LOT DEVELOPMENT

Meandering through the heavily treed area of Parcels 1 & 2 is the crystal clear creek of the headwaters off of Spring Hill enhanced by a Mt. Shasta view, making this a truly enchanting spot. Both parcels have well and septic in place. Convenient location, only 1½ miles to town.



Parcel 1 5.13 +/- Acres
\$139,000



Parcel 2 5.437 +/- Acres
\$119,000



(530) 926-2646

1008 WA Barr Rd. • Mount Shasta, CA 96067



5920 BIG SPRINGS RD, MONTAGUE. 2,728 sq. ft. 4-bdrm, 2-bath home on 18 acres with outbuildings. #101547 \$249,000.



115 ARBAUGH, WEED. Really cute 2 bdrm, 1 ba. w/white picket fence. Includes kitchen appliances. New windows, nice size front sitting porch, det. 1-car gar. w/storage. Small fenced lot. #102352 \$110,000.



WANT A KITCHEN LIKE THIS? It comes with an 1100 sq ft. home in nice Yreka neighborhood, 3-bdrm, 1.5 ba. att. gar. Terraced flower garden, fenced back yard. #102067 Asking **\$169,900.**



5218 BLACK MTN RD, MONTAGUE. 2,730sf, 4-bdrm, 4-bath home on 10 acres. Seller w/consider a free & clear home in North County as partial down pmt-submit all offers. #101987 **\$398,500.**



420 TUCCI, MCCLOUD. Custom 1979 home on a semi private .22 lot with mountain view. 3 garage spaces, plus other storage in this great home. Make an appt. today to view!! #102168 **\$220,000.**



624 CAROLINE, MT. SHASTA. Great Investment property, 1100 sq. ft. 3/2 w/ nice yard. Close to downtown. Attached 2 car gar. wood & Monitor heat. New back yard fence. #102284 Asking only **\$179,000.**



13534 TENNANT RD., TENNANT 2-bdrm, 1-bath home. New 2-car detached garage. Some upgrades. Seller will carry w/\$20k down. #101147 **\$79,000.**



205 HINCKLEY, MT. SHASTA - Great Investment w/tenants, 3 bdms, 2.5 bath duplex units. Has ranges & dishwashers. 2-Story with all bdms upstairs. #102345 Asking **\$275,000.**



5920 BLACK BEAR COURT, LAKE SHASTINA. Cute 3-bdrm, 2-bath home on oversized lot, very clean, attached oversized 1-car garage. #102375 Reduced! **\$112,000.**



17442 ELK TRAIL, LAKE SHASTINA Well maintained 3/2 1684 sq ft, vaulted ceiling, split floor plan, beautiful Mt. Shasta view. In "Turn key" shape, check it out!! #102217 Asking **\$179,000.**



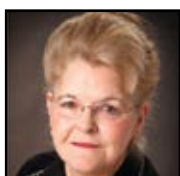
MAGNIFICANT HOME in a gated community off Golf Course Road in Weed. 1800+ sq ft, 2 bdrm 2 ba, w/den - could be converted to bedroom with walk-in closet. Side patio, back patio w/hot tub, kitchen appliances, W/D, all stay. Landscaped yard. Park fee of \$325/mo. Asking **\$248,500.**

LOTS & LAND

- 3.08 acres shared well & septic in, Mtn. view.....\$45,000.
- 10 acres off the grid out of Macdoel.....\$25,000.
- 3.5 acres + or - Commercial zoned off I-5 Mt. Shasta\$289,000.
- 5.6 acres College Ave, Weed 2 wells, 2 septic systems, Mtn view \$335,000 **\$290,000.**
- 1.65 acres College Ave, Weed. Well & septic in w/Mtn view.....\$168,000 **\$149,000.**
- 30 Lake Shastina Lots: Various areas **from \$6,000 to \$60,000.**



Call **Mary Dillon** at **530-925-0880**



Mary Dillon
Broker Associate
Lic. #00696274

Chris Kutzkey, Realtors



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UNIQUE OPPORTUNITIES AT
UNBELIEVABLE PRICES!!**

FORECLOSURE
LAKE SHASTA
• State-Of-The-Art, Gorgeous Views
• Incredible 3/4, 3,140± Sq.Ft. Luxury
• Gourmet Island Kitchen, Wine Cellar
• Guest Studio, 2-Boat/2-Car Garages

\$417,000
LAKE SHASTA
• Beautiful Renovation, Artistic Woodwork
• 3/3, 1,512± Sq. Ft., Private 1.9 Acres
• Incredible 2-Story Deck, Huge Shop
• Very Near "Salt Creek" Boat Ramp



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\$399,000
LAKE SHASTA
• Must Sell, Two Homes Under One Roof
• Private 9.91 Acres, Gated Community
• Quality Classic 4/4, Den, 3,086± Sq. Ft.
• 3+ Car Garage/Shop/RV, Lower Pad

\$315,000
LAKE SHASTA
• Peaceful Forest, Year-Round Creek Echoes
• 4/3, 2,732± Sq.Ft., 3.33 Acres
• Soaring Wood Ceilings, 2 Fireplaces
• Near Popular Boat Ramps/Resorts

\$54,000
DUNSMUIR
• Near Sacramento River For Fishing
• 4/2, 1,505± Sq.Ft., Security System
• Low Maintenance Fenced Yard
• Walking Distance To Downtown

\$49,500
YREKA
• Major Fixer, Beautiful City Lot
• 2/1, 748± Sq.Ft., Built In 1915
• One Block From Yreka Park
• Potential Tear Down/Build New

VACANT LAND... INVEST NOW... BUILD LATER!
• **MT. SHASTA CITY:** 50'x100' City Lot, Beautiful Mt. Shasta View, Near Hospital, School, Churches & Downtown Area. Pre-paid Fees For City Water, Sewer & Drainage ...**\$34,000**
• **CASTELLANA:** 3.43 Acres, Popular "Soda Creek" Area Near Sacramento River For Fishing & Castle Craggs For Hiking, Mature Timber, Driveway, Small Pad For RV Camping ...**\$49,500**
• **DOG CREEK:** 5.70 Acres, Pristine Year-Round Dog Creek, Gated Entry, Spacious Building Pad For Future Home or RV Camping, Storage Shed With Full Bath, Well, Septic, Pacific Power Available ...**\$124,000**
• **LAKEHEAD:** 0.85 Acre, Gated Community, Echoes Of Year-Round Creek, Across The Road From Lake, Near "Sugarloaf" Boat Ramp, Driveway, Building Pad, Water Meter, Septic ...**\$75,000**
• **O'BRIEN MOUNTAIN ESTATES:** 10.65 Acres, Gated Community, Rare Oversized Building Pad, Gorgeous View Overlooking O'Brien Inlet, Sacramento Arm, Mt. Shasta & Castle Craggs, Near Popular Marinas/Resorts ...**\$197,000**

Living the Dream in a Mount Shasta Home



http://www.mtshastadreamhomes.com/featured-property/335-n-old-stage-rd



Beautiful Dutch Colonial on 1 Acre, restored to perfection. Creek and Pond included.

335 N. Old Stage Rd., Mt. Shasta \$299,000. MLS #102325



Jessie Zapffe
jessie@mtshastarealty.com
530-261-1420 cell

DRE #01893198

DORIS MOSS REALTY

201 W. LAKE ST. • MT. SHASTA • mtshastadreamhomes.com



NEARLY NEW! 1782sq. ft. 3-BR, 2-BA home on .60 acre parcel minutes to town. Well appointed: 9' ceilings, big open kitchen with center island; s/s appliances, large Trex-type deck, crown moldings in living areas, sola-tubes; a nice woodstove & high efficiency heat pump with A/C. Bonus shop & hobby room w/lg carport. \$299,000. NOW \$249,000. #100675

Alpine Realty (530) 926-2646



UNIQUE HOME WITH SPRINGS, POND, PRIVACY, VIEWS & SO MUCH MORE! This unique property with 80-acre parcel borders USFS land. Beautiful home with chef's kitchen, wrap-around deck, greenhouse, steel pole barn; it is completely self-sufficient with gravity-fed domestic water in the event of power outage. #102177 Call *Tory Shannon* at...

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



LIGHT UP YOUR LIFE! Mt. Shasta acre with Shasta, Eddie & Black Butte views. 6-car garage with add'l storage shed. 3-BR 3-BA plus den. Cathedral ceilings, hardwood floors in Living and Formal Dining rooms & great kitchen for family that enjoys cooking. Relax on extensive wood deck or exposed-aggregate patio. This has it all! \$330,000. #102140

Doris Moss Realty (530) 926-3807



RETIRE IN THE WOODS! 1700sf 3-BR 2-BA home in popular Abrams Lake Park. Set amongst the tall pines, it has 3 heat sources, new vinyl windows, 6 yr. old roof, floors redone, large encl. porch w/storm windows & screens, skylights. Spacious home with many upgrades. Fabulous location with carport/yard. All appliances included. Only \$35,000. #102386 Call *Gigi* at...

Century 21 Advantage (530) 925-2924



PRIVATE SANCTUARY ON BLACK BEAR LOOP IN HAMMOND RANCH. Road to building pad with fabulous panoramic view of Mt. Shasta, Black Butte, and the surrounding valley. This beautiful 10-acre parcel features seasonal streams, fir & pine trees. Property surveyed and approved for septic system. Don't miss your opportunity to own a piece of heaven. Call *Brett Waite* at...

Doris Moss Realty (530) 926-3807

Custom, Country Living (recently renovated) Deluxe Throughout!



This 3-bdrm, 2-bath home located on 5 acres includes...

- Gas cook-top & Double ovens
- 2 propane fireplaces— one in living room; one in master bedroom
- Modern woodstove
- Den off of master bedroom
- 40x50 cedar barn with 4 stalls
- Tack room and a Large riding arena
- Deer-proof garden area
- Landscaped with pond

Represented at \$479,000.

Call John Harris for all the details... **The Real Estate Center, 111 W. Lake St., Mt. Shasta (530) 926-6171**



MOUNT SHASTA RESORT! Custom home at the end of quiet cul-de-sac. Nice appointed 2400± sq. ft. 3-BR, 2-BA home on 85± acre parcel that backs up to nature preserve wetlands. Sit on the large private deck—enjoy the vistas, tranquility & wildlife. Expansive open floor plan with lots of light, vaulted ceilings, fireplace & 3-car garage. One of the best deals available at the Resort! **REDUCED!** \$425,000- \$399,000. H-102007

Alpine Realty (530) 926-2646



MOUNTAIN CABIN WITH SPECTACULAR MT. SHASTA VIEW! Get away from it all on this 5 acres in Hammond Ranch with two master bedrooms 2.5 bathrooms with ability to function either on or off-the-grid due to back up generator and TRACE inverter system. Beautiful yard area, oversized garage and soo much more. #100720 \$399,000.

Doris Moss Realty (530) 926-3807



5800SF OF MCCLLOUD HISTORY! Charming wood comm. bldg. with great highway visibility & a 100 year history. Downstairs houses gift shop & general hardware store plus two story building supply area. Separate 1000 sf garage on site. 3 separate offices located upstairs & add'l storage. #101023 **\$725,000** *The Original General Store, a business serving Northern California for over 100 years is also for sale. \$325,000. #100982 Call Gigi at...*

Century 21 Advantage (530) 925-2924



PARADISE FOUND! One-of-a-kind RIVERFRONT PROPERTY on the Klamath! 30+ beautiful acres, appx. 1/2 mile of river frontage! Large 6Bd/4Ba home, guest cottage, multi-outbldgs. Gardens, fruit trees. Large patio. Water galore. Perfect for family home/compound or look into taking advantage of the RRB5 & CH zoning! \$595,000. #101804. Please call Cynthia Garland at...

Century 21 Pioneer Realty (530) 842-1234



SPECTACULAR VIEW OF MT. SHASTA on this 10-acre parcel. Property features newly constructed road, building pad framed in old growth timber. Approved septic letter on file with the county, power & phone next door, in area with nice homes. Pretty view of Shasta Valley and a picture perfect stream. Listed at \$119,000. #101233 Call *Brett Waite* at...

Doris Moss Realty (530) 926-3807



the Real Estate Center @ LAKE SHASTINA

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(530) 938-2032

Toll Free 1-888-938-2032

Michele Duchi
BROKER/OWNER
DRE #01082147
859-0494

Visit our Website: www.shastinaproperties.com



CONDO LOCATED AT LAKE SHASTINA on the golf course with VIEWS of Mt. Shasta. Condo was redone in 2008 to include new windows, new water heater, new flooring, washer & dryer, refrigerator. This would make a great vacation place. Affordable at only \$63,000.



VIEWS OF MT. SHASTA come with this 3 bedroom/2 bath home. Price to include most of the furnishings as well as washer, dryer, refrigerator and hot tub on deck. Home sits on large lot with low yard maintenance. Call and make an appointment to see this one. \$160,000



LARGE HOME, on 2.6 acres located 1 mile past College of the Siskiyous. Home includes large game room downstairs that comes with a pool table. There are 3 bedrooms with 2 full baths and 2 half baths. Kitchen was remodeled to upgrade the appliances. New roof 2012. MLS #99968 Call Michele to see!
REDUCED TO \$300,000.

Unique Home with Springs & Pond



Water, Privacy, Views & So Much More!

Here is your chance to own one of the most unique properties in the area. This wooded 80-acre parcel borders National Forest lands and boasts numerous year-round springs that supply its ponds and domestic water. Beautiful home has many upgrades including chef's kitchen, new roof, new dual pane windows, wrap-around deck, fully fenced vegetable and flower gardens, large potting shed/greenhouse, a 40' x 60' steel pole barn, and A **STUNNING VIEW** of **MT. SHASTA**.

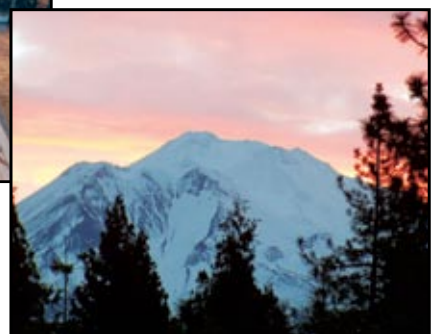


The garden, grounds and setting are truly remarkable!! The focal point of this property is the spring fed pond and wonderful view of Mount Shasta that create a spectacular setting.



Home is set up to be completely self-sufficient. Kitchen is plumbed with hot water loop from the wood burning stove. There is a flue for a cook stove and the domestic water supply is set up to be gravity fed in the event of a power outage.

Offered at \$649,000.



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

RE/MAX of Mt. Shasta • 117 West Lake St. • Mt. Shasta CA 96067