

SOUTH SISKIYOU

Property Guide

JUNE 2010



COUNTRY CHALET FOR \$185,000! Sweet, cozy 3BR, 2BA chalet would be great for a full-time home, vacation cottage, or even a rental. Has a spacious master suite with a walk-in closet & private balcony. Lopi wood stove provides efficient warmth and a view of the fire. On 1 level, very usable acre with nice combination of evergreens & open spaces. Decks in the front & back plus a private balcony off the master bedroom. #97580 Call Richard at...

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



NEW TRIPLEX. Recently rebuilt from the foundation up. Everything is new in this tastefully appointed income property. Mt. Shasta views, maple cabinets, lots of tile & Monitor heat. What a great opportunity near the championship waters of the Upper Sacramento River. Reduced to \$349,900. ICE-97767

Alpine Realty (530) 926-2646



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

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



3-BR, 1-1/2-BA HOME IS VERY APPEALING IN ITS DESIGN! Situated on a larger lot with the river nearby. View of the hills. Interior has arches, lots of wood treatments, sought-after old period bathroom fixtures. Has large basement with 1 car garage. \$210,000. #98966 *Please call Colleen Cena at...*

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



THE ONLY WAY to truly appreciate the rustic charm of this home is to see it!! On 2.5 acres with spectacular views of Mt. Shasta, Black Butte, Mt. Eddy & Castle Crags. 5,060 sq. ft main house plus a charming 625 sq. ft caretaker's quarters over the garage. Home is currently a very successful vacation rental. Included is all the personal property necessary to continue to operate as business. Check it out at: www.gildenlodge.com #975,000. #98734 *Call Tory Shannon at ...*

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



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

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



HUGE PRICE REDUCTION ON CASTLE CRAG VIEW HOME - 2-bedroom, 2-bath, 1900 sq. ft. home. Very private, backs up to State Park. Just a few steps to world class fishing. \$399,000.

Doris Moss Realty (530) 926-3807



Seller Willing to Finance!
STUNNING 20-ACRE property on the skirts of Shasta Valley with panoramic views: Mt. Shasta, the Eddies, Whaleback & Sheep Rock. The open, gently rolling terrain faces south west and is speckled with aromatic juniper & sage. Spectacular location for sustainable living with abundant opportunities for solar & wind power generation. Shares a border and has access to 480 BLM acres. Seller open to financing to qualified buyers. \$105,500. #98061. Call Paul Hawk for details 859-3399.

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



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

Doris Moss Realty (530) 926-3807



CHARMING COTTAGE-STYLE HOME with two guest houses. Main house has 3 bedrooms, 1.5 baths, large work shop/extra garage, full basement, walking distance to garage, quiet patio, views of the Eddies and more. \$349,000.

Doris Moss Realty (530) 926-3807



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

Alpine Realty (530) 926-2646



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

The Real Estate Group 530.222.7395



BEAUTIFUL STATELY VICTORIAN! McCloud Executive home. Easy walk to downtown. Some updating including newer downstairs bath. Tile Floors in baths and kitchen. Original wood floors. Interesting neighborhood path out front door. \$229,000. #98935

Mountain Homes Real Estate (530)964-2558



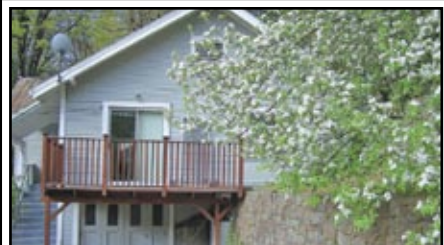
OWNER FINANCING! Unique Craftsman-style home nestled in the woods. Cedar shingle siding, wood-clad low-E windows, solid-core fir interior doors, mahogany garage & entry doors, Brazilian cherry hardwood flooring, granite counters, cherry cabinets, convection oven, gas cooktop, S/S appliances. Low maintenance Evergrain decks with French door. \$349,000. #98606 *Call Beverly Shannon at ...*

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



Unbelievable Price!
FABULOUS CUSTOM-BUILT HOME just blocks from downtown Mt. Shasta! Huge open floor plan with laminate flooring, warm fireplace and much more! \$369,000. #97123 Call Linda Williamson at...

Century 21 Advantage (530) 926-2100



HOUSE ON THE HILL.. Wonderful 3 bedroom 2 bath home with tiered rock walls, flower and fruit trees. Garage and air-conditioning makes this house desirable as primary or second home. **ONLY \$149,000.** #99006

Better Homes Realty (530) 235-0117



AFFORDABLE & ROOMY! Downtown Weed, 3 bedroom, 2 full baths, plus den or office. 9' ceilings, solar hot water heater; Sun room on south side—great for year-round plant nursery. Seller adding new backyard fencing. Nice deep 125' lot. Convenient front & back lot access. Sunny garden space. \$120,000. #98815 *Call Grace Sanchez at... 530-859-2005*

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



MOVE IN CONDITION! Very nice and well kept 3-BR, 2-BA home, featuring open bright kitchen with lots of Oak cabinets. Vaulted ceilings in the living room and master bedroom. Central heat and air conditioning. Offered @ \$295,000. Call Bill at 926-2646 to see. H-98171

Alpine Realty (530) 926-2646



LOCATION! LOCATION! Remodeled comm. bldg. off Minnesota near clinic & other services. Easy access to Hwy. 89. Low maintenance. Open floor plan. Two rentable units. 1,992sf w/Monitor. Off-street parking, Zoned CC, 0.13 Acres. Units metered w/ 100 amp service. #98901 \$259,950 OMC

Mountain Homes Real Estate (530)964-2558



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

Century 21 Advantage (530) 926-2100

Golden West Realty

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Lake Shastina/Weed, CA 96094

530-938-2711



Roger Johnson
BROKER



Candice Green
ASSOCIATE BROKER



Ryan Green
AGENT



Gary Sullivan
ASSOCIATE BROKER



WEED - GREAT PRICE for this 3-bedroom, 1-bath near the park. **ONLY \$41,900.**



WEED - 3-Bd/1-Bath with great potential, lg. detached workshop in the back plus carport. Large kitchen opens to living room could be great for entertaining. #98577 **\$47,100.**



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



LAKE SHASTINA. REO-priced right. Cute 2 bedroom/2 bath with some upgrading done. Rock fireplace in living room. #98631 **\$86,500.**



LAKE SHASTINA. Chalet style home on large lot in a great location! Move in ready in good condition. #98140 **\$109,000.**



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



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



LINDAL CEDAR HOME - 2200 sq. ft. home. Spacious deck. #97889. **\$160,000.**



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



WEED: Horse property with unlimited potential. Convenient location & easy access w/ majestic views of all local mountains. 18 stall horse barn w/ living quarters above. 6 turnouts, 2 ponds - at an elevation that rarely sees snow. A horse lovers dream! #95727 **\$179,500.**



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



MT. SHASTA - Lots of possibilities. Nicely wooded lot off Deetz Rd. Very large bedrooms makes this a great family home. Fenced garden area. TLC will make this a great home. **\$187,000.** #98947



26 ACRES w/CONTEMPORARY RANCH-STYLE HOME needs finishing touches. Tile & wood floors. Master suite upstairs w/lrg. cedar-lined closets, granite-tiled counters in bath. Needs floor coverings. #98762 **\$189,900.**



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



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



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



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



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



LOVELY NEWER HOME on 1.2 acres, a rare find in Lake Shastina! 3 bedrooms, 2 bathrooms, large utility room, and spacious kitchen open to the living room. 9-ft. ceilings give an open feeling. Built in 2005. Spectacular view of Mt. Shasta! #97386 **\$239,900.**



LAKE SHASTINA: Spacious home with full underground basement for lots of add'l living area. On 2 lots, next to greenbelt. Mt. Shasta view from the sunroom with skylights & slider doors accessing the fenced garden area. Lots of custom features. #99027 Asking **\$249,000.**



BEAUTIFUL LOG HOME with lake view. All wood interior. Granite counter tops, laminate flooring, large deck. #95899 **\$250,000.**



LINDAL CEDAR HOME - 2200 sq. ft. sits on 1/2 acre with view of Mt. Shasta. Has shop that could be in-law quarters. **\$279,000.**



5-AC. PARCEL in Hammond Ranch. 3-BR, 2-BA mfgd. home on foundation. Off-the-grid and with hydro-elec. generation. **\$280,000.**



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



MT. SHASTA - 3-yr. old home in excellent condition & priced to sell. 3 bdrm & 2.5 bath in main living area. Add'l living area above garage with separate access, skylights & slider doors accessing the fenced garden area. custom woodwork throughout. #98936 **\$299,900.**



UNIQUE CUSTOM HOME in tall pines. Max. efficiency with finest amenities: dual heat system, bamboo floors & more. This better-than-new 1975 sq. ft home has contemporary finishing touches, yet a rustic feeling. #98876 **\$325,000.**



3000SF LAKEVIEW HOME on 3/4 acre. 3-BR, 3-BA, family room, fireplace in living room & master BR. #97347. **\$379,500.**



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



VICTOR - 3000 sq. ft. home, set up as a B&B. W/ m. finished with 5 fireplaces & high ceilings. #98328 **\$419,900.**



LUXURY GOLF COURSE HOME. 4400sf ft. home with indoor swimming pool. One-of-a-kind home, excellent for entertaining. **\$425,000.**



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



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



MT. SHASTA - Immaculate home, over 2500 sq. ft., 3 bd/3bath on 1.3 acres. Huge kitchen w/island & built-in breakfast nook. Great floorplan for a family! Landscaped with auto. sprinklers, fenced back yard; wonderful patio. Second 2 car garage could be in-law unit, equipped with a bathroom & 220 wiring. #99056 Asking **\$537,500.**



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



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

Bill Larsen, Broker
(530) 926-2646 Office
(877) 926-2645 Toll Free
EMAIL ADDRESS: alpinere@snowcrest.net
Website:
www.realestatemtshasta.com



William Larsen, Realtor
(530) 859-0131 Cell

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

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

Randy Messenger, Realtor
(530) 261-0444 Cell Phone

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

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



708 SKI VILLAGE DR., MT. SHASTA
 COZY CEDAR LOG HOME on an enchanting parcel just at the edge of Mt. Shasta City. This 3 bedroom charmer has open beam wood ceilings, wood floors, redwood decking with a Hot Springs spa. If you're looking for that perfect alpine get-away cabin or great starter home then you've found

it! Just a short walk to the village, yet the feeling of being out in the country. Hurry before it's gone! Price reduced to \$209,000 H-98704



223 BEAR SPRINGS, MT. SHASTA
 VERY NICE SETTING, CLOSE TO TOWN - Charming and spacious 4-Plex, single level. Each unit has 2 Bedrooms and 2 Baths with garage. All appliances included. Long time tenants. Excellent condition. Offered at \$598,000 IC-95390



708 VALLEY QUAIL ROAD, MT. SHASTA
 NEED A NICE PLACE FOR AN IN-LAW OR TEEN - Totally custom 3-bedroom, 3-bath home with 3-car plus workshop garage. Some of the features; granite counters, slate floors, custom Hickory cabinets, vaulted wood ceilings, new forced air heat and air, 10'x54'

covered porch and all on beautiful wooded 1+ acre with Shasta view. For the in-law or teen the 3rd bedroom is partially detached, has its own bath, entrance and kitchenette. Just reduced to \$415,000. H-97867



PROPERTY OFF OF A-12, MONTAGUE



GET OUT OF THE SNOW - In the beautiful Juniper Valley. Seven stunning parcels to choose from ranging in size from 20-620± acres. The large parcel is even partially and has the beginnings of a well. Offering prices range from \$99,000-\$799,000. Call today for details on these spectacular opportunities.

10110 HWY. A-12, MONTAGUE



HOME ON 127± ACRES - Want privacy and lots of land for a good price, then check this out! 3-BR, 1-BA ranch home on 127± acres on Highway A-12, just a couple of miles south of 4 corners. Lots of nice Junipers, open areas and of course views. Priced to sell quickly at \$279,000. H-98937

1934 S. OLD STAGE RD #30



AFFORDABLE MT. SHASTA - with this well cared for 3-bedroom, 2-bath, 1530 sq/ft home at the Shadow Mtn. Mobile Home Park. Spacious open floor plan. Large covered deck. Newer kitchen with custom ash wood cabinets. Offered at \$44,500. MH-98511

1437 DEETZ RD., MT. SHASTA



SECLUDED MOUNTAIN HOME - 3-BR, 2-BA 1500± sq. ft. cabin style, located in the tall trees near the top of a hill with surrounding mountain views: Mt. Shasta, Black Butte & Mt. Eddy. Includes huge 1200± sq. ft. deck surrounding a large portion of the house, plus the comfort of 2 woodstoves and the modern forced air heat and A/C. Ideal vacation home. Priced at \$375,000. H-98838

26905 OLD EDGEWOOD ROAD., WEED



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

GATEWAY PARK, MT. SHASTA



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

10862 ZIRCON AVE., 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-98863

7839 PONDEROSA DR, HAMMOND



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

5404 SHASTA AVE., DUNSMUIR



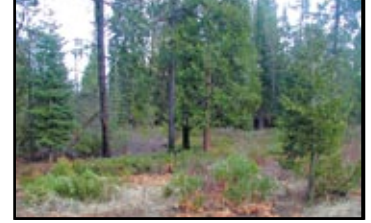
CABIN-STYLE GET-AWAY! Charming 2-Bedroom, 1-Bath home located on a peaceful setting. Front porch with low maintenance yard. Sun room has nice easterly view of the canyon. Full basement with workshop. Call Bill today to set up a showing to see this special get-away! Asking price: \$75,000. H-98915

LOT# 10, VILLAGE WAY, MT. SHASTA



VALUE PRICED MT. SHASTA CITY LOT - Nice city lot in area of newer homes. Lot #10, Village Way, Owner wants it SOLD. Listed at \$69,000. L-96922

WEST COLUMBERO DR, MCCLLOUD



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

W.A. BARR ROAD, MT. SHASTA



BACKS UP TO ECOLOGY POND - Level 6.25± acre parcel on corner of W.A. Barr Road and North Shore Road. Parcel has a well plus 2 sewer hook-ups. Great split potential. L-97789

N. OLD STAGE ROAD, MT. SHASTA



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

JUNIPER VALLEY #42



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

SPRING HILL DR., MT. SHASTA



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

4413 GLEAVES AVE., DUNSMUIR



NORTH DUNSMUIR COTTAGE. Nicely remodeled 3-BR, 1-BA home on a manicured lot. Updated kitchen & bathroom. Many nice features: refinished hardwood floors; lg. covered patio in the back yard; designer accents in the interior paint; large 300+ sq. ft. detached guest room! This sweet package shows pride of ownership. At the very reasonable price of \$179,000. Reduced to \$112,000. H-97779

112 S. FIRST ST., DUNSMUIR



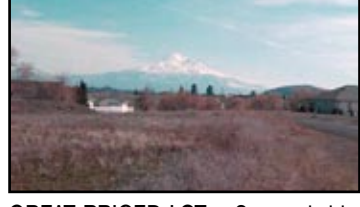
SACRAMENTO RIVER is just a hop, skip and a jump from this charming cottage. If you're looking for a great starter or just want a retreat from the heat of the valley, then you've found it with this 3 bedroom 1038± sq. ft. home. Aggressively priced for a quick sale at \$125,000. H-99077

6048 DOGWOOD DR., HAMMOND



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

MONTAIR ESTATES, YREKA



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

SUGAR PINE RD., HAMMOND RANCH



MEADOW & VIEWS. This 5± acre parcel in Hammond Ranch is conveniently located for year-round access with an awesome view of Mt. Eddy from the picturesque meadow. Great southern exposure for the gardener and plenty of pasture space for horses or ?? Nice mature forest with lots of conifers & dogwoods. Offered at \$87,500. L-98262



Beverly Shannon
Broker-Owner
530-925-0339
beverlyshannon.com



Colleen Cena
Broker-Owner
530-859-1143
colleencena.com



Tory Shannon
Broker-Associate
530-859-1044
toryshannon@sbcglobal.net



Aric Cena
Realtor-Associate
530-859-3472
clicker1@sbcglobal.net



Leslie Holland
Broker-Associate
925-997-0678
LeslieHolland4217@sbcglobal.net



Brenda Zandona
Office Manager



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LOG HOME! Near schools. Oak flooring; Decorative rock fireplace & hearth; Open dining; kitchen; living room; Tile flooring in the kitchen; granite counter tops; built-in microwave oven; range; side & back yards, fully fenced. Garden area; green house; covered wood storage. \$232,500. #98855



2-BR, 2-BA DBL-WIDE. MOBILE - custom-built for the sellers. Beautiful & well kept with pride of ownership. Lg. master BR & master bath w/soaking tub. Gorgeous views of Castle Crags & hills. Covered front porch and very nice, large carport. Lot is very nice. Monitor heat plus elec. heat pump/AC. Worry-free ownership. \$60,000. #99042



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



PRICED TO SELL... YA THINK? Get your buyers in to see this very nice home. Tile entry sun porch, Knotty Pine office, large full bath on 1st level. 2 bedroom & 2 bonus rooms ideal for offices. Upgraded & remodeled. Wood case windows & trim. Tile & wood floors. Super kitchen, pantry. \$130,000. #98705



COME AND VIEW THIS ENERGY-EFFICIENT HOME! This newly constructed 3-BR 2-BA home boasts an open floor plan, hardwood flooring, granite counter tops, and vaulted ceilings. Stoke up the wood burning stove for alternative heat! \$191,950. # 98468



CHARMING HOME on one full acre in a quiet and very well maintained neighborhood. The huge Mt. Shasta views can be enjoyed from inside or outside. Very well maintained landscaping. Seller willing to gift membership to McCloud Golf Course to new owner. \$300,000. #98535



COMMERCIAL BUILDING ON MAIN STREET, DUNSMUIR. Three units. Separate meters for all three units. 1/2 bath in each space. Wired for high-speed internet. \$195,000. #97046



PRETTY LOCATION WITH TREES. Attractive duplex has one unit with 3-bedroom, the other is a 2-bedroom. Currently rented to long term tenants. One unit has fireplace with insert. Back yards are fenced. Detached garage has single-car parking for each unit. Located in historic mill town with lots of personality. Great price: \$100,000. #99117



UNIQUE IN ITS SIZE! 15,688 acres with income producing possibilities from timber, hunting & cattle grazing. The Moffett Creek tree farm block is a well-managed block available for purchase. Visit our website at www.moffettcreek.com for a detailed look at what this property has to offer. #98687



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



LOCATION, LOCATION, LOCATION! Make an appointment to see this cute starter home today. This 3-Bedroom, 1.5-Bath home is located close to town and schools... and, the backyard backs up to a large greenbelt that will never be developed. \$225,000. #98534



VERY CLEAN TOWNHOUSE. Very clean 2 bedroom, 1-1/2 bath townhouse unit AND very competitively priced. Has deck off of the master bedroom with treed view. One enclosed parking spot. \$139,000. #98132



3-BR, 1-1/2-BA HOME IS VERY APPEALING IN ITS DESIGN! Situated on a larger lot with the river nearby. View of the hills. Interior has arches, lots of wood treatments, sought-after old period bathroom fixtures. Has large basement with 1 car garage. \$210,000. #98966



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



CHARMING 2-BR 2-BA HOME on horseable 25.9 acres. Water everywhere! Irrigation ditch from Hammond w/water rights; ponds; wonderful, fast flowing creek. Lots of pasture land. Tastefully remodeled. Open floor plan. Vaulted ceilings. Acreage affords so much privacy & quiet! Outblgds/corral/etc. \$750,000. #98367



THIS UNIQUE HOME is located in an 18-hole golf course/resort community. Wonderful, natural light throughout the home. Very open floor plan with dramatic staircase to second story. Three large bedrooms; each with its own bathroom. View of Mt. Shasta. \$590,000. #98907

• LAND •

EXTRA LG. BLDG. LOT IN GREAT AREA OF MT. SHASTA. Perfect for the family who loves outdoor living—extra deep lot makes for a terrific back yard! Close to town & schools. Seller will consider owner financing to qualified buyer. \$100,000. #99135

NICE COMMERCIAL CITY LOT – good location. Water/sewer hookups are paid – but talk to the City of Mt. Shasta to verify prior to purchase. Very good exposure for commercial use. \$50,000. #99044

UNIQUE IN ITS SIZE at 15,688 acres as well as income producing possibilities from timber, hunting & cattle grazing. The Moffett Creek tree farm block is a well-managed block available for purchase. #98687

GORGEOUS PROPERTY with approx 1000' Sacramento River frontage. Great swimming hole and fishing access. The area is very lush in Sweetbrier – makes a great summer getaway. \$400,000. #94927

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

GORGEOUS VIEWS from this 2.5 acre parcel in Mt. Shasta. Located in area of beautiful newer homes. This property is near town, schools, and services. Quiet area. \$289,000. #97951

“GREENHORN” is a well-managed 474-acre timberland recreation tract. There are approx. 1,460 MBF of merchantable timber volume with an internal roadway network. Timber consists primarily of Douglas fir & Ponderosa pine. Zoning is TP. \$250,000. #98948

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

2 BEAUTIFULLY TREED MT. SHASTA CITY LOTS, 2 blocks from downtown. 40x160, gravity flow sewer easement, Curb & gutter is in. \$88,600 ea. #97279 & #97280.

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

BEAUTIFUL BUILDING SITE on 5 acres. Electric to parcel, old cabin/shack on parcel is a tear down. Large conifers and oaks, Views of Mt. Eddy, distant meadows, vistas. Country lane access off of North Old Stage just past the spectacular quaking aspen grove. \$128,000. #97278

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

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

BRAY is well-managed 80-acre timberland recreation tract stocked with Ponerosa Pine plantation. Access is off the Technorr Robison Road across a K.N.F. Road. Zoning is TP and allows for very limited residential uses. \$40,000. # 98950

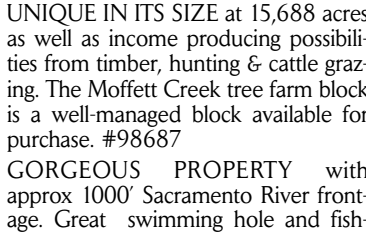
ZONED R-2 – Two lots (100x170) included in the pricing. Great area. Views. Easy building site for multiple dwelling. Close to schools, town, sports! \$225,000. #98488



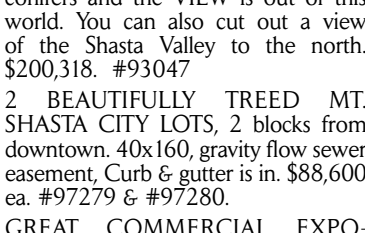
HUGE PRICE REDUCTION! Hard to find! 9-acre parcel in Mt. Shasta. Minutes to the Sacramento River yet just a few miles from downtown. Older country home on the property – great place to stay while building your dream home. Only \$265,000. #91221



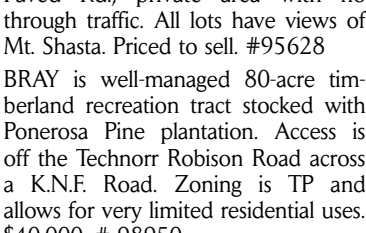
REMODELED CHARMING & COZY two bedroom home. New sheet rock, new flooring, new carpet, 30-year comp. roof, new septic, all new vinyl windows, landscaping, and 8x10 storage shed! \$128,500. #98150



ON 5 ACRES contiguous to timber preserve land. Spacious home with open floor plan, Loads of kitchen cabinets & storage, 3 heat sources. Large decking, landscaping with native growth, fountain, horse shoe pit, garden area, Mt. Shasta view, RV hookup with elect, sewer, water. Refrigerator, trash compactor & W/D in laundry room. \$300,000. #98153



SWEET HAVEN! 3-BR, 2-1/2-BA home 5 blocks from downtown Mt. Shasta on park-like setting. Wood & tile flooring, wood-cased windows. Private, fully fenced 3/4 acre. Vaulted ceiling, family & living rooms. wood stove, redwood patio. Lush landscape, plenty of cabinets & storage. Master BR has dbl. closets, vanity dressing area & separate bath. City water & sewer. \$429,000. #97849



GREAT LOCATION! This 2 bedroom, 2 bath Condo has a great location with a side yard which provides lots more space! Comfortable and cozy home with many upgrades. Has new decking, balcony, new carpeting and hardwood floors. Gives open, light feeling. \$169,000. #97433



3-BEDROOM, 1-BATH HOME with extra large lot PLUS adjoining lot. Monitor heat. Very large kitchen with eating nook. Fenced. Single car garage plus outbuilding. Great garden area. \$120,000. #97912



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



ON 5 ACRES contiguous to timber preserve land. Spacious home with open floor plan, Loads of kitchen cabinets & storage, 3 heat sources. Large decking, landscaping with native growth, fountain, horse shoe pit, garden area, Mt. Shasta view, RV hookup with elect, sewer, water. Refrigerator, trash compactor & W/D in laundry room. \$300,000. #98153



SWEET HAVEN! 3-BR, 2-1/2-BA home 5 blocks from downtown Mt. Shasta on park-like setting. Wood & tile flooring, wood-cased windows. Private, fully fenced 3/4 acre. Vaulted ceiling, family & living rooms. wood stove, redwood patio. Lush landscape, plenty of cabinets & storage. Master BR has dbl. closets, vanity dressing area & separate bath. City water & sewer. \$429,000. #97849



GREAT LOCATION! This 2 bedroom, 2 bath Condo has a great location with a side yard which provides lots more space! Comfortable and cozy home with many upgrades. Has new decking, balcony, new carpeting and hardwood floors. Gives open, light feeling. \$169,000. #97433



CUSTOM HOME at the end of a cul-de-sac. Open, bright, extra high designer style ceilings. Large kitchen/breakfast bar just the right size for buffets, JennAir gas range top, drawer-style dishwasher, oak flooring, 2 gas fireplaces, 2 vanities in master bath, soaking tub, oversized shower and walk in closet. Security System. \$499,000. #96285

Serving Siskiyou County for Over 35 Years!



CHECK THIS PRICE! 2-BR, 1-BA charming cottage. All rooms spacious with huge fenced backyard. Could be your dream come true. Close-in, great college neighborhood. \$89,000.



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



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



GREAT STARTER HOME. 3 bedrooms, 2 baths, 1700 sq. ft. with fenced yard, sprinklers, and workshop. Has view of Mt. Shasta. \$240,000.



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



GREAT LOCATION! A family home—3-br 2-ba 1635 sf on .69 acres, tall trees, covered RV parking, fully fenced, shop. Better hurry!!! \$229,000.



QUAIL MEADOW NEW CUSTOM HOME

UNDER CONSTRUCTION...

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



UNDER CONSTRUCTION

BRAND NEW HOME WITH MT. SHASTA VIEW FABULOUS OPPORTUNITY AT THIS PRICE

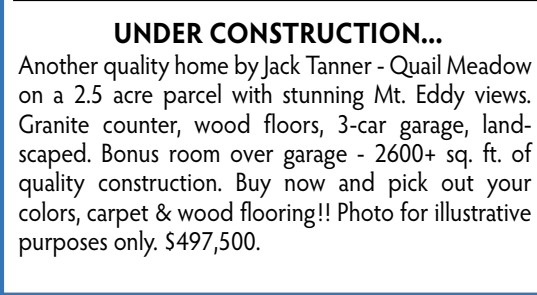
3-bdrm., 2 bath, 1600 sq. ft. home on one acre with stunning views of Mt. Shasta and the Eddys. Tile & hardwood, heat pump & wood stove. Call for more details! Don't miss out on this opportunity to own a Jack Tanner custom-built home. \$345,000.



MOUNTAIN SERENITY! Wonder of back yard vacations with convenience of modern life in the heart of Mt. Shasta. Driveway off North Shore Rd, over 15 acres with well-crafted home built in '92. Siskiyou & Wagon Creek near by—minutes to town. Large garage/workshop with 1300+ sq. ft. patio, pond & much more. \$599,000.



ROMANTIC MT. SHASTA HIDEAWAY! Majestic Mt. Shasta views on 3.6 acres. Beautifully remodeled in '09. Model-like condition, quality craftsmanship, brimming with charm. 3-bedroom, 2-1/2 bath, 1975sf with soaring ceilings, hardwood floors, granite & detached oversized 2-car garage. Wrapped in wide decks with "knock-your-socks-off" views. At the end of the road for privacy. \$330,000.



NEAR THE RIVER IN NORTH DUNSMUIR 1500+ sq. ft, 3-bdrm., 2 ba. with lg. living area; built-in storage cabinets; auto. sprinklers in front, front porch and so much more. Recent improvements: newer vinyl windows & garage door. Could be great first-time buyer, or 2nd home! \$170,000.



LOADS OF SQUARE FOOTAGE. Great views of Mt. Shasta from the living room, master bedroom, and the spacious back yard, which is fully fenced for privacy. \$315,000.



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



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



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



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



SUPER PRICE! HOME with 10 ACRES nestled in tall trees, this 4-bdrm home offers privacy & spaciousness. 2125 sq. ft. with attached sun room. Lots of trees, views of the valley, detached garage & storage bldgs, covered decking, new windows, oak flooring, cedar siding, vaulted ceiling, a spacious kitchen with custom cabinets, granite counters & tile floors. Cozy living room with wood stove. \$298,000.



SECLUDED CHALET! Warm, comfortable living room with tree-house feel. Expansive cathedral ceiling and cozy wood stove opens to fully-equipped kitchen. 3-BR with 1 bedroom & bath on main level plus balcony area, offers great floor plan. Oversized two-car garage provides space for workshop and a full bath. Convenient North Dunsuir location. \$139,000.



VERY SWEET HOME. This 1940's charmer has new interior paint & insulation, user friendly kitchen, whole house and ceiling fans, hardwood floors under carpet upstairs, newer appliances, & lots of storage. RV parking with full hookups at the rare of the property! Great for 1st time buyer or perfect 2nd home. \$270,000.



INCOME OPPORTUNITY. Beautifully remodeled 6000+sf historic building located downtown Dunsuir offers commercial office space downstairs & 3 apts. Possible 5th & 6th units at ground level still need to be remodeled. Remodeled units have: new carpet, windows, doors, ceiling fans, cabinets, appliances and more. \$359,000.



NEAR LAKE SISKIYOU! Enjoy this 3-BR, 2-BA home with open floor plan. Skylights, hardwood floors, wood stove. Large kitchen with lots of counter space, cheerful nook. Family Room opens to rear deck, gazebo. No wasted space. Built-in storage in garage plus shop. Convenient Mt. Shasta location. Walk to fishing or golfing at Mount Shasta Resort. \$345,000.



PARK-LIKE SETTING! This 3-bedroom, 2-bath, 1680 sq. ft. home on 4 beautifully landscaped acres with privacy. Heated 900sf bonus room plus a shop/garage. Relax and enjoy the Koi pond. \$559,000.



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



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



MOST AFFORDABLE MT. SHASTA PARCELS. Take your pick from these 4 view parcels all 2.5 acres - bright and sunny. Approved for conventional septic. Gorgeous views! From \$75,000.



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



5 ACRES WITH WELL & SEPTIC IN. Affordable parcel in Hammond Ranch. Remove some trees; open up a view of the Eddy Mountains. Owner Financing may be available. Priced to sell!! \$120,000.



SPECTACULAR MOUNT SHASTA VIEW PARCEL 2.5 acre parcel offers a variety of trees, privacy and seclusion, yet the convenience of being close to downtown Mt. Shasta. Underground utilities, city water, paved street. \$225,000.



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



AFFORDABLE LIVING... Newer manufactured home with many upgrades: deck, bay window, ceiling fans, forced air heating, 2 x 6 walls and so much more. Perfect to move right in, or relocate on your own parcel. Offered for sale for \$45,000 - owner financing may be available.



FABULOUS MOUNTAIN LIVING. Speculator 2950 sf home on 1.55 acres walking distance to the Resort Clubhouse & Lake Siskiyou. 3 bedroom, 3.5 bath home has extra living quarter—fully equipped kitchen & gas fireplace; 1176sf of decking, cherry floors, maple cabs, Rumford fireplace & beautiful Mt. Shasta view. \$795,000.

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

Paul Engstrom
Owner/Broker
926-4216

Sandy Robertson
Realtor
926-3703

Bill Michelon, Realtor
925-1792

DORIS MOSS REALTY



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

Brett Waite Realtor
859-2004

Peggy Clure Realtor
926-5330

Randy McDonald
Owner
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STUNNING LAKE VIEWS

- Quality & Well-Loved 3,086 +/- Sq.Ft.
- 3/3, Office, First Floor Master
- 1/1 Separate Living Quarters
- 3+ Car Garage/Shop, 9.91 Acres

VACANT LAND

- Stunning 5.37 acre lake view parcel, large building pad...**\$245,000.**
- Spectacular 5.40 acre lake view parcel, all utilities in...**\$199,000.**
- Beautiful 2.39 acre lake view parcel, gorgeous sunsets...**\$185,000.**
- Private 2.60 acre forest setting parcel, good well in...**\$99,000.**



\$269,000

LAKEHEAD

- Great Retreat Near Lake and River
- Sprawling 2,250 +/- Sq.Ft.
- 3/3, Game Room, Sun/Dining Room
- 24'X34' Shop, Pool, Alarm, 1 Acre



\$249,000

LAKE SHASTA LAKEFRONT

- Set-Up For Weekly Vacation Rental
- Very Well Maintained 1,248+ Sq. Ft.
- 2/2, Furnishings Negotiable, Private
- RV/Carport, RV Hook-Ups, .059 Acre



\$340,000

O'BRIEN MOUNTAIN

- Private Forest Setting, Immaculate
- Easy Care, 2,567 +/- Sq.Ft.
- 3/3.5, Loft, First Floor Master
- Workshop, RV, 3.46 Acres



\$165,000

LAKESHORE HEIGHTS

- Great Value in this Desirable Area
- Light-n-Bright 1,440 +/- Sq.Ft.
- 2/2, Extra-Deep Garage, RV
- 1/1 Separate Living Quarters



\$49,500

MT. SHASTA CITY

- Affordable Mt. Shasta View Parcel
- Located Within City Limits
- Prepaid Sewer, Water & Drainage Fees
- Near Town, Hospital, Schools



\$199,500

LAKESHORE HEIGHTS

- Charming Home Near Lake & Marinas
- Easy Care, 1,340 +/- Sq.Ft.
- 2/2, Office/Sun Room, Covered Deck
- Large Detached Garage, Nice Lot



\$209,900

COPCO LAKE

- Panoramic 400' Lake Front Views
- Spacious 3,520 +/- Sq.Ft., Boat Dock
- 4/2.5, Bonus Room, Stair Lift
- 2/1 Separate Living Quarters



\$1,395,000

HOLBROOK RANCH

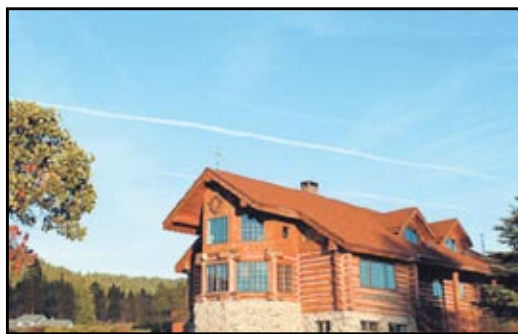
- Spectacular Views of Mt. Shasta
- Work-n-Play on this 1,310 +/- Acres
- Alfalfa, Rangeland, Juniper, Rock
- Mule Deer, Geese, Dove and Quail



Unprecedented Customer Service

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Incredible Mt. Shasta Views...



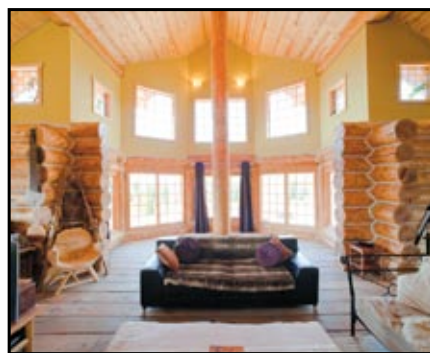
Stunning Luxury in Mount Shasta!

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

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

Features include...

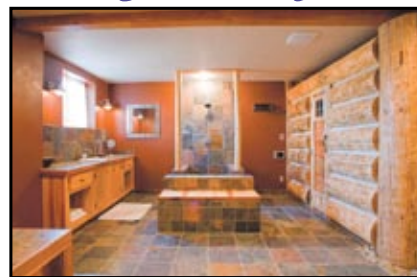
- Massive great room
- Rock hearth with double fireplace
- Reclaimed 12" plank & slate flooring
- Decorative stained glass windows
- Huge master suite with soaking tub and sauna
- Home theatre with wet bar



Offered at \$975,000

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

www.GildenLodge.com



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

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

Fisherman's Dream Home!

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



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

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



MULTI UNITS w/COMMERCIAL & RESIDENTIAL USES

Original stone building most recently a restaurant & community center downstairs. Upstairs 2/1 res. apartment is going through renovations now. 2-story res. cottage in back yard has just been newly renovated from top to bottom including new s/s appliances, granite counters & new cabinets in kitchen. Lots of tile in the bath. Private back yard has apple trees, decking, and views of Mt Shasta. Downtown location within walking distance to shops, galleries, restaurants, and College of the Siskiyou. Some creative financing possible to qualified buyer. Be Savvy. Check it out! \$349,900.



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



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



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



2.5 ACRES WITH MT. SHASTA VIEWS! Well is already in. Only 15 minutes to Yreka. \$35,000.

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



\$199,000! SPECIAL OFFER ON CUSTOM HOME! Great Price on this custom 3 bedroom 2 bath home on the 4th fairway of the Lake Shastina Golf Course. Stucco exterior for easy maintenance. 10' ceiling plate glass windows Living, Dining, Kitchen and 2nd floor for sparkling beauty and ease. The hearth & propane fireplace warms with the flick of a thermostat. Wonderful back decking with deep eaves provides views of the Golf Course thru tall pines.



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



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



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



2.5 ACRES WITH MT. SHASTA VIEWS! Level and close to paved county road. \$38,500.

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Augusta Meyers, broker

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LOVELY COUNTRY HOME ON 19 ACRES that is just minutes from Yreka. This immaculate 1500sqft, 3-BD, 2-BA home has newer floors & fresh paint, a wood stove plus Monitor heater, custom touches throughout, and a nice deck. There is 2 car attached garage & the 27'x32'shop/garage. There are 2 seasonal creeks, abundant woods, a landscaped front yard, and tons of privacy. \$315,000. #99039



10 ACRES & STUNNING MT SHASTA VIEWS! Pristine property in desirable "banana belt" of N. Old Stage Rd. Gently rolling meadows, open forest, & seasonal irrigation creek surround this beautiful Swedish-style home. Modern "green" design with state-of-the-art solar system & back-up propane generator provide power reliability. 1600 sq. ft, 3-BD, 2-BA has vaulted ceilings w/skylights, hardwood floors, luxury master bath w/large soaking tub & oversized shower, fireplace, flagstone patio & much more. \$395,000. #99073



ELEGANT FORECLOSURE THAT'S PRICED TO SELL! Beautiful 2800 sq. ft., 4-BD, 3.5-BA executive home in the heart of Mt. Shasta on almost 2 acres of serene forest with seasonal creek and an easy walk to downtown. Chef's kitchen, large living spaces and a spectacular Master suite, garden space and full landscaping are just a few of the highlights of this lovely home. \$485,000 #99102



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



BRAND NEW HOME scheduled to be completed mid-July 2010! This is for those buyers that want the advantage of a raised foundation & wood sub-floor. The 1527 sq. ft, 3BD, 2BA home will have vaulted ceilings in the living room & kitchen, split bedrooms, custom oak cabinets, laundry room w/large pantry, Lennox heat pump w/13 seer system for central heat/air. The extra large 2-car garage will be insulated, sheet rocked, painted & have an 8' door. \$184,500. #99097



SPACIOUS FAMILY HOME ON 1.5 ACRES about 10 minutes from downtown Mt. Shasta. This well cared for 1950 sq. ft., 4-BD, 1.5-BA home has custom wood accents, large picture windows, vaulted ceilings, and great loft space. A wood stove plus Monitor heat will keep you warm and cozy. Large freshly stained decks, towering evergreens, an attached 2-car garage, and landscaping add to the appeal. \$329,000. #99110



CUSTOM 2,142 SF NEWER 3-BR, 2-BA for \$339,150. Close to town in Mt. Shasta on 1 acre! This light & open, custom home has oak flooring, views of Mt. Shasta & the Eddies, a heat pump, wood stove, & a large deck. The kitchen features Silestone counter tops, maple cabinets, stainless steel appliances, breakfast nook, & eating bar. The master Suite includes a jet bathtub, separate tile & glass shower, dual sinks, tile counters, multiple cabinets, plus separate vanity area. \$339,150. #99072



FANTASTIC VIEWS in all directions from this custom 3-BD, 2.5-BA, 2400 sq. ft. home at Siskiyou Lake Highlands. Master suite has a whirlpool tub, large tile shower, fireplace & access to an outdoor patio. Kitchen has tile countertops & floors, lots of custom cabinetry & a pantry. 2nd bedroom has its own adjoining bath creating a 2nd master suite. Meticulous detail went into creating a personal nature walk & garden space filled with labeled plants, shrubs & flowers. *Call & ask about how to get a free golf membership to Mt. Shasta Resort with purchase of this home!!* \$535,000. #97893



CLASSIC MT. SHASTA CHARMER on an oversized 1/3+ acre street end lot with views of the mountain and Eddies. This 1065 sq. ft, 3-BD, 1-BA home has excellent light with lots of room to garden and walking distance to town. Refinished oak floors and roomy dining/living space. \$168,000. #98991



FANTASTIC VIEWS of the EDDY RANGE from this 1400 sqft, 3-BD, 2-BA chalet, in the woods on 5 acres. Offers privacy w/expansive, spacious feel. New kitchen cabinets, flooring & appliances. Remodeled bathroom, vaulted beamed ceilings, lots of rich natural wood, covered porches, & a HUGE finished basement could be converted into a workshop or rec room. Large fenced pasture area set up for horses! \$289,000. #98965



COUNTRY HOME ON 1.23 ACRES. 3-BD, 2-BA, 2400 sq ft home has vaulted ceilings, open floor plan, custom kitchen cabinets & tile counters, jetted bathtub in master bath & a wrap-around deck on 2nd floor. Enjoy football games & poker with the boys in the lower level "Man Cave" that is complete w/ woodstove & kitchenette. Views of Mt. Shasta & Mt. Eddy. New 30-yr. comp roof; new exterior paint in 2009. Large lawn area, drive through carport & tons of storage. \$299,500. #98505



LOVELY MT. SHASTA HOME AT AN ECONOMICAL PRICE. 3-BD, 2-1/2-BA, 1496 sq. ft. home with tile floors, vaulted ceilings, Monitor heat & updated appliances. Master suite upstairs was completely remodeled a few years ago. Professionally landscaped yard w/auto. sprinkler system, deck & hot tub, insulated/finished 2-car garage w/extra paved parking area & more. Within walking distance to town & close to everything else the area has to offer. \$269,000. #98566

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

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MOUNTAIN GATE PROPERTIES

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



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



FULLY REMODELED COUNTRY HOME on 1/2+ level acre w/evergreens & lots of sun, just outside of Mt. Shasta. This spacious, 1840 sf, 2BR, 2-1/2 BA has a kitchen w/oak cabinets, island, a custom oak hutch, & tile counters, luxurious 11x11 master bath w/jacuzzi tub & separate shower, vaulted ceiling, lots of tile work, a fire viewing wood stove + heat pump for cost saving heating, wood floors, walk-in closet, dual pane windows, an oversized, insulated, 2-car garage. \$319,000. #97215



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



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



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



COUNTRY CHALET FOR \$185,000! Sweet, cozy 3BR, 2BA chalet would be great for a full-time home, vacation cottage, or even a rental. Has a spacious master suite with a walk-in closet & private balcony. Lopi wood stove provides efficient warmth and a view of the fire. On 1 level, very usable acre with nice combination of evergreens & open spaces. Decks in the front & back plus a private balcony off the master bedroom. #97580



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



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



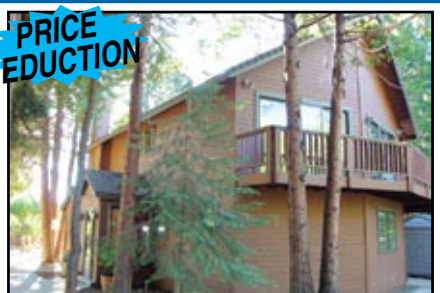
NICELY APPOINTED NEW CONSTRUCTION that's priced right! You can get a new construction for about the same price as a bank foreclosure in Lake Shastina. Quality-built 1504sq ft, 3-BR, 2-BA home by PC Pappas Construction. Energy efficient with upgraded flooring & counter tops, vaulted ceilings, custom cabinets; a great view of Mt Shasta. Nearly completed. \$179,500. #98740



TWO HOMES FOR THE PRICE OF ONE! These well kept income producers are clean, tidy, easy to rent, and affordable. There is a 2BR & a 1BR. Both are fully fenced. Both have propane heat. The owner has a long time rental history. If you are tired of extremely low interest CDs and want a real return on your investment check these out. Seller may carry. \$119,900. #98326.



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



COMPLETELY REMODELED KITCHEN! Enjoy mountain living in this 1580 sq ft 3 bd, 2-1/2 bath Mt. Shasta home. Great room combines kitchen, dining & living room. Vaulted ceilings & wrap-around deck. Energy efficient kitchen with s/s appliances, Granite counters; new cabinets. New roof. Master Suite w/ vaulted ceilings, hardwood floors, deck access, walk-in closet, huge bathtub. Dog kennel, sheds, RV parking. Castle Crags view. \$320,000. #98263



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

LANE

SISKIYOU LAKE HIGHLANDS - ONLY \$129,000!!! This 0.54 acre has a great cul-de-sac location and is a quick walk from the Mt. Shasta Resort golf course & Lake Siskiyou. It has nice trees, is open & sunny, and sewer and community water is available. Seller may consider terms. #98981

COMMERCIAL PROPERTY IN SOUTH WEED. Level 1 acre parcel on Black Butte Drive right next to Quality Inn & Suites and The Travel Plaza. Many trees on property plus views of Mt. Shasta, Black Butte, and the Eddies. \$235,000. #98617

BEAUTIFUL 360° VIEWS surround this 19.44 acre parcel of land. Level usable property that is very private and close to Little Shasta. On the corner of Harry Cash Rd. and Leslie Lane. \$105,000. #98619

EXPERIENCE THE STUNNING VIEWS, pure serenity and wide open spaces of this 278 acre ranch set on the flanks of Shasta Valley. Mt Shasta, the Eddy Range and Sheep Rock surround these gently rolling hills peppered with juniper and sage. Fenced pasture with a 30X80 poll barn, 180 gpm well, excellent access from Harry Cash Rd, gated entry and electricity pulled into the ranch. Combine with MLS #98866 for 429 acres! \$649,000 #98868

SPECTACULAR 3 ACRE PARCEL close to town on paved, county maintained road. Level with westerly orientation and nicely treed with amazing views of the Eddies, Black Butte & Mt. Shasta. Multiple pristine building sites with natural access from Sky View Road. OWNER WILLING TO FINANCE TO QUALIFIED BUYER! \$186,000 #98813

TWO LEGAL PARCELS TOTALING 8.65 ACRES for only \$299,000! Purchase both and retain the option of selling the additional parcel. Gentle terrain and many private building sites on these nicely treed, cleared and brushed parcels. Views of Black Butte with partial view of Shasta. Paved road access and only minutes from town. Underground power at each parcel. #98900

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

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

MT. SHASTA FOREST. Build your dream get away home on this 2.52 acre parcel that is "off the grid". Lot is level, very buildable and has the well and septic in place. Easy access from Pilgrim Creek Rd. and minutes from McCloud golf, fishing, boating and skiing. Bank owned. \$33,900. #98660

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

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

MULTI-FAMILY ZONED AT RESORT AREA. Build townhouses or apartments in Siskiyou Lake Highlands adjacent to Mt. Shasta Resort on 1/3+ acre. Golf, swim, fish, boat, only minutes walk away. \$174,000. 98312.

20 ACRES W/ PANORAMIC VIEWS of Mt. Shasta, the Eddies, Whaleback & Sheeprock. Build your self sufficient home w/abundant opportunities for solar & wind power. Adjacent to 480 acres of BLM. Seller financing to qualified buyers. \$105,500. #98061

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

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

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

8.2 COMMERCIAL, MT. SHASTA ACRES at the intersection of Interstate 5 & Hwy 89! Potential uses include hotels, restaurants, gas stations, convenience stores, truck stops, RV parks, etc. Easy access & visibility off I-5 & Hwy 89. Stunning views of Mt. Shasta & the Eddies. Nearly level - very usable. \$410,000. #97992

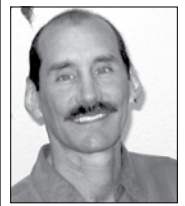
2.55 ACRES W/LOTS OF EVERGREENS, beautiful views of the Eddies, power & phone, paved county road & privacy. Area is abundant with wildlife; less than 10 min. to town. \$139,000. #91185

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

2.81 ACRES ON COLD CREEK CIRCLE! Build your dream home on this prime location above Mt. Shasta City. Has sunny open areas, lg. evergreens, Mt. Shasta & Eddies views, a community water system, & seasonal creek. \$259,000 #97586

MOUNTAIN C

FEEL THE COUNTRY, LIVE IN THE CITY! A in Mt. Shasta City. The 5 beautiful parcels that are areas with a beautiful mix of evergreen, oak, & dog downtown. Good solar exposure, underground utility \$229,500; #97315 2.59 acres \$259,500; #97316 2.59 acres \$259,500; #97318 2.61 acres \$199,500



Phil York
Sales Assoc.
859-2236
philpyork@finestplanet.com



Tracie Oreck
Sales Assoc.
261-1970
oreck@snowcrest.net



Adam Oreck
Broker Assoc.
261-1220
oreck@snowcrest.net



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



Aaron Cena
Sales Assoc.
859-1168
acena@sbcglobal.net



Susan Cena
Sales Assoc.
859-1164
cenahouse@sbcglobal.net



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

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

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

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

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

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

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

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

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

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

35.5 MT. SHASTA CITY ACRES with excellent developmental potential! Located close to the central downtown area, this is an important property for future Mt. Shasta growth. Mainly level. Beautiful views including a killer view of Mt Shasta. Trees & open areas. \$999,000. #95253

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

COMMERCIAL LOT with exemption from sewer moratorium in Mt. Shasta close to the downtown area. Potential for commercial or residential use. Views of Mt. Shasta & the Eddies. Existing building pad. Owner may carry. \$34,900. #92574

LOVELY, SECLUDED & HEAVILY WOODED 2.5 ACRES! Quietly at the top of the world just minutes above downtown Mt. Shasta. Several choice building sites await w/lots of privacy, clean air, and quiet contemplation. \$149,500! #91914

43 ACRES WITH VIEWS OF MT. SHASTA, THE EDDIES, & green meadowlands. A beautiful wooded parcel with evergreens, oak, dogwood, wildflowers, and lots of wildlife. Feeling of seclusion is wonderful yet it is on a paved road in a residential area in the country outside of Mt. Shasta City. Well is in; power & phone available. \$690,000. #95612

1/4+ ACRE W/AWESOME MT. SHASTA VIEWS, trees, sunshine, & paved road on coveted Cottontail Drive. Water hook-up has already been paid. Surrounded by many well-kept new homes. \$42,000. Seller may carry. #93762

DAK HOLLOW
cozy, new living area limited to six (6) 2.5+ acre lots for sale have been cleared, providing sunny open wood. The feel is secluded yet it is an easy walk to ries, & paved, private access. #97314 2.53 acres #97316 2.55 acres \$259,500; #97317 2.56 00.



CABIN IN THE WOODS! 900 sq. ft., 2-BR, 1-BA on 3.3 Acres. Kitchen and living room open to each other. There are custom cedar cabinets in kitchen and the living room has wood paneling & wood ceilings. The covered front porch lets you enjoy the views of Black Butte. Has both Monitor and wood heat. \$230,000. #98738



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



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



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



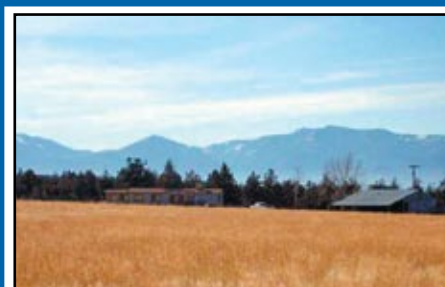
44 ACRES ABOVE MT SHASTA CITY. On the flanks of the mountain with spectacular views, privacy and adjacent to National Forest. This light, custom crafted 3-BR, 2-BA home features maple floors, granite counter, s/a appliances, beautiful river rock hearth, vaulted ceilings, lots of natural wood. The large master suite has a fireplace & 6 ft. soaking tub. Gently sloping terrain with lush woods & sunny, open areas plus a detached studio. \$450,000. #97374



EXCELLENT SQUAW VALLEY ROAD LOCATION! – An architect designed 3BR, 2BA with an open, light feel and spectacular meadow views through the multiple full length glass doors in the living room & master BR. Vaulted wood open beam ceilings, skylights, a fire viewing wood stove on a river rock & copper hearth, beautiful wood floors, a huge deck, a small pond with a waterfall, & lush towering ever-greens, all on 1 country acre. \$375,000. #97630



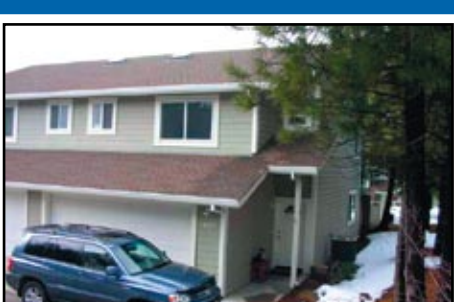
BREATHTAKING MT. SHASTA VIEWS! An elegantly designed 3-BR, 2.5-BA, 3,000 sq. ft. with a chef's kitchen, huge family room, an x-large master BR suite, & abundant natural wood. Two fireplaces, vaulted knotty pine ceilings, lots of tilework, a wet bar, an oak entertainment center, an air lock entry, & a Boch heating/hot water system. Master bath has a spa tub, separate shower, & dual sinks. Snow sensor heat coils on right side of driveway means no snow shoveling! 3-car garage. On 1/2+ acre in Mount Shasta Resort area. \$599,000. #97721



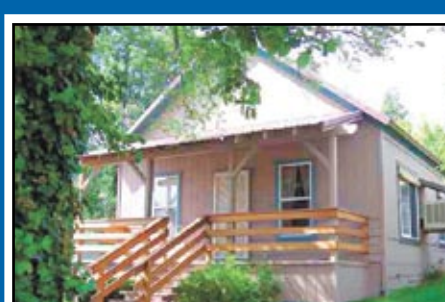
REMODELED 2,100 SQ. FT. HOME on 151 acres with stunning views of Mt Shasta, the Eddy range & Sheep Rock. Includes a large outbuilding with an additional 1200 sq. ft. living area and 1200sqft garage/workshop/storage space. Bring your visions of sustainable living, animal husbandry and eco-conscious farming to this sunny rangeland on the flanks of Shasta Valley. Combine with MLS #98868 for a total of 429 acres! \$499,000. #98866



SPECTACULAR VIEWS FROM THE TOP OF THE WORLD! Completely remodeled Lake Shastina home is so impressive with over 2100 sq ft of living space, a brand new kitchen, spa-like bathrooms, new decks on every level, vaulted ceilings, 2 fireplaces & custom details around every corner. Views from every room. You can see Lake Shastina, Mt. Shasta, Lost Lake and the Eddies from a .50 acre parcel located on the highest peak of Stone Crest Dr. \$399,900. #98995



LIVE IN LAKE SISKIYOU HIGHLANDS for only \$219,000. Minutes walk to the Mt. Shasta Golf Resort & Lake Siskiyou. Light, open, 3-BR, 2.5-BA condo, a duplex unit, was built in '02, has 2-car attached garage. The kitchen has a tile floor, Bosch dishwasher, pantry, & lots of oak. Bullnose corners, skylight, ceiling fans, & a 24x15 patio/yard. Great views of Mt. Shasta & the Eddies are just out your door.



MAINLY REDONE 2-BEDROOM FOR \$129,000. Including newer carpet/vinyl, roof, vinyl clad dual pane windows, & paint inside & out. It has a charming, cozy feel, a fire viewing wood stove on a brick hearth, Monitor heat, 1 car garage, nice landscaping, and lush trees. In town – an easy walk to shopping, etc. #97792



PRIDE OF OWNERSHIP is evident in this private corner unit condo. This 2 BD, 1-1/2 BA, 950 sq ft home has a lovely floor plan, with living, dining, and kitchen open to each other. Bay window in living room. Balcony located off of bedroom. Detached 1 car garage. Easy walking distance to downtown Mt. Shasta. # Home warranty included in sale, maximum \$300.00. Near Lake Siskiyou, Ski Park, golf course & college. \$182,900. #98045



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BEAUTIFUL STately VICTORIAN! McCloud Executive home. Easy walk to downtown. Some updating including newer downstairs bath. Tile Floors in baths and kitchen. Original wood floors. Interesting neighborhood path out front door. \$229,000. #98935



CHALET STYLE LOG HOME! Like new log home with open living area, Jacuzzi tub, views of lake & mountains. Light and airy. Downstairs master bedroom opens to spacious balcony. Stylish, modern kitchen offers granite-look counter tops, propane range/oven, and serving bar. Extra large double garage. Cul-de-sac in neighborhood of new, upscale homes. \$269,900. #98841



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



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



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



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



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



SHASTA FOREST HOME. This 2-BR, 1-1/2 BA home is the beautiful evergreen wooded area of Mt. Shasta Forest. On 2.61 acres. Has alternate power source. Horses OK. 6801 Snowline Circle, McCloud. Reduced to... \$219,000. #94855



FLEETWOOD MFGD. HOME. 3 BD, 2Ba, 1,183 sq. ft. Manufactured Home on 2.52 acres, with well & septic. Has 2 car garage, shed, fireplace & a fantastic view of Mt. Shasta. Great location to get out of the valley heat and relax in the Mt. Shasta Forest. \$349,500. #97784

HOMES, LOTS & ACREAGE

HERE IS A RARE FIND! - A easily buildable town lot! Large lot bordering Squaw Creek. In area of established family homes. Potential Mt. Shasta view with creative tree limb trimming. 0.58 acres on the corner of North & Mill in McCloud. #98802 \$100,000.

MT. SHASTA FOREST PROPERTIES! Mt. Shasta Forest subdivision is three and one-half square miles in its entirety. There are 796 lots no less than 2.5 acres each in size. The zoning is classified as RR or Rural Residential/Small Agricultural District providing for single-family dwellings. Lovely parcels are available near the McCloud River. Some parcels have been improved and some offer great views of Mt. Shasta. This is a peaceful subdivision nestled in pine, fir, cedar, and oak woods with many parcels to choose from. Request a detailed Unit Map. Prices start at \$29,900.



IN HISTORIC TOWN OF MCCLOUD! 3 bed, 1 bath, 1,104 sq. ft., partially remodeled 2-story home with detached 2-car garage. Excellent central location on 1/4 acre fenced lot. Some upgrades within the last five years. Monitor heater. \$149,950. #98420



LOCATION! LOCATION! LOCATION! Remodeled commercial bldg. off Minnesota near clinic & other services. Easy access to Highway 89. Low maintenance. Open floor plan. Two rentable units. 1,992sf w/Monitor, Off-Street Parking, Zoned CC, 0.13 Acres, 9' ceilings and Large attic. Units metered w/ 100 amp service. #98901 \$259,950 OMC



EXPERTLY DESIGNED & BUILT. Sweet little home near elementary school and park and within walking distance of downtown. Country kitchen, large master bedroom, open living area. Well cared for. Would make excellent vacation or retirement home! \$148,500



LIKE NEW MFGD. HOME nestled under the trees. Has central propane potential, satellite dish and generator with battery storage. Has well and septic. A compact & efficient getaway home in a lovely setting. \$95,000.



CHARMING REMODELED HOUSE. Charming 1,250 sq ft remodeled home, backs up to Main Street with 2 bed, 1 bath, 2 car garage. Landscaped with patio and partially fenced back yard. Wood & propane forced air heat. New carpet & paint. \$489,000. Reduced to \$159,900.



LOTS OF POTENTIAL! Old Mill House, a handyman's special. 2-bdrm., 1-bath, built in 1920. New metal roof as of Nov. 2007, new foundation, new chimneys and new windows. Detached garage. This is priced to sell, so hurry! \$130,000.



Beautifully maintained, mountain hide-away, tucked among tall evergreen trees, sitting on 15.19 pristine acres of natural beauty, with Lake Siskiyou & Wagon Creek nearby. In the heart of Mt. Shasta, a few minutes from town, with a secluded driveway off of North Shore Road.

2,319 Sq. ft., 4 bedrooms & 3 baths and large garage/workshop

- * Boch forced air heating
- * Energy-efficient Blaze King woodstove
- * KitchenAid appliances
- * Bathrooms upgraded; tub/shower surrounds
- * Pond and seasonal creek
- * Lighted retaining wall & large patio area
- * Hot tub with gazebo (with mounted TV)
- * Wrap around decking

Offered for sale for \$599,000.



Sandy Robertson, Realtor
DRE License # 00933918

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Sales Associate



Stephanie Hill
Sales Associate



Kainoa Ferguson
Sales Associate



Gigi Ryan
Sales Associate/ CRS



Melissa Joyce
Sales Associate

--- LOTS ---

LOT 163 - SHERWOOD Mt. Shasta view lot, greenbelt for extra privacy. Priced at only \$10,000. WOW!
PARCEL 2 S. MC CLOUD - PRICED TO SELL. Walking distance to town, and loads of fun in all directions. \$30,000. MLS #99017
LOT 275 AUTUMN. Rare lot listing in this area of Lake Shastina. MLS #98688
LOT 15 PAUL'S PLACE. Siskiyou Lake Highlands. Fabulous Mt. Shasta view! \$190,000.

- 1 TO 5 ACRES -

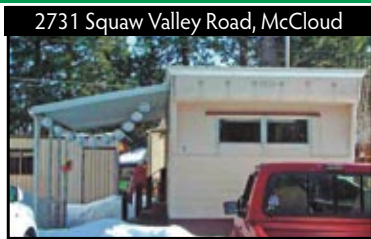
LOT 6 SHASTA WAY. You can see the stars well from this full acre parcel located in an upscale Mt. Shasta area. \$199,950. MLS #98890
TWIN HILLS SUBDIVISION - 8 lots 2.50 acres \$120,000.
3-E-43 GO GREEN 2.91 acres well & pump house, fenced. Bring your RV or build a cabin. Reduced to \$52,500. MLS #98523
LOT 42C SHASTA COVE. 5 acres just outside Mt. Shasta; close to Old Stage Road. \$199,000. #98996

- 6 TO 20 ACRES -

LOT 69 JUNIPER VALLEY 360 view, power is close by with great solar potential. \$68,000. #91831
LOT 34 - Located at the base of Mt. Shasta within the Juniper Valley Subdivision, this large 20-acre parcel could be the perfect place for your new home site or mini-ranch. \$70,000. #98127
LOT 1 - LAKEWOOD RANCH - 12 gorgeous acres borders Hammond Pond with Mt. Shasta view. County maintained paved road and approved septic site. Only \$215,000. #96135

- LAND: 20+ ACRES -

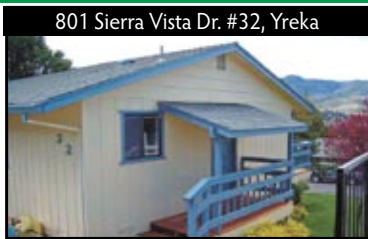
325 ACRES/GOLD MINE! "There's gold in them thar hills!" Yes, real gold mines. 12 patented claims! \$995,000. #87551
40 ACRES OFF SCARFACE RD. Outrageous views, especially of Mt. Shasta. Wild, beautiful and remote acreage off Old Hwy 99. Hilltop building site with views of the entire Shasta Valley. Off the grid; great location for solar or wind generator. Private. \$99,000. #90213
LOT 58 N. OLD STAGE ROAD in Hammond Ranch 34.5 very usable acres! Bring your dreams and your horses! \$289,500. MLS #95905



2731 Squaw Valley Road, McCloud
"GOLD SEAL" HOME is a child of the 60s. Return this charmer to its original condition. Located in the heart of great outdoor recreation. \$6,000. #98701



4614 Hart Ave., Dunsmuir
1300 SQ. FT. 2bd/2ba very well kept North Dunsmuir home. 1/3 acre corner parcel with many roses, hydrangeas & fruit trees. \$185,000. #98733



801 Sierra Vista Dr. #32, Yreka
720 Sq Ft 1-BD, 1-BA CONDO with new deck looking out over Yreka City lights to western sunset views. Good condition, swimming pool & clubhouse. \$55,000. #99076



1331 Quail Meadow Dr., Mt. Shasta
WELL-MAINTAINED 6-year-new home on 2.5 acres with fabulous Mt. Eddy view. 1886 sq. ft. 3bd/2ba home, finished 3 car garage & 150 sq. ft. breezeway. \$429,000. #99043



6621 Palmer Dr., Lake Shastina
FABULOUS PRICE! On golf course. 3bd/2ba, 1700 sq. ft. with owner may carry. Beautiful home - beautiful views. \$199,000. #99094



5415 Muskrat Rd., Lake Shastina
WHAT A SHOW PLACE! Tile & wood floors, granite counter tops, SS appliances, landscaped, fencing, RV parking, backs up to greenbelt. Motivated sellers 3/2/2 \$195,000. #98754



600 Brush St., Mt. Shasta
GORGEOUS HOME on .24 acre in Mt. Shasta. 2-BR, 1-BA, beautifully landscaped. deal for 1st time buyer or vacation home. \$190,000. #98324



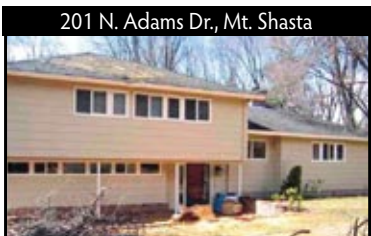
342 Jackson St., Weed
REDUCED!
COMPLETELY REMODELED! Perfect for the first time homeowner. New wood, tile & carpet, new windows, tile in kitchen & bath, larger lot. 3/2/2 \$145,000. #98620



205 Terry Lynn Ave., Mt. Shasta
ONE-OWNER HOME lovingly cared for! 1400 sq. ft, 3 bdrm, 2 ba. close to schools & town. Large 1-car garage + workshop/shed. Great potential! \$215,000. #99116



146 Camino Ave., Weed
DOWNTOWN CHARM! Fully remodeled home. 3/2 with craftsmanship from the early 1900s and upgrades of today. 10' ceilings; Trex deck. Ideal location! \$149,900. #98600



201 N. Adams Dr., Mt. Shasta
BANK FORECLOSURE. Spacious home on almost 1 acre, 4 bdrm/2 ba - upgraded - prime neighborhood - walk to schools. \$314,900. #98970



4400 Allen St., Dunsmuir
SOUTH COUNTY CHARM! Well-constructed 2-bdrm, 2-ba home. New appliances in kitchen: wiring in full basement & newer paint. Sunroom/den. \$195,000. #98827



789 S. Weed Blvd., Weed
NEEDS TLC-could be wonderful! Great views in this classic home w/two lg. bdrms + storage & workshop. Small studio guest house above workshop bldg. \$120,000. #98932



20431 Old Hwy 99, Weed
BEAUTIFUL SETTING & endless possibilities. A fine country home with grand views of Mt. Shasta, valley and Cascades. 3/2 on 1.9 acres. \$239,000. #98288



1110 Marble Ave., Montague
BEAUTIFUL COUNTRY SETTING. 2-bdrm, 1-ba. mfgd. home with lots of updating. 2.5 acre corner parcel. Lg. 2-car detached garage. Mt. Shasta view. \$125,000. #98674



668 Como St., Weed
PRICED TO SELL! 1222 s.f., 2 bdrm, 1.5 ba home w/large kitchen & dining room, Monitor heat, garage & workshop, fenced yard, mountain views and close to shopping, schools and the mill. \$99,500. #98437



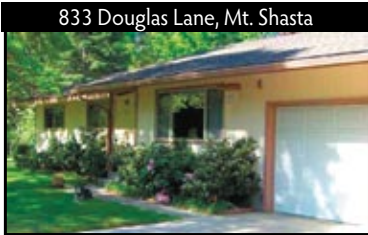
9512 N. Old Stage Rd., Weed
POND!
GENTLEMAN'S HORSE RANCH. 2720 sq. ft. Victorian, pond, barn 3-car garage with apartment. 8000 sq. ft. barn w/arena & 8 stables. 10 acres of heaven. \$1,295,000. #98492



5527 N. Old Stage Rd., Mt. Shasta
SHOP!
ATTENTION GUYS! Huge 33x44 dream shop with almost new 2487 s.f. 4 bdrm/3 bath home on private 2.6 acres. \$585,000. #98730



680 Hillside Drive, Weed
CHARMING & PRICED TO SELL! Well-kept home in perfect location. Walk to town, park & schools. Large, fenced yard offer a great place to garden, relax & enjoy. Fabulous Mt. Shasta view. \$167,500. #99012



833 Douglas Lane, Mt. Shasta
FIND CONTENTMENT IN THIS 1424 sq. ft., 3 bd, 2 ba home just outside of town. Situated on 3/4 acre with private yard. \$285,000. #98733



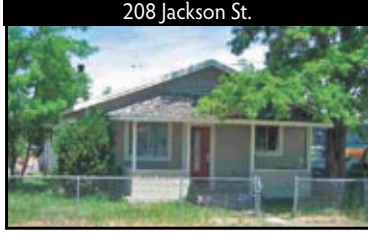
17602 Grizzly Ct., Lake Shastina
TUCKED AWAY under tall pines, flowering vines and mature fruit trees sits this 4-bd., 2.5-BA, 2200 sq. ft. adobe-style home. \$234,900. #98902



700 Pioneer, Yreka
SUPER HOME in very popular North Yreka neighborhood. House looks over park across the street. \$159,000. #98926



1509 Old McCloud Rd., Mt. Shasta
2.5 ACRE PARCEL. Views of Mt. Shasta, Eddies & Castle Crags. Custom 3300 sq. ft, 3-bdrm, 3-bath-recently refurbished w/quality & energy efficiency. \$715,000. #99099



208 Jackson St.
HUGE PRICE REDUCTION. Handyman wanted! Great bones but in need of TLC 2/1/1 - Seller motivated-submit all offers. \$75,000. #93973



230 Siskiyou Ave., Weed
GREAT SPACE!
COMFORTABLE & SPACIOUS! 3/1 approx. 1750 s.f. home w/sunroom, lg. master, partial basement & office nook, large yard on corner lot. Close to college. \$179,000. #98601



623 Twin Hills Ct., Mt. Shasta
REDUCED!
GORGEOUS NEW 2682 SQ. FT. HOME. on 2.4 acres of Pines! 4 bdrm, plus 2 bonus rooms. \$399,000. #97865



601 E Lake Street, Mt. Shasta
FABULOUS CUSTOM-BUILT HOME just blocks from downtown Mt. Shasta! Huge open floor plan with laminate flooring, warm fireplace and much more! \$369,000. #97123



481 Woodridge Ct., Weed
WONDERFUL WEED NEIGHBORHOOD close to schools. View of Mt. Shasta & Eddys. Lg. kitchen & living room. 3-bdrms, 2-BA with pellet stove & heat pump/A/C. Low maintenance landscaped yards. \$185,000. #98750



648 Cedar St., Mt. Shasta
BEAUTIFULLY REMODELED. Walking distance to High School and town. Fenced yard, RV parking, new kitchen and flooring, wood and Monitor heat. Must see to appreciate. 3/1/1. \$145,000. #95574



14210 Wildhorse Rd., Lake Shastina
RANCHO HILLS HOME with hilltop vistas of Mt. Shasta & Mt. Eddy range. Modern design & styling is distinctive with lots of light & practical features. Wrap around deck for entertaining & relaxation. \$235,000. #99098



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Lots of GREAT Prices on Homes in Lake Shastina!



WELL MAINTAINED HOME in a great area of Lake Shastina. Quiet cul-de-sac and walking distance to golf course. Fire belt area behind home with rear deck. Ceiling fans thru out the house. This one is priced to sell. **SOLD** \$128,500. MLS #98791



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



CUSTOM HOME with 1800+ sq. ft. in Lake Shastina - has two RV hookups. Tile thru-out the home. Split floor plan with large jacuzzi tub in master bath and a great walk in-closet. Separate dining room & eating area in kitchen with large pantry. French doors to the back yard from kitchen & great room. Vaulted ceilings & so much more. This is a must to see. \$252,000. #98993



GREAT LOCATION in Lake Shastina on large lot; VIEWS of Mt. Shasta. 1600 sq. ft. 3-bdrm 2-bath home has lots of potential. Large utility room with sink & walk-in pantry. Add'l room off master bedroom-not included in sq. ft.-could be a great hobby room, computer room or ? Sellers built a large RV attached garage in addition to the two car garage attached on other side of home. Fenced area in back yard for a garden and much more. #99111 \$250,000.



CHARMING 2-BDRM, 2-BATH HOME in Lake Shastina which comes with a dynamite backyard view of Mt. Shasta. Split floor plan with split bedrooms. Low maintenance yard to give one more time for hobbies or a game of golf. \$129,900. MLS #98661 **SOLD**



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



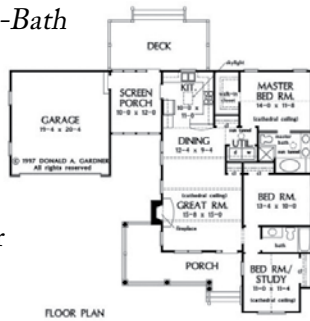
DREAMED OF BUILDING THAT BEAUTIFUL HOME ON A GORGEOUS GOLF COURSE? Well, dream no more! This lot is that one. On the 2nd fairway at Lake Shastina among the tall pine trees. All utilities are there & ready to go. REDUCED! Now only \$62,500. #96696

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HORN BROOK
3-BD, 2.5 BA 1785 SQ. FT. Well kept home on 1.4 acres. Laminate floors, french doors into kitchen area. MLS #98675 \$199,000.



3-BD 2-BA, 1844 Sq. Ft. Near the river. Attractive Log faced exterior. So many amenities. Call us for details. \$247,000. #99120



MONTAGUE
3-BD 2-BA 2150 SQ. FT. on 10.2 acres Well built country home. Lodge pole design in living area. MLS #98923 \$288,500.



NEW CONSTRUCTION. Beautiful 3-BR, 2-BA, 2400 sq. ft. home. Call to make appt. \$425,000. MLS #98368



2 BD 1 BA 1328 SQ. FT. Charming chalet style home. Call to see, and subject to lender approval. MLS 98700 \$125,000. **Pending**



2 BD, 2 BA 1246 SQ. FT. Home in a treed area. Call to see. MLS 98799 \$139,000. **Pending**



3 BEDROOM 1.5 BATH 2208 SQ. FT. Needs a little TLC. MLS #98615 REDUCED! \$58,900.



MONTAGUE
3-BDRM 2-BA 1700 SQ. FT. Home sits on 10 acres, well kept and ready for horses. 300x175 permanent arena. \$295,000. #98570



3 BD 3+BA JUST OVER 7 ACRES. Fabulous hideaway in the city limits. Property borders College of the Siskiyous Campus. MLS 92466 \$322,000.



4BD, 2BA 1474 SQ. FT. 1940's Charmer, solid oak floors under carpet, well lit workshop in garage area. Reduced! \$185,000. #96538



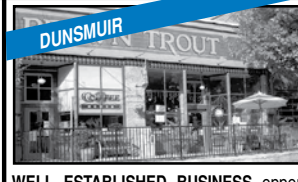
3 BD 2.5 BA 2347 SQ. FT. This is a lot of house with a great floor plan. MLS #98924 \$325,000.



4BD, 3+BA 3900 SQ. FT. Finely crafted one of a kind home overlooking the Sacramento River. 3 Fireplaces, sun deck, and so much more. MLS 98998 \$475,000.



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



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



2 BD 1 BA 728 SQ. FT. Vaulted ceilings, nice open kitchen with island. Close to the Sacramento River. MLS 98938 \$19,500.



3BD, 2 BA 1180 SQ. FT. Solid 1960's Classic. Oak floors under carpet. Central heat and air, fruit trees, and a nice floor plan. MLS 99004 \$149,000.



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



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



5+ BD, 3+ BA 5900 SQ. FT. Possibilities in this 5+ acre big. Located across from the Sacramento River. #98155 \$94,900. **Pending**



3 BD 2.5 BA 1208 SQ. FT. Cute home on a quiet street. Partial back fence. MLS #98323 \$165,000.



HAMMOND RANCH
3 BEDROOM 1.5 BATH on 5 acres. Mountain Charmer Lindal Cedar Cabin. MLS #98922 \$234,900.



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



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



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



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



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



LAKE SHASTINA
2 UNITS 1900 SQ. FT. Upper unit is a 1 bd, 1 ba. This is an excellent investment property! MLS #97348 \$149,500.



3-BD, 1-BA 1455 SQ. FT. North Dunsmuir cottage. Newer appliances included. E-Z river access. MLS #98148 \$177,000.



3-BDRM, 2-BA HOME on 40 acres. Very Charming. \$189,900. #96871



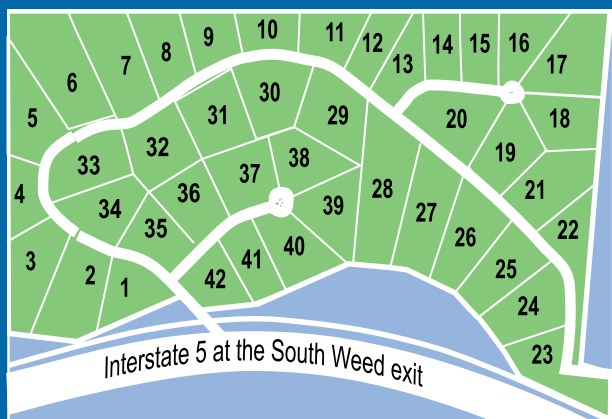
3 BD 2.5 BA 2039 SQ. FT. A project with lots of sweat equity! Great views of Mt. Shasta and the surrounding hills. MLS #98790 \$44,900.



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PREMIER 42 LOT SUBDIVISION

*Overlooking the City of Weed
Wildlife & Botanical Gardens*



*Conveniently located just west of
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“Lots” of Beauty

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

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Perfect starter home or vacation home with a view of Mount Shasta and the Eddy Range, just a whistle away from downtown. 2-bedroom, 2-bath with full attic which has been finished out as bedroom with office space. Basement (not included in sq. footage) has also been finished and includes a full bathroom & living space plus separate laundry room and storage area. Large deck off kitchen for easy outdoor living. R-3 zoning allows this to be a vacation rental. \$239,000. MLS #99074

dry room and storage area. Large deck off kitchen for easy outdoor living. R-3 zoning allows this to be a vacation rental. \$239,000. MLS #99074

SIMPLY AFFORDABLE COTTAGE, just steps from downtown! This turn-key home is zoned for commercial use and would be ideal for a small business or as a vacation rental/second home. Priced right for first-time buyers. New 40-yr. roof in 2004. Hot tub, patio & deck, landscaped with drip irrigation front & back, security system. This is sure to sell quickly!..... **\$210,000.**

SWEET COUNTRY HOME with magnificent views of Mt. Shasta and the Eddys. Finished basement area (not included in sq. footage) has 3 separate rooms that would be great for guests, billiards, workshop, or ? Relax in the jet bathtub in your master bedroom; take a refreshing swim in the pool. Beautiful location. Private setting within walking distance to downtown Mount Shasta. Come see for yourself and then make an offer!..... **\$364,400.**

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

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

ON ONE ACRE OVERLOOKING PONDS & WILDLIFE! Total privacy from the rear deck. No maintenance exterior and decking. 3-bedroom, 3-bath plus den & 3-car garage. 4,000 sq. ft. main house plus 400 sq. ft. guest unit & a 2-car garage. Few homes offer such luxury living..... **\$789,400.**

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PRICE REDUCED!
3-bedroom, 2- bath home with bonus room; 2 car garage. New hardwood floors & carpet. Fenced back yard with deck and Mt. Shasta view.
\$179,500.

GRENADA HOME
2 bedroom, 1 bath home recently renovated. Quiet location.
\$111,800.



COMMERCIAL BUILDING
In historic downtown Yreka. 1,200± sq. ft. Building was previously used as a flower shop. Many possibilities.
\$124,500.

COMFORTABLE & WELL MAINTAINED
Mfgd. home in a quiet park. Roof only 1 year old, newer carpet and refrigerator. Carport, shed & large deck to enjoy those summer days
MLS #99011 \$34,900.



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Elegant Country Home w/ Little Shasta River, China Ditch, Pond, Water Rights, Views of Mount Shasta & Mt. Eddy w/Sprawling Manicured Lawn & Landscaping. Enjoy the Privacy of a Gated Entry & Custom Rock Wall w/the feel of Abundance. Over sized 3-Car Garage & Potting Shed along with an over sized Workshop/Barn for all of your Creative



Hobbies or an Indoor Area for your Horses. 5% Financing. OAC \$1,195,000. #98131

Horse Lover's Haven!

This is a must see parcel for anyone who has ever Dreamed of riding their horse for miles and never having to leave their property. High Chaparral is for the Adventurous Soul who chooses to have freedom of land to roam and play endlessly. This is not property for the City Slicker who doesn't enjoy the out-of-



doors. Anyone who loves Nature, Trees, Mountains, Serenity and a Cool Breeze will Love this Land. #98880 \$549,900.

Build Your Dream Home in this Prime Neighborhood!

3.71 Acres • Lot 11 Cold Creek Subdivision. Stunning parcel sits above Mt. Shasta City at almost 4,000 ft. with beautiful panoramic views of Mt. Shasta, the Eddies, & Black Butte. In a quiet, pristine, desirable neighborhood backed up by National Forest & the McCloud River RR. County maintained road, community water, and utilities available.



\$254,000.

High Chaparral Acreage

Magnificent View Lot high above the Terrain below and Ready for your "Dream Home" to be built. Ask about the "Package Price" to have a Design Built Custom Built



Home. Sellers are contractors and can supply everything from Design Work to Building Materials and Financing. \$279,900. #98854

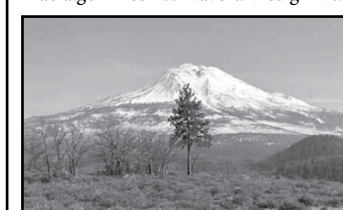
Great Investment!

Large Lot with 12 Fruit Trees. Concrete Driveway with drive through capacity to store a boat or RV in back yard. Beautiful re-surfaced Hard Wood Floors & re-wired electrical in 1999. All new dual-pane windows throughout main level and basement. \$375,000. #95484



Magnificent View Acreage!

10.15 acres high above the Terrain below and Ready for your "Dream Home" to be built. Ask about the "Package Price" to have a Design Built Custom Built



Home. Sellers are contractors and can supply everything from Design Work to Building Materials and Financing. \$259,900. #98851

FOR SALE—FINANCING AVAILABLE!

An Exclusive Offering Of Prime Siskiyou County Properties

"Snowman's Hill Dream Parcel"

77 ACRES! Castle Crags & Mt. Shasta Views, Well, Power, Storage Building, 5 minutes to Shasta City and 5 minutes to McCloud. Close to Ski Park. Permitted Access Hwy. 89 on both sides. Build your mountain dream home. Private but close. *One of a kind!* **\$849,000.**

"Great Subdivision Potential"

117 ACRES on Lake Shastina – Lakefront zoned 10 acres on a county road. Power close, unbelievable opportunity to subdivide into 11 ten-acre parcels in the future – subject to county approval. Combine this land with your vision and investment and create a beautiful thing! A Unique opportunity! **\$779,000.**

"Huge Lakefront Lot"

10 ACRES! On Lake Shastina. Build a mini-ranch or home. With these awesome views, you will end up with an estate. On road, with power nearby. *Unbelievable!* **\$329,000.**

"Golfer's Dream"

Robert Trent Jones, Jr. designed course, backs up to a pond – walk to the clubhouse. Top-to-bottom Mt. Shasta views, behind the 7th green and overlooks 8th tee. *Lot 69, January Court* **\$77,000.**


Owner Financing Available On All Deals Done In 2010

80-90% of Purchase Price in a 10-year Interest Only Note @ 5% (On Approved Credit)

**Call and ask for Jenny @ 530-229-4077
or Call Exclusive Agent Michele Duchi...**

The Real Estate Center @ Lake Shastina 530-938-2032

Cedar View Parcels



Artist's Rendering

- Each Parcel 5+ Acres
- Each With Views of Mt. Shasta
- Gated Entrance & Private Paved Road
- Underground Utilities & Exceptional Wells
- Septic Systems already Installed
- Three Minutes from Downtown Mt. Shasta City
- One Mile to Local Hospital
- Surrounded By Outstanding Beauty and Recreation

PARCEL 4
5.63+/- Acres
SOLD

PARCEL 3
5.58+/- Acres
SOLD

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

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

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

Pine Grove Dr. Cedar View Lane Spring Creek Lassen Lane

Spring Creek Ranch

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



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



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



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

INCOME PROPERTY...

INCOME PRODUCING DUPLEX - 2-bedroom & 3-bedroom units, each with laundry room. Must see to appreciate this value. Reduced to \$149,000.

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

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

HOMES...

HOUSE ON THE HILL.. Wonderful 3 bedroom 2 bath home with tiered rock walls, flower and fruit trees. Garage and air-conditioning makes this house desirable as primary or second home. ONLY \$149,000. #99006

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

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

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

GIVE YOUR NOTICE TODAY! 3 bedroom 1 bath, large corner lot in North Dunsmuir Fenced landscaped yard, garage. Kitchen appliances, washer and dryer stay. #98463 Reduced to... \$135,000

LAND...

RIVER & MOUNTAIN VIEW LOT - Level and ready to build on. Water & sewer are in. Priced to sell! \$60,000. #96735

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

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

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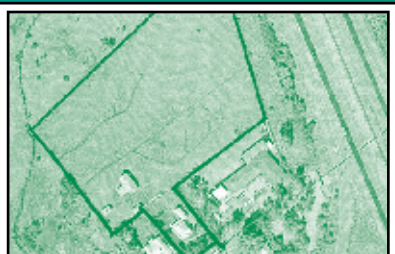
4% Seller Financing!
TWIN HILLS SUBDIVISION. Mountain views, stately evergreens & wildlife abound in this cozy 10 lot subdivision only 7 minutes from Mt. Shasta City. 2.5+acre lots with paved roads, underground power at each site, excellent water, perc. approved! Lots starting at only \$120,000! Seller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



MINUTES FROM DOWNTOWN MT. SHASTA! Tucked back along Kaiser Meadow. Must see for horse lovers: 3-bd 2-ba 1650 sq. ft. park-like setting with large conifers. Garden area with raised planting boxes. Fenced & x-fenced, barn, dual stables and a corral. Open dry pasture area. \$319,000. #98598 **Call Beverly Shannon at ...**
Re/Max of Mt. Shasta (530) 925-0339



A PERFECT HIDEAWAY. Looking for privacy? Come see this 3-bedroom, 3-bath, 2228 sq. ft. with bonus room on 2.2 secluded acres. Home is nestled in the trees with stunning Mt. Shasta view & Black Butte view. Offered at \$390,000.
Doris Moss Realty (530) 926-3807



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



EXPERIENCE THE STUNNING VIEWS, pure serenity & open space of this 278 acre ranch on the flanks of Shasta Valley. Mt Shasta, Eddy Range & Sheep Rock surround these gently rolling hills. Fenced pasture with a 30x80 pole barn, 180gpm well, and access from Harry Cash Rd, gated entry; electricity pulled into the ranch. Combine with MLS #98866 for 429 acres! \$649,000 #98866. Call Paul Hawk at 859-3399 or at...
Coldwell Banker/Mtn. Gate Properties (530)926-5236



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



GREAT RENTAL PROPERTY IN MT. SHASTA! This well-kept 2-Bedroom, 1-1/2-Bath condo is walking distance to schools and town. The kitchen has newer appliances and counter tops. Asking price \$125,000. H-98759
Alpine Realty (530) 926-2646



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



DIRT CHEAP!
AFFORDABLE MT. SHASTA VIEW CITY LOT! Beautiful Mt. Shasta view from this level R-1 lot with alley access, located within city limits near hospital, school, churches & downtown area. Ready for that lil' dream cottage or chalet, with pre-paid sewer, water & drainage connection fees! House plans available, but need revision for pier foundation.
Offered At \$49,500!
CALL ALYSIA AT 530.526.3421
The Real Estate Group 530.222.7395



CHARMING 3-BR, 2-BA HOME on a beautifully wooded 1.9 acre parcel. Great curb appeal. Has in-ground pool 40x15x8 deep. Seller has replaced many improvements. Fireplace with insert + heat pump for heating. Kitchen/family room connection provides great family interaction. Corian counter tops. Skylights. \$283,000. #99025 **Please call Colleen Cena at...**
Re/Max of Mt. Shasta (530) 859-1143



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



MOUNT SHASTA RESORT! Custom home at the end of a quiet cul-de-sac. Nice appointed 2400± sq. ft., 3-BR, 2-BA home on a huge .85± acre parcel that backs up to nature preserve wet lands. Sit on the large private deck and enjoy the vistas, tranquility and local wildlife. Expansive open floor plan with lots of light, vaulted ceilings, fireplace and 3-car garage. One of the best deals available at the Resort! \$457,500.
Alpine Realty (530) 926-2646



TURN-KEY & COZY! Very cozy and clean remodeled city home. Remodeled 2 years ago, new roof, wiring, plumbing, sheetrock & fixtures. Landscaped with auto. sprinklers, finished garage, fenced back yard, covered front entry, large wooden deck, wood and tile flooring, ample counter space and much more. \$225,000.
Doris Moss Realty (530) 926-3807



SPECTACULAR MT. EDDY SUNSETS are enjoyed from the living room, master bedroom & 12x50 deck. Bright home w/granite counters, custom cabinets, solid oak floors & vaulted ceilings in the open living area. Spacious 2480± sq. ft. home, 3-car garage, 24x48 shop & horse stall. Situated on 3.40± sunny acres. \$477,000 H-98830
Alpine Realty (530) 926-2646



CUSTOM HOME located in the Siskiyou Lake Highlands and sits on a private .71 acre parcel. With pond, stream, 50' Trex deck with gazebo for entertaining. 3 bedrooms, 3 bathrooms, 2600 sq. ft. \$589,000. #98218. **Call Aric Cena for additional information...**
Re/Max of Mt. Shasta (530) 859-3472



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



FANTASTIC VIEWS in all directions from this custom 3-BD, 2.5-BA, 2400sf. home at Siskiyou Lake Highlands. Master suite with whirlpool tub, lg. tile shower, fireplace & access to outdoor patio. Kitchen has tile counters & floors, lots of custom cabinetry & pantry. 2nd bedroom has its own adjoining bath creating a 2nd master suite. Meticulously created nature walk. \$535,000. #97893 Call Tracie Oreck at...
Coldwell Banker/Mtn. Gate Properties (530)926-5236



LOOKS AND FEELS BRAND NEW! Well-cared for gem - priced to sell! Top-of-the-line everything: granite countertops in kitchen & bath, wood flooring, high-quality fixtures, s/s appliances, landscaped, fenced, two patios, RV parking, and backs up to the greenbelt. What more could you want!! Call Stephanie @ 530-925-0652 for more info. Reduced to \$189,000.
Century 21 Advantage (530) 926-2100 x207



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



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



BANK OWNED - On .80 of an acre parcel with this 1981 built home: a 2374 sq. ft., 3 bedroom, 2-bath with a 3-car garage. just outside of Mt. Shasta City limits. \$325,000. **Ask for Mary Dillon at...**
Coldwell Banker, Chris Kutzkey, Realtors (530) 925-0880



PARKLIKE SETTING - LOADS OF PRIVACY. This 3-bedroom, 2-bath, 1680 sq. ft. home on 4 beautifully landscaped acres with privacy. Heated 900sf bonus room plus a shop/garage. Relax and enjoy the Koi pond. \$559,000.
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THIS WELL-SITUATED Alpine home has everything for those who want garage & shop space!! Huge double car garage with 2 shop areas including a second single car garage. Separate detached shop as well!! Cedar country home on 2.10 acres with 2 bdrm/2 bath, with new roof, wood stove, huge living room with wood stove. \$389,000. #97871 Call Linda Williamson at...
Century 21 Advantage (530) 926-2100



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