

**SOUTH SISKIYOU**

# Property Guide

**MAY 2009**



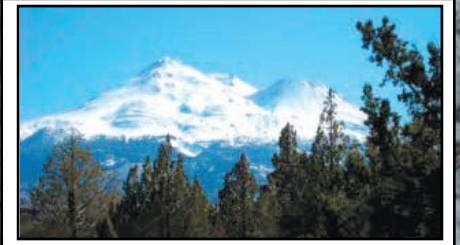
**A MCCLOUD BEST BUY!** Located in area of previous executive homes, this spacious 3 Br, 2 Ba home offers large upstairs master suite, complete w/ wet bar, formal living and dining rooms, deluxe kitchen, 3 garages and much more on fenced .3 acre lot. Priced at a realistic \$299,500.  
**Mountain Homes Real Estate** (530)964-2558

**Blow-Out Sale Prices!**  
**2.5 - 3.7 Acre Parcels**

Upton Highlands  
 A Gated Community  
**Any Lot for \$199,900**  
 Call Colleen Cena  
**530-859-1143**



**COUNTRY CHARMER**—Spacious 3-BR home with vaulted living room ceiling and nice open floor plan. Located on a nicely landscaped .82 acre parcel with several fruit trees on quiet country lane. Just a mile from town. \$359,500. H-94482  
**Alpine Realty** (530) 926-2646



**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 30 gpm. 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. \$457,000. #97242 Call Phillip at....  
**Coldwell Banker/Mtn. Gate Properties** (530)926-5236



**COMFORTABLE MCCLOUD VACATION HOME!** Close to Ski Park, McCloud Golf Course, recreation abounds. 3 large bedrooms, 2.5 tastefully remodeled bathrooms. Fireplace in Den with wood insert, monitor heat. Large landscaped yard for lazy summer days. Call to see this home. \$395,000. #97479 Call Brenda Zandona @ (530)859-3144.  
**Re/Max of Mt. Shasta** (530) 926-4140



**GREAT FAMILY HOME.** This One-of-a-Kind Home is perfect for a “Large” Family with 5 Bedrooms, 4+ Baths & a beautiful Office/Play Room. 3,700+ sq. ft. Home on 4.4 Acres. New Custom granite counter-tops; new tile floors, carpet & vinyl with Custom Wood Floors & Oak cabinetry in the Kitchen & Dining Room; New paint. Incredible Mt. Shasta View. \$795,000. MLS #93614  
**Mosher Commercial Brokerage** (530)926-4915



**YREKA COMMERCIAL BUILDING.** On Main Street. Owner says sell “AS IS”. Two separate store fronts 5000 sq ft. Vacant & ready for you to set up your own business venture. ONLY \$179,000. #96989 Call Jeannine today for your appointment...  
**Better Homes Realty** (530) 235-0117



**FABULOUS CUSTOM-BUILT HOME** just blocks from downtown Mt. Shasta! Huge open floor plan with laminate flooring, warm fireplace and much more!  
 \$445,000. #97123 Call Linda Williamson at...  
**Century 21 Advantage** (530) 926-2100



**BRAND NEW CUSTOM** 3 bdrm/2 ba, 1889sq. ft. home in quiet Rancho Hills, Lake Shastina. Custom finishes, wide open floor plan - beautiful long views of mountains. Trex decking. \$369,000. #97218 Call Linda Williamson at...  
**Century 21 Advantage** (530) 926-2100



**LAST GREAT HORSE RANCH FACILITY** in Mt. Shasta! 2540± sq. ft. custom home on 2.50± acres. Fenced and cross-fenced (H-93776). Another additional adjoining property also available; a 24,320± sq. ft. incredible barn with indoor riding arena on 2.63± acres (L-93777). Buy part or all.  
**Alpine Realty** (530) 926-2646



**CHARMING, ROOMY HOME** in this spacious two story, 4 BD, 2 Ba. The warm, solid pine paneled upstairs; two bedrooms and a large walk-in closet area. Newer thermal paned windows. Covered front porch. 2800sf, Monitor heat & free standing fireplace. \$249,000.  
**Mountain Homes Real Estate** (530)964-2558



**ON 1 ACRE IN PRIME AREA ABOVE TOWN!** ONLY 399,000! A private, mountain-style chalet. Vaulted redwood ceiling, hardwood floors, tilework, custom bath w/extra large master tub, large kitchen, wrap around deck, view of Castle Crags. Great room designed for entertaining. Beautiful park-like setting, with RV parking, dog kennel and extra storage. #95874 Call Susan Cena at...  
**Coldwell Banker/Mtn. Gate Properties** (530)926-5236



**MT. SHASTA RESORT-BRAND NEW CUSTOM HOME.** 2800 sq. ft., 3-BR, 2.5-BA home + 3 bonus areas. All custom features : solid maple floors; fir trim, doors & cabinets; vaulted ceilings, skylights, custom appliances in chef's kitchen. Wired for Guardian propane generator & insulated beyond code. Natural landscaping, heated master bath floor & much more. \$795,000.  
**Doris Moss Realty** (530) 926-3807



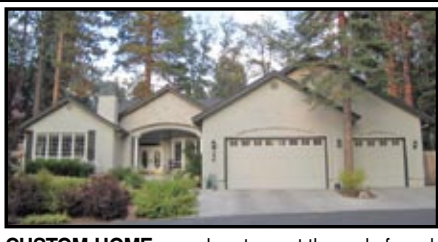
**DESIRABLE CORNER LOT NEAR SCHOOLS!** Great curb appeal & lovely yard surrounds this 1958 charmer featuring 3-BR, 1-BA, 2-car garage, original oak hardwood floors, “Beauty Dream” kitchen cabinets & brick fireplace, Monitor stove, brick & native area rock planters/drinking fountain. Ready for remodel or plenty of room on lot to add-on! Offered at \$248,000.  
**CALL ALYSIA AT 530.526.3421**  
**The Real Estate Group** 530.222.7395



**GREAT COMMERCIAL PROPERTY!** Right at the central Mt. Shasta interchange. 3.5-4+/- acres. Lots of I-5 visibility, and a great Mtn. view. Price reduced to \$499,000. MLS #94568 **Call Mary Dillon at 530-925-0880 at...**  
**Coldwell Banker, Chris Kutzkey, Realtors** (530) 938-9766



**TWIN HILLS SUBDIVISION.** Mtn. views, stately evergreens & wildlife abound in this cozy 10 lot subdivision only 7 minutes from Mt. Shasta City. 2.5+acre lots, two are gone already, so don't wait to pick yours. Paved roads, underground power at each site, excellent water, perc approved! Best part? Seller financing with low down, great rates. All lots numbered, flagged & staked. \$143,200 0 \$158,400. **Call Gigi Ryan today.**  
**Century 21/Advantage** (530) 926-2100



**CUSTOM HOME** near downtown at the end of a cul-de-sac. Privacy & greenery from most windows. Open, bright, extra high designer-style ceilings. Fabulously lg. kitchen/breakfast bar; JennAir Gas Range, s/s side-by-side refrigerator, drawer style dishwasher, oak flooring, 2 gas fireplaces, 2 vanities in the master bath, soaking tub, oversized shower & walk-in closet. Security System. \$695,000. #96285 Call Bev at 530-925-0339.  
**Re/Max of Mt. Shasta** (530) 926-4140



**THIS IS WHAT YOU'VE BEEN LOOKING FOR!** A home on a year-round stream, 3-bedrooms, 3 baths with large deck for entertaining. All on 5 acres of landscaping. Walking distance to town and hospital. \$695,000. Call for a private showing.  
**Real Estate Center** (530) 918-1234



**GORGEOUS 3 BEDROOM, 2 bath** manufactured home on a foundation in an over 55 senior park. Close to golf and lake. \$165,000. #95945 Call Linda Williamson...  
**Century 21/Advantage** (530) 926-2100



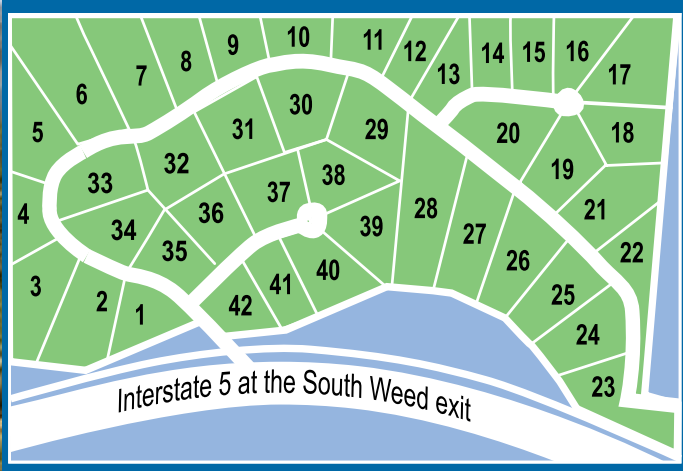
**AWESOME! ONE-OF-A-KIND** riverfront home with approx. 200 ft. of Sacramento River frontage, this 2-BR, 2-BA is just feet away from the river's edge. Fish off either deck or just watch the osprey from your hot tub or deck. \$625,000. Call Jeannine today.  
**Better Homes Realty** (530) 235-0117



**NOW AVAILABLE**

# MOUNTAIN MEADOW Properties

**PREMIER 42 LOT SUBDIVISION**



**LOT INFORMATION**

**David Silva**  
 ReMax Heritage Properties  
 Associate Broker  
**598-7075**  
 silvarealtor@sbcglobal.net

**SPECIAL FINANCING**

**Larry Mulloy**  
 Scott Valley Bank  
 SVP/Relationship Banker  
**842-6141 ext. 211**  
 ldmulloy@scottvalleybank.com

1/2 to 1.5 acre lots with city-water and sewer in-place. Mt. Shasta views. Conveniently located just South of Weed off I-5. Close to skiing, airports and golfing. **Reservations accepted now! Financing available.**

*Another Project Financed by*



**Scott Valley Bank**  
 Founded 1858

**LOT FINANCING & CONSTRUCTION**

**HOME MORTGAGES**

MEMBER FDIC

**Come Stay with Us!**

Beautiful Homes & Chalets  
 Rentals in all South County Areas  
 Weekends, Weekly, Monthly  
 Fully Furnished, Equipped Kitchens,  
 Linens



**Mt. Shasta Vacation Rentals & PROPERTY MANAGEMENT**  
**(530) 926-6400**  
 www.mtshastavacationrentals.com

**Opportunity is Knocking**  
 And we have an exclusive loan program to help you take advantage

**PRICES ARE DOWN  
 SELLERS ARE MOTIVATED  
 INTEREST RATES ARE LOW  
 NOW IS A GREAT TIME TO BUY**



CS FINANCIAL  
 PRIVATE  
 MORTGAGE  
 BANKING

**Special Financing Offer:**

Combine the purchase price of a home, plus the cost of any repairs/remodeling, and finance up to 96.5% with one low 30 year fixed rate loan.

➤ Excellent for purchasing older, "fixer", or foreclosure homes that need some work (restrictions apply)\*

**Local Economic Stimulus: Receive a \$250 Mt. Shasta Chamber Gift Certificate when your loan closes.†**

*Upton Highlands ~ a Gated Community*



**BLOW-OUT SALE PRICES!**

- Lots from 2.5 To 3.7 Acres
  - Underground Power, Telephone, Cable TV
- Prearranged Financing Available!

**Any lot for Only \$199,900!**

For Your Personal Tour, contact Colleen Cena  
 www.colleencena.com  
 www.mtshastalistings.com



COLLEEN CENA  
 Broker/Owner  
**530-859-1143**

**RE/MAX** OF MOUNT SHASTA

117 West Lake Street • Mount Shasta, CA • 530-926-4140



**Jay W. Spence** | Senior Mortgage Consultant  
 Office: 530-926-3316 | Cell: 530-859-1634

Email: [jspence@csfinancial.com](mailto:jspence@csfinancial.com) | [www.csfinancial.com](http://www.csfinancial.com)  
 Local Office: 618 N. Mount Shasta Blvd., Mt. Shasta, CA 96067

We also offer many other exceptional programs to fit all of your real estate financing needs.

\*LTV based on the lesser of a) "Subject to completion" appraised value of property; or b) Purchase price of home plus cost of improvements. Maximum loan amount \$293,750. Minimum credit score of 640. †Offer good through 6/30/09. Rates, APRs, and terms subject to change at any time without prior notice. CS Financial is a real estate broker licensed by the CA Dept. of Real Estate, ID #01257559. Corporate Offices: CS Financial, Inc., 9595 Wilshire Blvd., Suite 801, Beverly Hills, CA 90212



**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) 926-0241 Residence**

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

**Randy Messenger, Realtor**  
**(530) 926-5534 Residence**

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

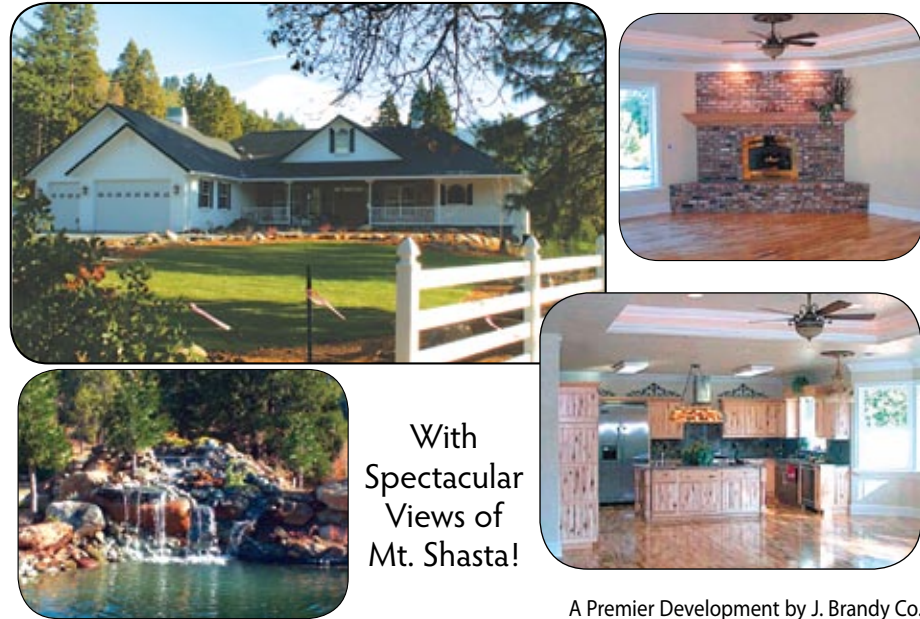
**Jan Hudson, Realtor**  
**(530) 859-1553 Cell Phone**

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

<p><b>239 LOVETA LANE, MT. SHASTA</b></p>  <p>LAST GREAT HORSE RANCH FACILITY in Mt. Shasta! 2540± sq. ft. custom home on 2.50 acres. Fenced and cross-fenced (H-93776). Additional adjoining property also available; a 24,320± sq. ft. incredible barn with indoor riding arena on 2.63± acres (L-93777). Buy part or all.</p>	<p><b>19031 OLD STATE HIGHWAY, MACDOEL</b></p>  <p>OLD JEROME HOMESTEAD - Private 40± acre parcel off Old Highway 97 with Butte Creek flowing through the property. Small pond, 3-BR, 2-BA main house, 2-BR, 1-BA guest house. Old cabin and much more, call Bill to see. Reduced to \$650,000. H-97456</p>	<p><b>BROOK LANE, LAKE SHASTINA</b></p>  <p>AFFORDABLY PRICED - Level residential lot in the community of Lake Shastina. Many nice trees and incredible vistas. All utilities are at the street. Lot #34. <del>\$39,900</del>. Price reduced to \$29,900. L-90703.</p>	<p><b>6105 BUTTERFLY AVE, DUNSMUIR</b></p>  <p>RIVER FRONT HOME . This quality 2-Bedroom cottage sits right on the river – get your feet wet! Includes an extra lot. Presently being used as a vacation rental. Reduced to \$389,000. H-93365</p>	<p><b>4310 CEDAR ST., DUNSMUIR</b></p>  <p>NEW TRIPLEX. Recently rebuilt from the foundation up. Everything is new in this tastefully appointed income property. Mt. Shasta views, maple cabinets, lots of tile &amp; Monitor heat. What a great opportunity near the championship waters of the Upper Sacramento River. <del>\$485,000</del>. Price reduced to \$449,000. ICE-94269</p>
<p><b>400 W. MINER ST. YREKA</b></p>  <p>VILLAGE GRIND - Yreka's gathering spot! Located across from the Yreka Fire Department, next door to Yreka Police Department &amp; 1 block from the County Court house! This place is a diamond! Well established, clean &amp; successful! Run your own business &amp; be your own boss! Don't believe this ad, go to the Village Grind anytime between 7:30am - 4pm and see for yourself! This opportunity, yours for only \$70,000. B-96804</p>	<p><b>1517 NUGGET WAY, YREKA</b></p>  <p>BREATHTAKING 3-BR, 2-BA, 1500 SQ. FT. HOME. Beautiful view of Mt. Shasta. Completely remodeled—all new flooring, appliances, granite counters tops, master bath is adorned with glass vessel sinks along with oversized travertine shower, new vinyl windows, painted inside &amp; out, too many amenities to list. Park-like landscaping, covered patio &amp; RV parking. Turn-key. \$250,000. H-95980.</p>	<p><b>4012 HOPE LANE, DUNSMUIR</b></p>  <p>CUSTOM BUILT CEDAR HOME - on a meticulously manicured 1/4+ acre parcel. Well thought out 3-BR, 2.5-BA tri-level home with 2 fireplaces, tile kitchen &amp; baths, solid hardwood floors, large deck w/shaded patio, small brook with koi pond and an oversized two car garage. This special package is located in one of North Dunsmuir's best neighborhoods. This great opportunity if being offered at \$278,900. H-95869</p>	<p><b>5505 ANTELOPE WY LAKE SHASTINA</b></p>  <p>WHY RENT - when you can own your home for about the same. This charming 3 bedroom home has new laminate wood floors and some interior paint! Located on a level lot with many large pines. Would make an affordable get-a-way for the golfer or outdoor enthusiast. Don't overlook this reasonably priced opportunity! Asking \$159,000 H-97223</p>	<p><b>611 &amp; 613 SMT SHASTA BL, MT. SHASTA</b></p>  <p>CLASSIC STONE HOUSES - Rare chance to own TWO of Mt. Shasta's classic buildings built from stone. The main office building has been carefully updated with new wiring, plumbing, flooring, lighting, windows, sheet rock, etc.. The additional 2-bedroom home complements the package nicely. Located on Mt. Shasta Blvd with off street parking. Take advantage of this exceptional opportunity before it's gone! Offered at \$739,500 IC-96951 H-96461</p>

**Drastic Price Reduction!**  
 One of Mt. Shasta's Most Beautiful New Homes  
 Located on a Spectacular 5+ Acre View Site in this  
 4-Parcel Gated Development

Beautiful 2833 sq. ft., 4-bedroom, 2 1/2-bath plus 1/2 bath in garage, architecturally designed home with den/office or 4th bedroom, dining room as well as a 42'x18' great room/kitchen. Gleaming hardwood floors, exquisite solid maple custom cabinets. Open living space with 9- & 10-ft. ceilings with coffers. A/C, hydronic heat and brick hearth fireplace. Oversized 3-car garage—finished and insulated with 1/2 bath. Beautiful custom tile and onyx baths & granite kitchen counters and all stainless steel commercial grade Viking appliances. Landscaped yard and covered front porch plus huge back patio with very large waterfall pond.



With Spectacular Views of Mt. Shasta!

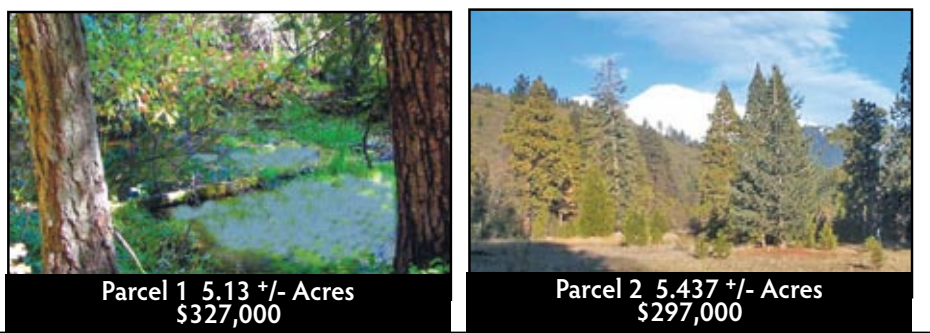
A Premier Development by J. Brandy Co.

- Private Paved Road & Underground Utilities
- Only One Mile to Local Hospital
- Three Minutes from Downtown Mt. Shasta City
- Surrounded By Outstanding Beauty and Recreation

Originally Priced at \$989,000! **Now Only \$699,000!**

**CEDAR VIEW** **RARE!!**  
 Two Very Special Creekside Parcels

Meandering through the heavily treed area of Parcels 1 & 2 is the crystal clear creek of the headwaters off of Spring Hill enhanced by a Mt. Shasta view, making this a truly enchanting spot. Secluded, gated & easy walk to downtown M.S. & schools. (Country setting close in) Sunny open house site good solar exposure, underground utilities, wells & septic and paved private access.

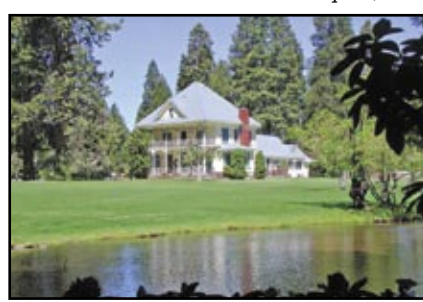
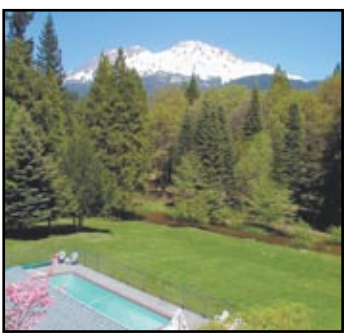


Parcel 1 5.13 +/- Acres \$327,000

Parcel 2 5.437 +/- Acres \$297,000

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



# Serving Siskiyou County for Over 35 Years!



**GREAT LOCATION.** A family home of 3 bedroom, 2 bath, 1635 sq. ft. on .69 acres, tall trees, covered RV parking, fully fenced, shop. Better hurry!!!! \$275,000.



**AFFORDABLE MOUNT SHASTA COUNTRY HOME** 3 bedroom, 2 bath, 1400 sq. ft. home with Monitor heat, great Mount Shasta view lot on .48 acres! \$275,000.

## Brand New Custom Home on 2.5 Acres!



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, potential for bonus room over garage - 2324 sf of quality construction. Pick out your colors!!!! \$497,500.



**THIS HOME HAS IT ALL.** Open floor plan makes it seem even larger. Solar and generator that keeps your power on all the time. Huge shop-type bldg. that can also house large RV's. Only 12 years old and the generator is brand new!! \$325,000.



**CHARMING CABIN ON 2.5 ACRES** Ultimate retreat built in 2002. Has Hardiplank siding, metal roof, Trex decking and a large spring that originates on this secluded 2.5 acre parcel. Act today - \$229,000.



**INCOME PRODUCING MINI-STORAGES.** Mt Shasta Mini Storages - 56 units with 2-br., 1.5 bath house all on .6 acre. Centrally located! \$4165 monthly income. Only \$550,000.



**VIEWS, VIEWS, VIEWS** of Mt Shasta & Lake Shastina. Build your dream home here. \$65,000.



**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



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



**PERFECT MOUNTAIN HOME!** On 5 acres, 3 br 2ba, 2190 sf w/tiled kitchen & baths, oak cabinets, lots of windows to view Mt Eddy & Shasta Valley. Additional 744 sq. ft. living space above garage, surrounded by dogwoods & firs. Lovely landscaping w/rock walls, hot tub, decks, 16x24 barn, RV parking & room for horses. \$775,000.



**6-PLEX MULTI FAMILY IN IDEAL LOCATION** This cottage-style 6 plex is within walking distance of downtown Mt Shasta & offers landscaping/covered parking. Some units have vaulted ceilings & wainscoting. May be privately financed. \$799,000.



**26 ACRES BORDERING INDIAN TOM LAKE** - 1/4 mile of lake frontage surrounded by wetland habitat and within 2 miles of Lower Klamath Wildlife Refuge. Parcel has been surveyed and has septic approval. \$95,000.



**THE CORNER LOT** for this ample home has a dead-on view of Mt. Shasta. Listed as 1-BR as two other rooms have freestanding closets. Nice size rear deck for BBQ'ing or entertaining. Sit on your front porch and enjoy the Mt. Shasta view & the great summers in your garden area. Two Monitor heaters along with a woodstove. \$230,000.



**LG. WAREHOUSE/DISTRIBUTION BUILDING.** Perfect Mt Shasta location-low maintenance brick & metal exterior. 2 large heaters & 2 chillers all thermostatically controlled. Sizable separate office space plus fenced parking/storage area. \$589,000.



**QUAINT COTTAGE-STYLE COMM. BLDG.** Fabulous downtown location. Remodeled 1000sf with Brazilian cherry hardwood floors, new heating/A/C systems, interior paint, vinyl windows. Enjoy views of Mt. Shasta from the cobblestone courtyard facing Mt. Shasta. Also 2 off-street parking spaces, kitchen, bath & storage. \$295,000.



**1.28 ACRES OF NATURAL BEAUTY!** With lush lawns, trees and privacy! Cozy, well maintained 2-BR, 2-BA home with room for storage, full RV hook ups, including water, a great kitchen with Jenn Aire range. Tile countertops and flooring, large laundry room, woodstove & Monitor heat, out buildings, horse corral and more. \$275,000



**AFFORDABLE WEED HOME.** 2 bedroom, 1-bath remodeled home with Monitor heat. Call on this very affordable home. \$105,000.



**LARGE COMPANY HOME** - built for mill boss with loads of potential and sq. footage. A must see for large families or investors. New kitchen with laminate floor, huge screened porch on 2nd floor overlooking the town. \$325,000.



**FABULOUS CREEKFRONT LOCATION.** Wonderful indoor-outdoor feel of this architecturally designed 4040 sf home with 3 br 2.5 baths on 2.5 private acres fronting Wagon Creek. Indoor swimming pool with spa and sauna, vaulted redwood ceilings, fireplace, built-in cabinets and so much more. \$949,500.



**MT. SHASTA VIEW ON AN ACRE!** Custom -BR, 2-BA, located just minutes from Resort. Sunken living & dining room with cathedral ceiling. Kitchen with island adjoins family room with hardwood floors. Spacious bedrooms with upscale baths. Easily maintained landscaped yard abundant with fruit trees & berries. \$535,000.



**MINI STORAGES - LOTS OF POTENTIAL!** 102 units on 3.43 acres. Newly constructed facility - fully fenced with state-of-the-art security system. Lots of rooms for expansion & possible RV storage. Great income opportunity! \$550,000.



**SPACIOUS CABIN IN THE WOODS** on 5 acres. This 4-BR 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, and a spacious kitchen, granite counters & tile floors. & more.\$498,000.



**LOCATION - LOCATION - LOCATION.** 2590 sf mixed-use comm/ residential building in the heart of Mt. Shasta. 1475sf ground floor commercial space, rear entrance, parking in back with garage. Upstairs 1115sf apt., very bright with windows on all sides and views of Mt. Shasta & Eddys, along with separate entrance. \$286,000.



**ONLY 4 YEARS OLD!** Newer construction is the highlight of this privately located home. Corian counter tops, marble fireplace, & large deck. 2 walk-in closets in master suite. Picnic area & fire ring w/ fully sprinklered yard. Possibility of more land with the right offer. Must see on your list!! \$449,000.



**GORGEOUS MT. SHASTA PARCEL.** 4.98 acres of VIEWS! Unique & rare opportunity! Nearly 5 acres on Madison Dr. Great location - minutes to town. Incredible views of Mt. Shasta, and views of the Eddys. Parcel has been cleared so it's easily accessible. \$449,000.



**CUSTOM MT SHASTA HOME WITH VIEWS!** 5 yr old custom 2140 sf 3-br, 2-ba Mt Shasta home on lovely acre with panoramic views of both mountains. 9 ft ceilings, oak & tile flooring, maple cabinets, central heat & air, home network system, 40-year comp. roof, large rhino decks and MUCH MORE. \$499,000.



**COZY AND AFFORDABLE.** Singlewide mfgd. home: 2 bedrooms 1 bath, Monitor heating unit and more. Built in 1997 and currently located in the Chateau Shasta Mobile Home Park. Owners will leave most of the furniture and accessories. \$29,000.



**MOST AFFORDABLE MT. SHASTA PARCELS.** Take your pick from these 4 view parcels all 2.5 acres - bright and sunny. Approved for conv. septic. Gorgeous views! From \$120,000.



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

## Mount Shasta Resort Brand New Custom Home!



2800 sq. ft., 3-BR, 2.5-BA home + 3 bonus areas. All custom features : solid maple floors; fir trim, doors & cabinets; vaulted ceilings, skylights, custom appliances in chef's kitchen. Wired for Guardian propane generator & insulated beyond code. Natural landscaping, heated master bath floor & much more. \$795,000.



**CASTLE CRAG VIEW HOME.** 2-bedroom, 2-bath, 1900 sf home, very private, backs up to State Park. Just a few steps to world class fishing. \$489,400.



**CORNER COMMERCIAL LOCATION.** Great Mt. Shasta location - 1400 sq. ft. with plenty of potential. \$239,999.



**TUCKED AWAY IN THE PINES.** Custom 3-br 2-ba home with Corian counters, custom cabinets, bonus room and finished garage. Trex deck front & back, RV parking with elec hookups and extensive landscaping. Priced for quick sale \$220,000.



**MCCLOUD HORSE PROPERTY.** Secluded 21.9 acre parcel with well, septic & electricity. Older mobile home - no value - great place to build your dream home!! \$390,000.



**DRASTIC PRICE REDUCTION - 20+ ACRES MCCLOUD.** Fabulous view and all the privacy in the world. New driveway to expanded building pad, clearance for conv. septic & pine, fir, oak and cedar trees!! \$230,000.



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

See our listings on the Internet! [www.mtshastarealty.com](http://www.mtshastarealty.com) • E-mail address: [homes@mtshastarealty.com](mailto:homes@mtshastarealty.com)

Paul Engstrom  
Owner/Broker  
926-4216

Sandy Robertson  
Realtor  
926-3703

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Sandra Haugen  
Sales Associate



Cheryl Dickason  
Sales Associate



Steve Russ  
Sales Associate



Stephanie Hill  
Sales Associate



Penny Parrish  
Sales Associate



William Johnson  
Sales Associate



Gigi Ryan  
Sales Associate/ CRS

414-418 CHESTNUT ST, MT. SHASTA



EXCELLENT OPPORTUNITY to invest in a 4-unit bldg. on busy Chestnut St. 3 residential; 1 commercial. All with tenants w/leases. Bldg. in great condition. Adjacent lot also avail. \$549,000. #93758

478 WOODRIDGE CT., WEED



ADORABLE HOUSE on a quiet cul-de-sac 3/2 - 1265 sq. ft. Walking distance to schools. Open living space, breakfast bar and more. \$199,000. #97234

601 E. LAKE ST., MT. SHASTA



FABULOUS CUSTOM BUILT HOME blocks from Downtown Mt Shasta! Huge open floor plan w/laminate flooring, warm fireplace & much more. \$445,000 #97123

481 WOODRIDGE CT., WEED



TURN KEY HOME in wonderful neighborhood. 1400sf 3 bd, 2 ba home; large living area. Low maintenance, fully landscaped yards. Beautiful Mt. Shasta views! \$216,000. #95730

1225 BEKS LANE, MT. SHASTA



WAGON CREEK FLOWS THROUGH this 2.5 acre gated home site just off N. Old Stage Road. Situated amongst Big trees over looking this year round creek is a 2 story 3018 sq ft, 5 bd, 3 ba custom home. \$850,000. #97042

1108 DAVIS PLACE RD., MT. SHASTA



FORECLOSURE  
GREAT OPPORTUNITY PROPERTY - REO. 5 bedroom, 5-1/2 bath home with endless possibilities, 4455 sq. ft. on 2.5 acres. \$249,900. #96649

708 VALLEY QUAIL, MT. SHASTA



MT. SHASTA CUSTOM HOME with low maintenance. One pristine acre with views of Mt. Shasta & Black Butte. RV area w/ full hook-ups, 3 car garage + large shop \$499,000. #97332

4515 GLEAVES AVE., DUNSMUIR



DESIRABLE NORTH DUNSMUIR. Great fishing in close proximity of the Sacramento River 2 BR 1 BA located close to town in, and close to City Park. \$149,500. #96646

208 JACKSON, WEED



LOOKING FOR REAL real estate investors! Price right and ready to move. Two bedroom, 1 bath 1050 sq. ft. home with detached garage. Only \$145,000. #93973 CALL TODAY!

419 ALPINE DR., MT. SHASTA



SITUATED ABOVE TOWN on 1 acre with lots of light. 1992 s.f., 3 bd, 2 ba with many custom fixtures. Views of Mt. Shasta, the Eddys, and Black Butte. \$595,000. #97122

139 SKI VILLAGE DR., MT. SHASTA



FIX UP THIS LITTLE CUTIE and live in Mt. Shasta! Priced to sell, 2 bedroom 1 bath on original hardwoods. Big kitchen. Great fenced yard with privacy. Garage. \$145,000. #94557

201 ADAMS DR., MT. SHASTA



UPGRADED SPLIT-LEVEL HOME .9 acre in Mt. Shasta City. 1980 s.f. 3 bd, 2 ba. Tree lined backyard. \$395,000. #97500

450 WALNUT ST., WEED



PRICE REDUCED  
3-BD, 2-BA MOVE-IN READY. Excellent condition 1270 sq. ft. home includes all appliances, Monitor fuel and firewood. Walk to college, park & swimming pool. \$158,900. #95793

604-608 N MT. SHASTA BLVD, MT. SHASTA



REMODELED TRIPLEX DOWNTOWN. (3) 1-BR, 1-BA units with detached 3-car garage. Beautiful Mt. Shasta views; new roof & appliances. \$349,000. #93772

488 S. WEED BLVD., WEED



COMMERCIAL  
GREAT VISIBILITY! Easy on/off 1-5 in downtown location. 1276 sq. ft., 6-10 parking spaces & more. Owner may carry!! \$295,000. #93709

17602 GRIZZLY CT., LAKE SHASTINA



TUCKED AWAY IN TALL PINES, flowering vines & mature fruit trees, sits this unique adobe-style home. Steel const. with life-time metal roof & stucco exterior. Warm and inviting both inside & out. \$299,999. #97201

1615 JAMES COURT, MT. SHASTA



ENJOY THE MOUNTAIN VIEWS from this 2600 sq. ft. rustic Chalet on 3 plus acres in Shasta Uplands. 2 kitchens, 2 living areas. \$530,000. #95767

815 MCCLLOUD AVE., MT. SHASTA



LARGE CITY PARCEL with big views, southern exposure & privacy. Modern 1700 sq. ft., 3-bd, 2-ba, 2-story w/open floor plan. Sunroom with separate shop & studio. \$335,000.

16534 WOODSIDE RD., LAKE SHASTINA



IN ESCROW  
MUST-SEE-WOW-UNDERS200K! 3-bdrm, 2 ba, 1543 sq. ft., fully fenced & landscaped. Owners offering some furniture & washer/dryer. Seller motivated! \$190,550. #95940

107 IDA, MT. SHASTA



YOU WILL LOVE this spacious cedar home just blocks from downtown. Large bedrooms and storage. Nestled in the tall trees with big decks and nice yard. Bargain priced. #95806 \$279,900.

6239 DUNSMUIR AVE., DUNSMUIR



ABOVE THE BOULEVARD! Sun drenched newly remodeled home with a big living room. Adorable yard with mature fruit trees, 3 bd, 1 ba with 1300 sq. ft. \$160,000. #91511

10634 SHADOW WOOD LANE, WEED



CUSTOM BUILT BEAUTY! 4 bdrms, 3 bath plus office loft on 5 acres of pristine privacy and sunny tree studded views. \$579,500. #96599

5445 PONDEROSA, MCCLLOUD



LIVE OFF THE GRID! 1500 s.f. cabin and 2nd building ready for your finishing touches. Minutes to McCloud, the views of Mt. Shasta from all 5.6 acres are incredible. \$195,000. #97470

27504 EDGEWOOD RD, WEED



GORGEOUS 3 BEDROOM, 2 bath manufactured home on a foundation in an over 55 senior park. Close to golf and lake. \$165,000. #95945

1534 DAVIS PLACE, MT. SHASTA



SPECTACULAR MT. SHASTA VIEW! 2600 sq. ft., 4-br, 3.5-BA rambling ranch home with hardwood floors & so much more! \$550,000. #96036

1419 EDDY DRIVE, MT. SHASTA



SPACIOUS SPECIAL PROPERTY. Approx. 2900 s.f. of contemporary comfortable style. 3+ bd/2.5 ba on 2.5 acres of Shasta Uplands. \$495,000. # 96699

433 SHASTA AVE., MCCLLOUD



PRICE REDUCED  
YOU'LL FALL IN LOVE with this charmingly refurbished mill home. 1250, 2bd/2ba home plus large detached garage. \$269,000. #94668

485 JEFFERSON DR., MT. SHASTA



CUSTOM MT. SHASTA HOME. 3-bdrm., 3 1/2-bath with 3-car garage on 1.29 acres in the city. Amazing Mt. Shasta views. \$759,000. #97198

11865 N. OLD STAGE RD., WEED



7.4 ACRES WITH COUNTRY HOME. 2200 sq. ft., 4 bd, 3 ba home with lots of new paint & flooring, pasture with water rights. Facilities for animals + feed storage. Completely fenced & x-fenced. \$399,900. #97333

473 GILMAN AVE., WEED



PRICE REDUCED  
2100 SQ. FT. Lovely 4 bdrm, 1.5 bath classic mill home. 10 ft. ceilings, refinished hardwood floors. Eligible for 100% financing. Call today! \$185,000. #95703

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Steve Russ  
Sales Associate



Stephanie Hill  
Sales Associate



Penny Parrish  
Sales Associate



William Johnson  
Sales Associate



Gigi Ryan  
Sales Associate/ CRS

541 JUNCTION AVE., McCLOUD



**PRICE REDUCED**  
ADORABLE 4 Bd/1-1/2 Ba with endless possibilities. In a great neighborhood, perfect for the large family. Close to Ski Park and many outdoor activities. Priced to sell. \$240,000. #95790

624 PAULS PLACE, MT. SHASTA



CLASSIC HOME AT SISKIYOU LAKE HIGHLANDS! Endless delights await you in this 2 story, 3178 sq. ft. home. 4 spacious bdrms, 3 full baths, newly refurbished kitchen with newer appliances. Big Mt. Shasta view. \$775,000. #96602

201 N. MT. SHASTA BLVD., MT. SHASTA



di VINO WINE MERCHANT & WINE BAR The happening place for both locals and visitors. Offers tasting events, wine sales, a tasting menu and exotic cheeses in an upscale atmosphere. \$59,000. #95877

820 MICHELLE DR., MT. SHASTA



RELAX AND ENJOY the many changing faces of Mt. Shasta from your creek side deck! 3,200 sq. ft. with 2 complete living units on one full acre. \$699,000. #90382

648 CEDAR ST., WEED



**PRICE REDUCED**  
GREAT 3-BD, 1-BA HOME in established neighborhood. Has been very nicely remodeled. Walking distance to schools, large backyard & views of Mt. Shasta. See for yourself! Reduced to \$147,500. #95574

507 LENNON, MT. SHASTA



GREAT IN TOWN LOCATION! Perfect 1700 sq. ft., 3bd, 2 ba home just above town. Open floor plan, vaulted ceilings, wood and tile floors & countertops. On a quiet cul-de-sac. Easy care landscaping in private location. Ready to move in! \$350,000. #94775

5624 COUGAR WAY, LAKE SHASTINA



LARGE TREED 1/2 ACRE YARD with 1800 s.f. 3 bdrm, 2 bath home. Cedar home recently upgraded to include tile kitchen & bath. Pine & slate floors; redwood decks. Greenbelt in back offers privacy. \$199,000. #97312

6015 DUNSMUIR AVE., DUNSMUIR



FOUR-PLEX located close to downtown Dunsmuir. Garden area, fruit trees, quiet, walk to town. \$330,000. #95976

28754 SWEETBRIER AVE., CASTELLA



LIKE FISHING, SNOW BOARDING, alpine skiing, hiking, kayaking & water skiing? It's all easily accessible from this 1700 sq. ft. home across from Sacramento River. Designed for get-togethers. \$395,000 #97414

814-A CAROLINE, MT. SHASTA



GREAT UPGRADES to this 1400sf 3-bd, 2.5-ba condo in Mt. Shasta. New windows, wood floors, Monitor heat, upgraded bathrooms. Attached garage & laundry room. Fully furnished and on vacation rental program. \$199,900. #97298

1533 WYEKHA WAY, MT. SHASTA



THIS IS THE PERFECT VACATION HOME. Open floor plan, 4 lg. bdrms, 2.5 ba. A serene, peaceful setting with lg. private parcel just 5 minutes from town. \$595,000. #91478

212 E. MINNESOTA, MCCLOUD



MCCLOUD LIVING AT ITS FINEST! Enjoy this completely remodeled home on beautifully landscaped fenced yard with pond, fruit trees, RV parking. Private deck off master. \$275,000. #97320

512 EDGEWOOD CT., MCCLOUD



**PRICE REDUCED**  
LICENSED VACATION RENTAL in beautiful McCloud. 5+ bedrooms, 2-bath home complete with most furnishings. Has been beautifully restored and well kept. A must to see. \$375,000. #95705

1301 AUDUBON DR., MT. SHASTA



200+ FT OF WAGON CREEK FRONTAGE with this spacious 2500sf 4-BR, 3 1/2-BA on 1+ acre in desirable Timber Hills! Easy creek access to lg. flat area for picnicking in the tree house. Spectacular setting. Updating: granite; tile & new appliances in kitchen. Lg. sunny garden area & fruit trees. \$498,000. #97011

228 S. MCCLOUD, MCCLOUD



MAKE MONEY with this Licensed Vacation Rental. Fully furnished. Let your guests pay the mortgage! 3-Br., 1-Ba 1200 sf on quiet street with Mt Shasta views. Walk to downtown McCloud or a quick drive to fishing or boating. Large fenced backyard w/fire pit, trees, lawn. Only \$199,000!!!

4601 DEERHAVEN, DUNSMUIR



2X6 CONSTRUCTION. Granite kitchen, high ceilings, air conditioning, 3 bd, 2 ba custom home in tall pines. Must See! # 96380 \$469,000.

14130 HIDDEN VALLEY, LAKE SHASTINA



BRAND NEW CUSTOM 3 bdrm/2 ba, 1889sq. ft. home in quiet Rancho Hills, Lake Shastina. Custom finishes, wide open floor plan - beautiful long views of mountains. Trex decking. \$369,000. #97218

1114 CIRCLE SEVEN RD., MCCLOUD



**VACATION RENTAL**  
IMPRESSIVE CUSTOM crafted 2880 sq ft 3/2.5 Homestead Log Home on 20 plus picturesque, private acres! #95751 \$649,000.

3100 MOTT ROAD, DUNSMUIR



TEN BEAUTIFUL acres in pristine Mt. Shasta. Mountains with this 2 bd., 2 ba. double wide (24-56) mobile home with detached 24x37 garage/studio combination. # 92079 \$425,000.

3407 SUMMIT DR., MT. SHASTA



PRIDE OF OWNERSHIP! Immaculate 3-br, 2-ba, 1797 sq. ft. home on approx. 1/2 acre surrounded by large trees. 3 Spacious living and dining area with vaulted ceilings, large kitchen, expansive deck. \$349,000. #97336

209 WATER ST., MT. SHASTA



**VACATION RENTAL**  
HAVE YOUR GUESTS PAY FOR YOUR VACATION HOME! Nearly new Mt Shasta home 2 blocks to downtown, Mt Shasta view, creek, 1120sf 2BR/2BA, cathedral ceilings, walk in closet, open floor plan, views & creek. Best part? Licensed vacation rental! Can come fully furnished. \$325,000! #97008

207-209 S. QUINCY ST., MCCLOUD



LARGE REMODELED DOWNTOWN commercial bldg. has endless uses. Use one side, rent out the other, or owner has plans for converting 900sf upstairs into living quarters for additional rental income or home/business! \$275,000. #97345

532 N. CALIFORNIA ST., MCCLOUD



FINISH YOURSELF & SAVE on this fabulous 1900sf 3 BR 3 Bath classic Victorian in the heart of Historic Downtown McCloud! Designed as elegant B&B with a separate Carriage House with living quarters and a 2 car garage! Fireplace in; most of the remaining materials included. \$274,000. #97476

2121 COLLEGE AVE., WEED



IF YOU NEED A LOT OF SPACE take a look at this College Ave. home on the sunny side of the street. 7.3 acres to protect your privacy & views of Mt. Shasta & Mt. Eddy. 2372 s.f., 4 bdrm, 2.5 bath home has add'l 900 sq. ft. for future expansion. New carpet & paint throughout. \$420,000. #91645

6524 PALMER DR., LAKE SHASTINA



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. #97322

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**ABSOLUTELY BEAUTIFUL ACREAGE** with old growth trees and a view of Mt. Shasta. Area of lovely homes. Community water system, plowed roads. Located near town but far enough away that you are "in the country". This one is waiting for your home! 2.56 acres. \$335,000.



**WATERFALL!** Surround yourself with a year-round creek, beautiful trees & fauna. Privately situated with open & versatile floor plan. Lower level is 2nd large living area with garage access & laundry room. 4-br, 2-ba, 2797sq. ft. dome home on 2.5 acres with roof & 2 skylights. Monitor heater on both levels & woodstove on main floor. \$359,000. #96862



**GORGEOUS TURN-KEY HOME** with many special features. 3 bedrooms plus a private office. Open floor plan involving living room, kitchen & dining room areas. Hickory cabinets; vaulted ceilings for spacious feeling. 2-1/2 parcel is flat, all usable, & gets plenty of sun. See to appreciate! \$519,000 #96941



**SPACIOUS 3-BR, 2.5-BA HOME** wants buyer who loves to work with his hands. Some upgrades done but still needs some more. Very pretty parcel & lots of trees; includes separate half acre. Landscaped & lots of big trees. Lopi woodstove & Monitor heater. Room for studio in lg. basement. Mtn. views. Lots of potential for the price. \$290,000.



**ROOMY FOR LARGE FAMILY.** This 3 br 2 ba home has had many upgrades. Very roomy for large family. Upstairs rec room will welcome a pool table. Bathroom just redone. Has front & back sprinkler system and fenced yard. Pricing is very competitive at \$299,900. On a quiet cul-de-sac in nice area. #97367



**UNHEARD OF PRICE!** This sale is subject to short sell. Wonderful opportunity for the buyer to get into a great property for a small price. 3-br, 2-ba and built in 2005. Federal Tax Credits available for first-time buyer. You are truly a winner on this one! \$136,000. #97369



**A GREAT HOME WITH 8 ACRES.** (6 irrigated) for the horse lover or 4H enthusiast. Full basement with bathroom & shower adds more living space. Ag. well with irrigation line for landscaping; lg. detached metal bldg. that can be used as barn or equip. storage. Fenced & x-fenced. Offered at \$225,000. #96671



**BEAUTIFUL BLDG. SITE.** Elec. to parcel. Old cabin on parcel is a tear down. Lg. conifer & oaks. Views of Mt. Eddy. Country lane access off N. Old Stage Rd. north of Deetz. BLA is complete to make the once 2.5 acres now a 5 acre parcel. \$180,000. #97278

• LAND •

**TWO COMMERCIAL LOTS SIDE BY SIDE.** Very good exposure. Located in area of landmark businesses. Easy to build. The price of \$102,000 includes both lots. Very reasonably priced. #96824

**EXTRA LARGE BUILDING LOT** in great area of Mt. Shasta. Perfect for the family who loves outdoor living. Extra deep lot makes for a terrific back yard! Close to town and schools. \$140,000. #96198

**TWO BEAUTIFULLY TREED MT. SHASTA CITY LOTS.** 2 blocks from downtown. 40x160, gravity flow sewer easement, curb & gutter is in. #92876 & #97279 \$88,600 ea.

**COME SEE THIS BEAUTIFUL level 1.10 acre lot.** Amazing views of Black Butte and the Eddies. Rare property with lots of potential, zoned R-4. \$95,000. #92339

**THIS IS ONE GORGEOUS LOT!** Located at top of a gentle slope with ovely views of trees & hills below. Quiet, meditative spot. Great for a spiritual getaway. \$155,000. #94496

**COMMERCIAL LOT** in good exposure area of long-term businesses. Has sidewalk, curb & gutter. Water and sewer hook-ups are paid. Two adjacent commercial lots also for sale. \$60,000. #96843



**0.44 PARCEL RESIDENTIAL ZONING** within the city limits. Can be beautiful home site!! Backs up to Quail Hill!! Recorded easement. \$125,000. #96912



**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. Asking price: \$375,000. #93493. #91221



**CHARMING OLDER HOME** needs lots of TLC - but she's worth it! Victorian style with lots of room. Wonderful wood treatments. Right in town and zoned commercial. Nice, big yard with trees. Use your imagination! If you like history this one will please! \$294,500. #96994



**A LITTLE JEWEL!** 2-BR, 2-BA loved & cared for by its family for many years. Built-in hutches in kitchen & family room. Country kitchen. 2 Monitor heaters, woodstove & elec. baseboard heat. Nice shop, covered arbor-type patio. New glass-top range, auto sprinklers. Gorgeous Mt. Shasta view. A small cellar for your wine or preserves. \$159,500. #96624



**TREAT YOURSELF** to this move-in ready custom condo in Mt. Shasta. The owner has done extensive upgrading. Custom touches include new marble vanities, toilets and fixtures in the bathrooms. New kitchen counters w/Slate backsplash, laminate flooring, new Whirlpool Gold glass-top range w/matching dishwasher and s/s Whirlpool microwave/hood. New carpeting upstairs & ceiling fans in both bedrooms! Offered at \$209,500. #97125



**GREAT OPPORTUNITIES TO BE HAD!** Work just 3 months a year for good income. Used for years as dance hall; now also used for weddings, receptions & conferences. 3 living spaces upstairs. Comm. kitchen with all equipment. F/A propane & wood burning stove. A/C. 5,000sf original maple floor, lg. dining room. \$800,000. OWC to qualified buyer. #96469



**\$680,000! CUSTOM RASMUSSEN LOG HOME** with plenty of space. Lg. round spruce logs makes this a one-of-a-kind. Main floor features: large Master bedroom, French doors to private deck. Upstairs, 2-BRs with its own private balconies adjoin loft overlooking vaulted living & dining area. 4th BR off garage. Bamboo floors. Granite kitchen counter tops, s/s appliances, zonal climate control. View of mountain. #95791



**AFFORDABLE HOME OWNERSHIP!** 2-bedroom, 1.5-bath, 950 sq. ft home in Mount Shasta. Single car garage. Most of the maintenance is taken care of for you! Private fenced in patio. Close to town. Outstanding value! Offered at \$140,000. #90801.



**33.00 ACRES.** \$1,155,000. Such a deal at \$35,000 per pristine acre!! Fabulous Vistas!! Wonderful Trees!! Ideal location!! #96911



**2.5 ACRES WITH CREEK AND VIEW** of Mt. Shasta. Close to city services. Can hook up to community water system. County maintained roads. Area of very nice homes. \$275,000. #96842



**VERY NICE LOT AT GOLF COURSE.** View of Mt. Shasta, Eddies and hills. Larger parcel. Level and E-Z to build. Priced at \$215,000. #95850



**HOME IS IN A GREAT LOCATION.** Very private. Needs TLC. The land (2+ acres) is beautiful! 3 br 2 ba has lots to offer the vacation home buyer. Set up to accommodate lots of people. Huge downstairs game room. \$350,000. #97324



**TWO HOMES - COMM. ZONED.** 3-bed, 2.5-bath 1450sqft. New paint inside & out. New carpet & vinyl throughout. 2-bed, 1-ba, 1225sqft. New paint, new floors. Move in condition. Live in one, rent the other or use for business. Great opportunity! \$300,000. #97210



**4.66 ACRES BACKS UP TO QUAIL HILL,** \$175,000. Single Family zoning, water/sewer hookup available. #96914



**BEAUTIFUL 5 ACRES,** less than 2 miles from College of the Siskiyous. W by SW orientation, mostly oaks with some conifer giving good light in winter and shade in summer. Cut out a view of the Eddies, ground cover is thimbleberry. Passed a perc. in 1989, conduit for elect & phone is on site. Only 2/10 of a mile from paved road. \$155,000. #95845



**BUILD YOUR DREAM HOME** on your own private sanctuary. Fantastic property with everything you could want. 47 acres of gentle topography with meadows & grazing. Wonderful Mt. Shasta view, creek & pond. Superb location near McCloud River, McCloud Lake & Golf Club. \$949,900. #91334



**TALK ABOUT PHENOMENAL!** This 23-1/2 acre parcel is part of the Cold Creek Subdivision. The views are superb! Includes two water outlets to community system. Has seasonal creek. Owner financing to a qualified buyer. Gorgeous location for your palace. Offered at \$790,000. #87435



**NEWER, CLEAN DUPLEX** near town & schools. Landscaped w/sprinklers. Kenmore appliances, washer, dryer, dishwasher, oven, range, microwave/stove, refrigerator. 15x20 attached garage, Low U value dbl. pane windows, R-49 in attic. Spacious 2 bed 2 bath units Current rent \$800/mo. each. \$375,000. #93662



**THREE BEAUTIFULLY TREED LOTS** available (each 2.5 ac) and each priced at 185,000. Save by buying all three! Paved rd., private area with no through traffic. all lots have views of Mt. Shasta. These are priced to sell! Very competitive in the Mt. Shasta market. #95627; #95628; #95629



**TRULY A LITTLE DOLL HOUSE.** 3-BR 1-BA home tucked into a treeed corner lot. Beautifully landscaped, fenced back yard, dbl. car garage. Hardwood flooring. COuntry kitchen with eating area. Needs a little TLC. North Dunsmuir location is a plus. \$139,000. #97439



**GREAT LOCATION!** This 2 br 2 ba condo has a great location with a side yard which provides lots more space! Has an enclosed carport with a garage door and opener. Includes the storage shed in the garage. Very comfortable and cozy home with many upgrades. \$199,000. #97433



**CREEK FRONTAGE!** with a view of Mt. Shasta. Lush grounds with beautiful landscaping. Decking allows enjoyment of the creek. Breezeway separates the 2 bedroom, 2 bath home from the family room suite with add'l bedroom & bath-doubles as guest quarters. Fireplace, 2 woodstoves + Monitor. 5 acres. Minutes to town. \$695,000. #96004



**3-BR, 3-BA STORYBOOK HOME** on 3.4 acres of lush landscaping & large, old growth trees! Very private. Too unique to describe-see for yourself! Sunken living room, vaulted ceilings, river rock fireplace are only a few of the amenities. Beautifully appointed kitchen with hardwood flooring & craftsman cabinetry. Large master BR with remodeled master bath - jetted tub & heated floor. 3rd floor turret adds to the appeal. You'll love it. \$589,990.



**GORGEOUS SACRAMENTO RIVER FRONT PROPERTY.** With great swimming hole & fishing access. Make sure to walk on this property so you can see the river - vegetation is too thick for just a drive by. Sweetbriar is a wonderful community with part-time and full-time population. Great summer getaway. Very unusual to find something in this commune! \$400,000. #96950



**UPTON HIGHLANDS!** Just reduced to "Sell Out" pricing for a limited time \$199,000 will buy ANY lot of buyer's choice. HUGE REDUCTIONS! 38 custom homesites and easy to build. 2.5 acres to 3.7 acres - many with spectacular 360° views! Paved roads, underground power, telephone & cable TV. FINANCING AVAILABLE.



**COMMERCIAL BLDG. - MAIN ST.** 3 units, 2 units, equal size are street front. One unit is below street level, has lots of sq. footage which has not been counted in the total but is occupied by the bike shop that occupies a storefront unit. Separate meters for each. Shop unit has its own entrance. Upgraded electrical. 1/2 bath in each space. Wired for high-speed internet. \$225,000.



**VIEWS TO FOREVER!** From this 4 bedroom, 2 bath, 2000 sq. ft. home on 48 acres. The home is on top of the ridge above the valley but property also has frontage on Cram Gulch Rd. suitable for livestock. Dramatic interior has wonderfully spacious rooms with vaulted ceilings and old world charm including 2 levels of solariums! Wonderful place for children, animals, or just you and peace and quiet! \$275,000.



Call Augusta today! (530) 925-1956.

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Augusta Meyers  
530-925-1956



Danielle Vurpillat  
530-859-0696

**SACRAMENTO RIVER VICTORIAN FLAIR WITH MOUNTAIN VIEW!** in this new 3000 sq. ft. custom home presently under construction. 5 bedrooms 3 baths, a 3 car garage. Imagine living in this mountain dream home on one acre of privacy close to Dunsuir. Relax on the porch and start fishing tonight! For more info. & a tour of the property call Danielle at (530) 859-0696.



**CHARMING & VERY PRIVATE IN-TOWN VICTORIAN.** 3 Bedroom, 2 bath home in Montague with many original architectural elements like redwood ceilings & wainscoting, all beautifully finished. Tall ceilings predominate. Kitchen/ Dining area has redwood cross beam ceiling. French doors off dining room open to garden. Many mature plantings with extra privacy. Wide front porch. Potting shed. Garage sits at back of garden; opens to alley. Totally sweet! \$189,000. Call Augusta today! (530) 925-1956.



**SHOWPLACE RESIDENCE IN HISTORIC DUNSMUIR.** Absolutely beautiful 4000 sq. ft. income property. Upper unit has 4 bdrms, 2 bths. Downstairs has 3 vacation rental suites. Use as income property or keep as a family home and use downstairs as guest suites, OR? Just a short stroll to Sac. River and close to downtown. Large landscaped back yard. Open floor plan, wrap around decks in front with private owners deck in back. Wood flooring upstairs. Claw foot tubs w/showers in all units. Downstairs units are furnished for turn-key business operation; could be included in sale depending on the offer. Owner's motivated. Price reduced! Call Danielle (530) 859-0696 today!



**NEAR MCCLLOUD HISTORIC DISTRICT.** Great neighborhood on S. California St. is walking distance to all downtown McCloud. One block from the McCloud Hotel. 3bd/1bth well built original McCloud home. Offered at this reduced price while the Seller begins a remodel. Price will go up as improvements are made. Great opportunity for entering the residential market. Spacious detached garage with workshop area. Sunny fenced back yard would make lovely patio area. Close to absolutely everything in the great outdoors including the Ski Park!! \$105,000. Call Augusta (530)925-1956.



**SACRAMENTO SHOWPLACE RIVERFRONT HOME** This newly constructed 1765 sq. ft. 3/3 close to downtown Dunsuir. Custom kitchen & baths, stainless appliances, top notch tile work, 2 master suites with water view, large outdoor entertainment deck and a 2 car garage. Many more amenities than can be listed here. Call Danielle at (530) 859-0696.



**CLEAN & SPACIOUS 1,675SF HOME.** In North Dunsuir with new carpet & paint with easy living floor plan. Private master suite is at back of house has kitchenette & bath; could be auxiliary living space. Well insulated! Private back deck opens into your own private sanctuary with 10' privacy fence & evergreens. Close to market, city pool, elementary school, park. Great investment. Motivated seller has reduced price to \$179,000. Bring your offer! Call Augusta today! (530) 925-1956.



**COZY MOUNTAIN CABIN LOCATED IN N. DUNSMUIR.** End of street Privacy, just up from Shasta Retreat and Sacramento River. Private forest view from living room. Landscaping has begun for lovely front yard water feature, new sprinkler system recently installed. 8x10 back deck for entertainment. Home has been improved with newer block foundation. Possible room for expansion. Check with City concerning second story addition. \$119,000. Call Danielle at (530) 859-0696



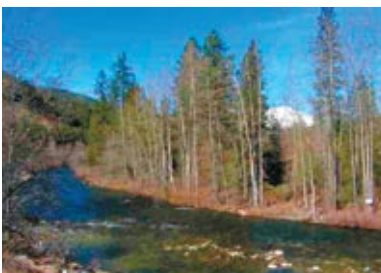
**A HALF BLOCK TO THE SACRAMENTO RIVER.** Tucked away on a quiet street, this two Bdrm, one bath home is walking distance to downtown Dunsuir and the River! High ceilings in these spacious rooms. Entertain or just unwind on the deck off the kitchen. Lots of Sun and a fully fenced yard. Xtra-Large basement/garage for your toys, plus a workshop area, plus storage! MOTIVATED SELLERS asking \$169,000. Call Danielle today! (530) 859-0696.



**4102 KATHERINE ST., DUNSMUIR. OVERLOOKING THE SACRAMENTO RIVER & HILLS!** This turn key charmer even has a tip top Mt Shasta view! Recent renovations to this 3bdrm/1bth home include newer windows & siding. Laminate floors in living room, 2 front bedrooms, & kitchen. New kitchen cabinets, & counter. Totally renovated bath. Utility room. New paint inside & out. Perfect enclosed front porch. Good size attached garage. Yard is fully fenced and has GREAT SOUTHERN EXPOSURE! Sweet spot for year-round or vacation home. New Price \$103,900. CALL AUGUSTA (530) 925-1956

**SACRAMENTO RIVER FRONT LOTS**

**SACRAMENTO RIVER FRONT LOT W/ SHASTA VIEW - .31 Acre** building lot, city services close, just down river from Dunsuir. Includes building permits/plans for a 2/2 (approx) 1,100 sq. ft. one story river retreat home with views, large deck and lots of windows. Imagination and determination with make your river home a reality. Call (530) 859-0696 for more info - \$119,000.



**1.53 ACRES SOUGHT AFTER SACRAMENTO RIVER FRONT -** Ready to go with required septic holding tank, pump, grinder and underground utilities are in. Driveway to site and famous Dunsuir city water. Selective thinning for max Shasta views. Fish in your backyard. Call (530) 859-0696 for details - \$189,000.

**.14 ACRE SACRAMENTO RIVER LOT WITH PERMITS & PLANS -** Bonus Mt. Shasta view, modern plans for 3/2 (approx) 1600 sq. ft. 2 story w/ unobstructed river views & windows galore. Call (530) 859-0696 for info - \$119,000.



**MOVE IN AND START LOVING LIFE** in this GREAT 3-bdrm, 1.5-bath home in quality North Dunsuir location. Carpet covers the original hardwood floors in all three bedrooms. Large private yard with extra storage shed for your toys. On site laundry room for convenience. Large 1-car garage. A stones throw from the Sacramento River public fishing access, & local waterfall nature walks. Possible \$2500 buyer credit for new carpet or appliances depending on offer received and accepted. \$189,000. Call Danielle (530) 859-0696



**WELL AND SEPTIC ARE IN!!** Takes the guess work out of buying raw land. Make your home in the country with this beautiful 3 acre parcel with sweeping views & privacy! Overlooking Klamath River Valley & surrounding mtns. North County location is convenient to I-5 for a quick trip to Yreka or Ashland. If you have not seen this area, it's well worth looking into. Call for an appt., I'll take you there!! \$62,000! Call Augusta today! (530) 925-1956.



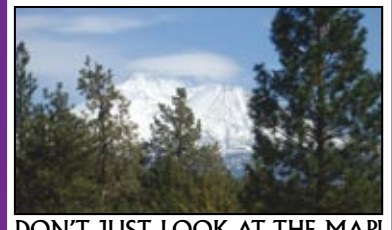
**MONTAIR ESTATES**  
 Wonderful place to build a dream home. Lot 25 in Montair Estates, a vest pocket subdivision of custom homes next to golf course. Fantastic views of Mt. Shasta & Shasta Valley. Minutes to Yreka an I-5 puts you close to school, shops business, aviation, equestrian sports, hunting, fishing, skiing, you name it and now reduced in price. Seller says "MAKE IT HAPPEN!" \$82,500. Call Augusta today! (530) 925-1956.



**RANCHETTE PROPERTY ON PAVED ROAD!** with beautiful views of Mt Shasta, the Eddys, and Owl's Head. 2.5+ acres Close to Yreka. Great water area; alfalfa ranchette near by. Quiet. Great price! Make it easy on yourself! \$56,000. Call Augusta today at (530) 925-1956.



**MONSTER VIEWS OF MT SHASTA** from this gorgeous 2.5 Acre parcel in Big Spring Ranchos! Level lot with power at street. Great water area. Horses ok. Easy access in subdivision from paved county road. Up and coming area, the best lots are selling. LOT 114 CINNABAR COURT. \$45,000. Call Augusta (530) 925-1956



**DON'T JUST LOOK AT THE MAP!** Go experience, and make your offer on the best buy in Lake Shastina! 1/4 acre on private cul-de-sac, this sleeping beauty awaits your dream home. Just off the 7th green of the Scottish 9, nestled in maturing pines for that hard to find privacy on the Golf Course, Lot. Very Sheltered feeling but with Dynamic views of Mt Shasta and the Eddys. BRING ALL OFFERS! SELLER SAYS MOVE IT!! New price \$38,000. Call Augusta! (530) 925-1956.

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## \* SOUTH SISKIYOU SHOWCASE \*



**44 ACRES JUST ABOVE MT. SHASTA CITY** on the flanks of the mountain with spectacular views, privacy, & adjacent to National Forest. This light, custom crafted 3BR, 2BA home features maple floors, granite counters, stainless steel appliances, a beautiful river rock hearth, vaulted ceilings, lots of natural wood, & large Master Suite with a fire place & 6' soaking tub. The land features gently sloping terrain with lush woods & sunny open areas, and a cozy, detached studio. \$849,000. #95829.



**ON 1 ACRE IN PRIME AREA ABOVE TOWN!** - ONLY \$399,000! A private, mountain style chalet with so much for the price: vaulted redwood ceilings, hardwood floors, abundant tilework, custom bath w/extra large master tub & stained glass, large kitchen w/island, walk-in closet, wrap around deck, redwood exterior, view of Castle Crags, a woodstove on a lovely rock hearth plus Monitor & forced air heat. Great room designed for entertaining. Beautiful park-like setting, with RV parking, dog kennel & extra storage. #95874



**BRING YOUR HORSES** - 2 ACRES with barn & corral. This country 3BR, 2BA is nestled in the evergreens, has views of Mount Shasta, has a paved driveway, and has a very nice yard. It has a spacious living room, a large deck, and both a Monitor Heater and a woodstove. Bring your animals or just enjoy the elbow room and privacy of your 2 acre country estate. \$399,000. #97108



**8.1 ACRE RANCHETTE!** Lovely & private ridge top retreat with huge views of Mt. Shasta & lots of open space for gardens, outbldgs, horses, etc. The beautifully appointed & recently remodeled 920 sqft, 2BR, 2BA mfgd. home is on a permanent foundation, has 1676 sqft of cedar decking, a large Koi pond, hot tub, & a 30 lb. snow load. Recently painted inside & out, new floor coverings, & an all new kitchen. \$249,000. #94501 SELLER MOTIVATED!



**\$185,950 FOR A BRAND NEW 1504 SQ FT 3BR, 2BA HOME!** Pete Pappas has been building homes in Lake Shastina for over 15 years and has the experience to build quality homes at excellent prices. Features include vaulted ceilings, exposed beam accents in living area, central heat & air, quality appliances & fixtures, an oversized galley kitchen with custom alder cabinets, large dining room and awesome views of Mt. Shasta. #96725



**GORGEOUS LOG HOME** plus separate 962 sq. ft., 2BR, 2BA unit with kitchen over the 3 car garage & unbelievable Mt. Shasta views. Built with large, hand hewn logs, this light, open 3BR, 2BA, 2525 sq. ft. home is on 1 acre in the country yet is close to town. Features include a professional kitchen with chefs stove, wood cabinets, vaulted ceilings with exposed log beams, a wrap-a-round porch, abundant tilework, a Boch Heating system, & towering evergreens. Listed at \$645,500. #97089



**54 ACRES WITH NEWER 3BR, 2BA!** Built in 2001, this contemporary home features vaulted ceilings, a rock faced fireplace, a heat pump for economic heating and cooling, bull nosed corners, an attached 2 car garage plus a detached 2 car garage, and laminate, tile, carpet & vinyl flooring. There are 360 degree views including Mount Shasta, the Eddies, etc. Bring your critters and hideaway on this expansive, mainly level 54 acres with trees, open space, & lots of sun. \$339,900. #96386



**CHARMING HOME** and convenient location. This 3-bedroom, 1-bath charmer is located in a nice neighborhood, near schools, the park and walking distance from town. Fresh interior paint throughout. New bathroom flooring and counter tops. It is fully fenced with sprinklers and has a large fenced back yard to enjoy. Listed at \$214,000.



**3.7 LEVEL ACRES, 32'x24'** shop/garage & wheel chair accessible. 3BR, 2BA with beautiful hardwood floors, Monitor + forced air heating & air conditioning, a fireplace, & a fully remodeled kitchen with maple cabinets, Corian counters, a Dacor range, Sub Zero refrigerator, Kitchen Aid dishwasher & trash compactor. Includes a 600+ sq. ft. extra room, storage buildings, a car/boat port, fruit trees, weeping willows, spruce & evergreens. \$349,000. #94526.

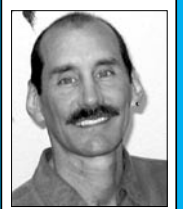
For your private viewing of these listings, please call Coldwell Banker, Mountain Gate Properties



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## MOUNTAIN GATE PROPERTIES

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



**Phil York**  
Sales Assoc.  
926-6236



**Richard Oreck**  
Owner/Broker  
926-4681



**Paul Haw**  
Sales Assoc.  
859-339



**GREAT VALUE FOR HOME IN PARK-** If you are looking for value this is it. Well cared for 2 BD, 2BA, 1400 sq ft manufactured home is in Shadow Mountain Mobile Home Park. A nice, open floor plan gives you lots of light living space. Both Monitor heater and a wood stove will provide warmth and lower heating costs. Live in the park or move the home to your on land – the choice is yours. Only \$19,000 #96851



**ONLY \$350,000 AT THE MT. SHASTA RESORT!** This nearly completed, custom 4BR, 2.5BA on over 1/3 acre features Mt. Shasta & Eddies views, a spacious, light, open feel, vaulted ceilings, granite & tile counters, a spa tub in the master bath, tile enclosures & flooring, a formal dining area, small study, walk in closet, on demand hot water, & fireplace. It is only minutes walk from the golf course and resort. Complete the finishing touches the way you want them. #96040



**UPGRADED & IN MOVE IN CONDITION!** Charming 1200sf, 2BR, 1BA surrounded by trees & Mt. Shasta view. Exterior newly painted in 2007. Interior had new carpeting, flooring & paint 5 yrs ago. Electrical system redone including new light fixtures & a 50-amp RV plug-in. Monitor heat, vinyl clad windows, ceiling fans, partial basement & large laundry rm. Kitchen is fully loaded & new counter tops. Porcelain tub has custom culture marble surround & new pedestal sink. Fully fenced & 2 car garage, workshop, storage, garden, large kennel. Must see! \$225,000. #97313



**VINTAGE IN-TOWN CHARMER!** 3-bedroom, 2-bath cottage in beautiful condition with energy efficient windows, remodeled kitchen, spacious master suite, large living room, both Monitor and wood heat, and a basement area for extra room. Close to everything, zoning permits commercial usage, and it has excellent exposure. Lots of potential and a great value! Reduced to \$319,000. #89470



**BANK FORECLOSURE – A NEAR NEW & REALLY NICE** 1,432 sq. ft., 3BR, 2BA. Vaulted ceilings, oak cabinets, lots of tile, a gas fireplace, a propane heat pump, a covered patio, custom colors, lots of light, a great floor plan, and a natural wood log style exterior make this barley lived in, 3 year old home a gem! \$185,500. #97264



**WALK TO THE GREENS FROM THIS BEAUTIFUL,** 2900' sq. ft. new custom home in one of Mt Shasta's premier neighborhoods (Siskiyou Lake Highlands). Everything about this home exudes style, quality & warmth. Long curving concrete drive, contemporary exterior design & killer views of the Eddies & surrounding tree studded hills. This spacious 3BR, 2.5BA includes a very large living area, a family area, study, & 3 car garage. \$475,000. #96037



**LARGELY UPGRADDED N. DUNSMUIR 3BR, 1.5BA!** The main bath is newly remodeled with a spa tub, separate shower, & tile floor. The living area has laminate flooring, ceiling fans, and the main heating is Monitor. There is a beautiful pink dogwood in the front and large oaks in the back – great for shade in the summer and sun in the winter. \$204,000 #96269.



**FIVE UNITS WITH GOOD INCOME!** Three 3-BR units, one 2-BR and one 1-BR, all located on the same property and in tow separate buildings. Low vacancy rates. Seller's maintenance show pride in ownership. Located close to fishing on the Sacramento River and to downtown area. Use a unit for vacation and rent out the rest. \$299,000 #92931



**\$185,950 FOR A BRAND NEW 1504 SQ FT 3BR, 2BA HOME!** Pete Pappas has been building homes in Lake Shastina for over 15 years and has the experience to build quality homes at excellent prices. Features include vaulted ceilings, exposed beam accents in living area, central heat & air, quality appliances & fixtures, an oversized galley kitchen with custom alder cabinets, large dining room and awesome views of Mt. Shasta. #96725



**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.



**MCCLLOUD BANK FORECLOSURE FOR \$123,500!** A classic, 2BR, 1.5BA with 1129 sf, both a Monitor heater & a woodstove to keep you warm, lots of wood accents, wood floors, a partial basement, a Mount Shasta view, a 2 car garage, & wood storage. Before foreclosure it was a fully functioning vacation rental. \$123,500 #97227



**10 ACRES, "GREEN" ECO FRIENDLY, BUILT IN 2006!** 2200 sq ft custom built, 3 BR, 2BA homes provides abundant light & warmth; the surrounding woods bring beauty & seclusion. Pine floors, cherry cabinets, copper tile & cherry counters, a wood cook stove, wool carpeting, natural wood trim, 9' ceilings, views of the Eddies, & an attached greenhouse that collects passive solar warmth. Veggie gardens, chicken coop, attached, oversized 2 car garage. Approved site for a 2nd home w/ the septic already in. \$569,000 #96573

### LAN

**STUNNING VIEWS IN EVERY DIRECTION:** Mt Shasta, Shasta Valley, Lake Shastina and the Eddies. This beautiful 20 acre parcel is accessible to Lake Shastina, Mt Shasta and Yreka yet secluded and pristine. Utilities close by or use the abundant sunshine for an off the grid dream home. #97436  
**TWO 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 the parcels, they are on a paved county road, they 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 a great location for solar. \$115,000 & \$130,000.

**BEAUTIFUL 40 ACRE PARCEL** offers nearly unlimited potential. Panther Creek cuts through the property. Tons of trees & several large meadow areas. An old pond site that could be restored, water rights are incl. If you're looking for privacy & a off the grid lifestyle this is one of the best values in the county. The land is mostly level & there's even a partial view of MS. Ski Park is just minutes away. \$135,000 #91913

**BUILD YOUR SOLAR HOME & view beautiful sunsets** on this 2.6 acre, mainly level parcel. There panoramic views of Mt. Shasta, the Eddies, & Miller Mountain. \$11,900. #96893

**38.9 ACRES FOR \$59,700** with Mt. Shasta views, trees, & great solar exposure. Access is good, power is in the area, & it is mainly level. Build your retreat or year round residence. #96966

**20 ACRES WITH STUNNING, PANORAMIC VIEWS** of Mt. Shasta, the Eddies, Shasta Valley, Sheep Rock, etc. It is a spectacular location for sustainable, off the grid living with solar & wind power. You'll love the secluded feeling yet it is only 1.4 miles from the county road. There is a recent survey, a septic approval letter, & it has been dowsed for water. \$98,000 #95829

**BEAUTIFUL HIDEAWAY IN THE FOOTHILLS OF MT. SHASTA** - 2 adjoining parcels of 3.07 & 2.55 acres. Both parcels have towering evergreens & many great building sites. The 3+ acre has a small meadow area, is adjacent to BLM land, & has more varied terrain. The 2.55 acre is more level. An accessible wilderness retreat for \$63,900 each or both for \$121,800. #96613 & #96612.

**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 is a place where one is embraced by nature's beauty. \$795,000. #96570

**4/10 ACRE AT THE MT. SHASTA RESORT** in Siskiyou Lake Highlands – only \$159,000! 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

**3/4 ACRE IN SISKIYOU LAKE HIGHLANDS** – just up from the Mt. Shasta resort & a few minutes from Lake Siskiyou. Fabulous views of the timber clad hillsides of the Eddies & Rainbow Ridge. Sunny location. Large trees. In an area of upscale & ultra custom homes. \$175,000. #95531

**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

**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 \$94,000 each. #95155 & #95157

### MOUNTAIN O FEEL THE COUNTRY

A cozy, new living area limited to six 2.5+ acres that are for sale have been cleared, providing sun oak, & dogwood. The feel is secluded yet it is an underground utilities, & paved, private access.

- #97314 2.53 acres. . . .
- #97315 2.59 acres. . . .
- #97316 2.55 acres. . . .
- #97317 2.56 acres. . . .
- #97318 2.61 acres. . . .





**Robert Cervelli**  
Sales Assoc.  
467-3671



**Tracie Oreck**  
Sales Assoc.  
926-6524



**Adam Oreck**  
Broker Assoc.  
926-6524



k  
c.  
9



**Carolyn Swift**  
Broker- Assoc.  
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**Aaron Cena**  
Sales Assoc.  
859-1168



**Susan Cena**  
Sales Assoc.  
926-1709



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D...

**5 ACRES WITH WELL & SEPTIC!** Beautiful evergreen woods. Utilities are available. Cleared building area. In the Hammond Ranch off N. Old Stage Road. \$139,900 #95862

**2.5 ACRES - TOWERING EVERGREENS, SECLUSION,** & a few minutes above downtown Mt. Shasta. Approved for well & septic. Power & phone are nearby. Build your dream home or a cabin in the woods. \$162,000. #94565

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

**PASTURE & VIEWS ON 10 ACRES!** Spectacular views of the Eddies, pasture land & beyond. Paved county road, with power & phone easily available. 45gpm rated well is in; a pre-approval letter for sewage disposal on file. Build your home & graze your horses & llamas on pasture below. Good for solar. Just minutes from town in beautiful area with many fine country homes. \$209,000. #95071

**ON THE SLOPES OF MT. SHASTA!** Looking for privacy, peace, quietness & good value - this parcel has it all. Located just 15 minutes from McCloud. Beautifully forested. Brushed. Nearly level. Across the road from USFS land. Asking \$39,900. #94603

**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 \$120,000. #94535

**ARE YOU INTO GOLF?** Beautiful level lot overlooking the 18th fairway and butts up to 1st fairway. Mountain views. Close to everything the area has to offer. Enjoy a way of life that includes beauty, relaxation & community. \$39,000. #95040

**STUNNING MT. SHASTA VIEWS AND ON THE GOLF** COURSE! Utilities are to the street and a professional survey has been completed. This corner lot is nearly ideal; suitability for building & views are all great. A definite must see. Reduced! \$42,500. #91771

**2.55 ACRES WITH LOTS OF EVERGREENS,** beautiful views of the Eddys, power & phone, paved county road & privacy. This area is abundant with wildlife; less than 10 min. from town. \$139,000. #91185

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

**40 ACRES - 360 DEGREE PANORAMIC VIEWS** of Mt. Shasta, the Eddies, etc. Excellent solar exposure. Create your dream home for sustainable living. \$129,500. #95271

**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

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

**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

**A GREAT 5 ACRES ON A PAVED ROAD** with beautiful views of the Eddies, lush meadows, & privacy. Also xint building site, abundant southerly sunshine, lots of oaks & evergreens, and a large, open, grassy area for horses, llamas, etc. Available power & phone. \$175,000. #93652

**OAK HOLLOW  
LIVE IN THE CITY!**

lots in Mt. Shasta City. The 5 beautiful parcels many open areas with a beautiful mix of evergreen, an easy walk to downtown. Good solar exposure,

- ..... \$229,500.
- ..... \$259,500.
- ..... \$259,500.
- ..... \$259,500.
- ..... \$199,500.



**BEAUTIFUL, LEVEL, 2.7 COUNTRY ACRES!** There is a huge, 1200 sf shop with rollup doors - 1 for a large truck. The main home is a 24' wide, 2BR, 2BA manufactured home which is in the process of being remodeled. There is also a 12'x65' 2BR with an add on porch & extra room. There is a separate 2 car garage + a carport. It has views of the Eddies, evergreens, grassy areas, & lots of sun. It is in the country outside of Mt. Shasta. A unique property to fit your special needs. \$270,000. #97260



**SPACIOUS 4BR, 4BA HOME + 1BR, 1BA CABOOSE** on 3/4 acre. It is a great family home and also is licensed as a vacation rental or B&B, its current use. Features include a remodeled kitchen with new appliances, 2 master suites, abundant granite counters & tilework, a hardwood floor entrance, & a 760 sf deck with a sunken hot tub. The property is beautifully landscaped, has a sunny garden space, & storage buildings. See www.mcclouddrailroadhouse.com for more pictures & detail. \$399,000. #97045



**SEVEN COMMERCIAL & RESIDENTIAL UNITS** provide substantial cash flow! This two story, 12,000 sq ft building plus basement includes a commercial space on the main floor and six apartment units upstairs. The vacancy factor is low. The local owner shows its pride of ownership in keeping the building well maintained. Reduced to \$499,000 #92948



**2 BR, 2BA OFF SQUAW VALLEY ROAD.** Pride of ownership is obvious in this nicely remodeled mfgd. home. Updates include floorings, ceilings, walls, dual pane windows, kitchen cabinets, Monitor heat, siding, insulation, & a quality metal roof. Other features include a walk in closet in the master bedroom, 3 storage buildings, landscaping with sprinklers, & a lovely wooded setting. All appliances are included. The park has easy access to the McCloud Reservoir, Squaw Creek, & the McCloud Golf Course. OWNER MAY CARRY! \$59,900. #95679



**HUGE CITY PARCEL + FULL BASEMENT!** A 3BR, 1BA with beautiful hardware floors, forced air heating, mountain views, and trees in a bright, sunny location. The 0.38 acres may be possible to split and provides abundant space for your gardens and fruit trees. It is in a low traffic area at the end of the street and is an easy walk to the center of town. \$289,900.



**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 1/2BA, includes a kitchen w/oak cabinets, an island, a custom oak hutch, & tile counters, a luxurious 11 x 11 master bath w/jacuzzi tub & separate shower, vaulted ceiling, lots of tilework, a fire viewing wood stove + heat pump for cost saving heating, wood floors, walk-in closet, dual pane windows, an oversized, insulated, 2 car garage. \$349,000. #97215



**NEW 3200± SQ. FT. CUSTOM HOME** near Mt. Shasta Golf Resort. Beautifully done 3BR, 3.5BA combines an elegant feel, modern design & favors soft feel of gentle curves. Views of Mt. Shasta & Castle Crags. Cherry cabinets w/Zodiac counters & self closing drawers, Old World texturing w/coved corners, gas fireplace & efficient heating & cooling, casement windows, stucco exterior, designer fixtures, walk-in closets, custom baths includes: spa tub, & abundant tile work. Buy soon & choose your own flooring, appliance. \$759,000. #96033



**CREEK FRONT & AWESOME MT. SHASTA VIEWS!** This 3-bedroom, 2-bath Lindal Cedar Home has beautiful natural wood in the interior, vaulted open beam ceilings, efficient Monitor heat, a 10x10 bonus room, balcony, a large wrap around deck, & a full basement for workshop, storage, etc. There are fruit trees, evergreen woods, lots of sun, and a sweet little creek, all in a gorgeous location on a paved county road away from the freeway. \$259,000. #95722



**3.7 LEVEL ACRES, 32'x24'** shop/garage & wheel chair accessible. 3BR, 2BA with beautiful hardwood floors, Monitor + forced air heating & air conditioning, a fireplace, & a fully remodeled kitchen with maple cabinets, Corian counters, a Dacor range, Sub Zero refrigerator, Kitchen Aid dishwasher & trash compactor. Includes a 600+ sq. ft. extra room, storage buildings, a car/boat port, fruit trees, weeping willows, spruce & evergreens. \$349,000. #94526.



**MT. SHASTA VIEWS & NEEDS SOME TLC!** A 1440 sqft, 4BR, 1BA with Monitor & wood heat, a covered porch, a single car garage, & insulated windows (mostly). It is on a solid looking, block foundation & has a newer roof. The property is fenced & the yard is well kept. On a paved city street plus alley access. \$89,000. #97303.



**XLNT MT. SHASTA & EDDIES VIEWS** from this Mt. Shasta City home, close to schools and downtown. This well cared for 3BR, 2BA has a light, open feel, vaulted ceilings, insulated windows, forced air propane heating, ceiling fan, an oversized 2 car garage, and a deck to enjoy the sunsets from the back yard. There is lots of off street parking & plenty of sun & space for your vegetable garden. \$259,000.



**RESTAURANT/FOOD TO GO** with good freeway visibility near the freeway exit, river recreation access, & city pool. Established many years. All equipment included & building only. Owner may carry with large down. \$125,000.



*The Schneider Team presents...*



**WAGON CREEK FLOWS THRU** this 2.5 acre gated homesite just off North Old Stage Road. Situated amongst big trees overlooking this year-round creek is a 2-story, 3018 square foot, 5 bedroom, 3 bath custom home. Special features include: tile & wood floors, a gourmet kitchen with granite counter tops & all stainless steel appliances, great room with fireplace, formal dining area, den & large outside deck. Spacious master suite with custom bathroom is located on 1st floor. Call Nancy for a personal tour. Great value! \$850,000.

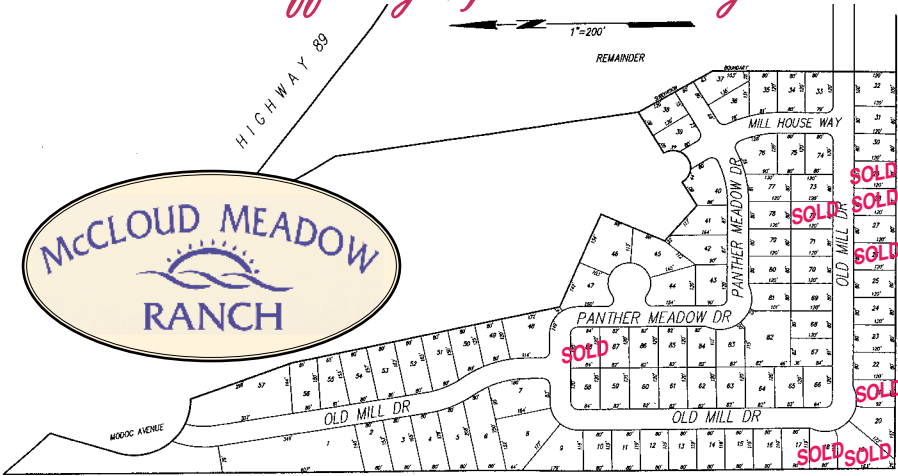
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**LOTS & LAND**

<b>MOUNT SHASTA</b>		<b>HAMMOND RANCH</b>	
Lot 57 Eddy Circle.....	\$120,000	Lot 125 Red Fir Loop.....	\$98,000
R-3 Lot on Pine Street.....	\$125,000	Lot 7-3 N. Old Stage Road.....	\$130,000
403 Adams Drive.....	\$140,000	Lot 68B Dogwood Drive.....	\$169,000
Lot 23 Siskiyou Lake Blvd.....	\$242,000	98C & 98D High Meadow.....	\$175,000
Lot 24 Siskiyou Lake Blvd.....	\$247,000	Lot 1 Lakewood Ranch.....	\$250,000
Lot 3 Quail Hill.....	\$249,000	Lot 58 N. Old Stage Rd.....	\$386,000
20 Acres, off Summit.....	\$390,000	<b>LAKE SHASTINA</b>	
2126 Paddock Way.....	\$995,000	Lot 70 Ball Point.....	\$20,000
<b>MT. SHASTA FOREST</b>		Lot 132 Fisher Road.....	\$29,500
Lot 3 Unit4-G Winding Way.....	\$64,000	Lot 178 Riverside Drive.....	\$43,500
<b>SHASTA VISTA</b>		<b>GAZELLE</b>	
Lot 2 Buck Horn Road.....	\$15,000	40 Acres off Scarface Rd.....	\$99,000

Check out all of our listings at [www.mtshastaproperty.net](http://www.mtshastaproperty.net)

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 204 W. Lake St., Mount Shasta

Nancy Schneider  
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**HERITAGE PROPERTIES**



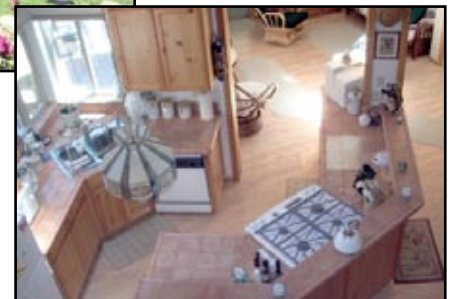
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Off the beaten path, this 1700sq. ft. luxury hide-a-way boasts 2 master suites, one with beautiful Vermont Casting stove. The chef's kitchen has custom tile everywhere, vaulted ceilings, custom cabinets, convection oven. Lopi wood stove.

Skylights abound. Wrap around redwood deck surrounded by emerald lawn is the ultimate spot for entertaining, complete with propane outlet for gas grill. **OUTRAGEOUS MT SHASTA VIEW.** Oversized double garage and attached carport. Stupendous storage. Home functions ON and OFF the Grid with several alternate power systems that work remotely from inside the house. Work from home with high speed internet and CAT 5 networking. Call now for your private showing. \$425,000.



Overview of Kitchen & Family Room



Heart Melting View of Mt Shasta

Augusta Meyers  
 BROKER

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**DUNSMUIR** - Great potential, if you are looking for a fixer upper this is the house for you. Located adjacent to the Sacramento River and within walking distance to town. Don't miss the seasonal creek alongside the house. #97247

**Asking...\$79,900**



**MCCLELLAND** - In the lovely city of McClelland in this 2 bedroom, 1 bath home located a short distance from the Mt. Shasta Ski Park and numerous outdoor activities. #96929

**Asking... \$99,900.**



**NICE 4 BD/2 BATH HOME** in a good neighborhood of North Dunsmuir. This spacious 1700 square foot floor plan includes a private upstairs suite and family room. Enjoy a large fenced back yard and a great workshop for storage or hobby space. Located only a short walk to the river. #97080

**Only... \$100,600.**



**27 ACRE PARCEL IN MT SHASTA** - The property has two older mobile homes which might not be of any value. This is a nicely treed parcel that backs up to National Forest land and Union Pacific land. This is a very private parcel just minutes from town. #96983

**Offered... \$115,900.**



**MT. SHASTA CITY** - Small home in a nice neighborhood. Home needs some TLC. Great potential here as this house is on a double lot. #96791

**Only... \$135,000.**



**DUNSMUIR CHARMER**- This 3 bedroom 2 bath 1656 sf home is within walking distance to town. Nicely updated kitchen with new cabinets, flooring and tile counter tops. This home has a basement with two bedrooms that each have private entrances. The yard is nicely landscaped plus a deck and privacy fence. #96740

**Only... \$129,900.**



**LAKE SHASTINA** - Located on a quiet cul-de-sac, that backs up to the golf course. This home has been updated and has a great floor plan with a huge main level living area. Perfect for anyone looking for a cozy cabin type home that is ready to move into #96938

**Offered at...\$159,000.**



**LAKE SHASTINA** - This home was built in 2006 and bare bones with all the amenities, wired for surround sound, nice size kitchen with pantry and much more. Also wired for a hot tub. Don't miss this one. #96953

**Offered at... \$169,000.**



**MCCLELLAND** - Nice family home on 1/4- acre lot with end of road privacy, in need of some TLC. Large living room with wood stove and monitor heat, spacious kitchen, and master bedroom on first floor. Huge detached two-car garage with workshop area, and an additional small storage shed. Creek is adjacent to property and creates a tranquil environment. #97070

**Great Deal at... \$159,900.**



**LAKE SHASTINA** - A very private property with views of Mt Shasta, golf course, and the lake. This 2200 sq. ft. house sits on over 3/4 acre and is nestled in the trees. This property home with large main level living area, a wood stove. Master suite has a Jacuzzi tub. The property does need some TLC, including new flooring - that's why the price is so low. Take advantage of this great deal! #96389

**Asking...\$169,900.**



**LAKE SHASTINA** - This brand new 3 bedroom 2 bath home is the home you have been looking for. Hardwood floors, granite counters and custom alder cabinets. #96532

**Only... \$230,000.**



**LAKE SHASTINA** - This 3 bedroom 2 bath contractor's home is a quality constructed home on a raised foundation, has a 40 year roof, nine foot ceilings, propane fireplace, hickory cabinets, and granite counter tops. The property is on a quiet street with lots of pine trees. #96709

**Only... \$229,900.**



**WEED** - Excellent location within walking distance to the college with gorgeous views of Mt. Shasta. This large 2500 sq. ft. home would be great for a family, with bonus room that would make a perfect game room and nice yard for outdoor enjoyment! #97252

**Asking... \$234,900.**



**LAKE SHASTINA** - Spectacular views of Mt. Shasta, Lake Shastina, the Eddy Mountains, on over 1/2 acre property at the end of a private cul-de-sac. This is a large home in good condition and ready to move into.

**Offered at... \$246,584.**



**MT. SHASTA** - Absolutely gorgeous 4Bd/2Ba, 1750-sf home on 1.10 wooded acres! Extensively remodeled since 2005, with beautiful wood & tile flooring, wainscoting, crown moulding, and a great open layout. The kitchen has new custom cabinetry and an enormous walk-thru pantry/laundry room that leads to the 2-car garage. Expansive decking, with complete privacy. Just minutes from town, at the end of a quiet street! #97206

**Asking... \$384,900.**

## BUSINESS, LAND, HOMES & NEW HOME CONSTRUCTION



**CUSTOM HOME WITHOUT THE CUSTOM PRICE.** This 3 bd 2 ba home has the quality you would find in more expensive homes. Oversized 2 car garage, vaulted ceilings, wood and tile floors, tile counter tops, window coverings, landscaped front yard, upgraded appliances including refrigerator, fireplace and much more. Master suite includes a tub, shower and dual vanities.

**Asking... \$218,500.**



**MT. SHASTA VIEW HOME!** Great location that backs up to open space with incredible views of Mt. Shasta from the front of the home.

**Offered at... \$249,000.**



**IN THE TALL PINES**, beautiful golf course home on the Robert Trent Jones course. 3 Bedroom 2 Bath, vaulted ceilings, tile floors, large windows, stucco siding, pantry, walk-in closet, tile fireplace and jacuzzi. Enjoy the green backyard in a peaceful setting at the end of a cul-de-sac. #95590

**Asking... \$325,000.**



**NEW CONSTRUCTION** close to the Lake Shastina Community Park. Custom & quality throughout. This is NOT your typical spec home. Extensive use of brick, marble, granite, 9 ft. ceilings, custom Ash cabinets, coffered living & master ceilings plus a large butler's pantry/utility room. Please make an appointment to see this well-built home. #95881

**Only... \$344,900.**



**VERY CONTEMPORARY** - Large 4 bedroom 2.5 bathroom home with over 2000 sq. ft. of living space, all new flooring, appliances, and fresh interior paint. Located on nearly 1/2 acre on the championship golf course in Lake Shastina. Make an offer today. #96030

**Asking... \$349,000.**



**CUSTOM GOLF COURSE HOME.** 3 Bd/ 2 Ba home has 1950sf with a deck of nearly 1,000sf overlooking golf course. Features a deluxe kitchen with hickory cabinets, a pantry, Dacor & Bosch appliances, granite counter tops, a small appliance lift, double oven with convection, a skylight & garden window. The large master bath has a 6' Jacuzzi tub, double sinks, walk in closet, & large tile shower. #94631

**Offered at... \$359,000.**



**COME HOME TO BEAUTIFUL LAKE SHASTINA!** Enjoy this lovely, spacious, Tom Roe, custom built home, just minutes from the lake & 2 golf courses. Open floor plan of the kitchen, dining & living room area, its vaulted ceiling & fireplace. 9 ft. ceilings are in the remainder of the home. The master suite features a sauna. A large jetted tub and glass block shower the master bath. Large 3 car garage w/ workbench. RV parking, & more! #95921

**Offer at... \$439,500.**



**POST & BEAM LINDAL CEDAR HOME.** This large house has a newly remodeled tile entry, bathrooms and kitchen. Large master bath with great views of the lake from soaking tub and bedroom. All 3 bedrooms have a view of the lake. House has 2 large decks looking at the lake, extra storage room downstairs. Lower level has large rec room and sauna. #97091

**Asking... \$490,000.**



**EXCEPTIONAL LAKE & MT. SHASTA VIEWS.** This lovely 3 BD 3 BA, 2440 sq ft home has many extras and built-in with views of the lake, Mt Shasta, the Eddies, Black Butte and even the Shasta Valley. All the rooms in this beautiful home are oversized. There are too many extras to mention. #95115

**Priced at... \$499,900.**



**LAKE SHASTINA'S FINEST!** Exquisite 2400 sf 3-BR, 2-BA home with a very open floor plan, vaulted 18' ceilings with exposed beams and T&G wood ceiling. The great room has massive windows with breathtaking views of Mt. Shasta as you look out over the golf course. Interior amenities: granite counters, wood floors, fireplace with floor to ceiling rock, wine refrigerator, gourmet kitchen with gas cook top & jacuzzi tub. The exterior boasts rock & hardiplank siding. #95419

**Asking... \$595,000.**



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6 Properties For ...\$99,000.



**IF YOU'RE A FIRST-TIME BUYER**, or looking for a vacation retreat, or want to downsize, this is the place for you. The open floor plan of the Kitchen, Dining and Living rooms with vaulted ceilings make this home feel larger than 1140 sq.ft. Imagine sitting out on the covered patio enjoying the seclusion of your back yard with its lawn, flower & vegetable gardens. 2 Br, 1 Ba., attached 2 car garage.

Priced for a Quick Sale... \$168,000.



**MT. SHASTA CITY** - 4 Bedroom/ 2.5 Bathroom Townhome - This townhouse had an attached 2 car garage & owner created lrg 4th bedroom using some space from the garage. Everything has been remodeled including new vinyl frame windows, laminate bamboo floors, contemporary palm ceiling fans, beautiful custom tiled shower and pedestal sink in Master Bath. A MUST SEE at this price. #96925

Only... \$185,000.



**OUTSTANDING VIEWS!!** This house is a perfect little cabin in Lake Shastina that is close to every thing and has all the views. Mt. Shasta, Golf Course, Lake, and Eddie views. Lake and golf course are one minute away. Unfinished underneath of house that could be a possible addition. Very expensive houses on both sides. #97049

Offered at... \$189,000.



**LAKEFRONT TOWNHOUSE** - Totally remodeled with all new vinyl windows, carpeting and floor coverings. This could very easily be two units. The downstairs has a bedroom, living room, kitchen, bath and heat. The owners have done a wonderful job of landscaping. Great Mt. Shasta view. This unit really shows pride of ownership. #97396

Asking... \$199,000.



**OVER 2000 SQ. FT. A-FRAME STYLE HOUSE** on well-landscaped 1/2 acre lot w/lot line adjustment already done. Detached 2 car garage w/studio behind can be finished by the buyer. Owners have added new doors, sliders & replaced roof making this home move-in ready. A great family home with lots of space or is ideal for a vacation retreat. Plenty of space for your boat or R.V. w/attached garage, detached garage & carport space. #97075

Listed at...\$205,000.



**CUSTOM HOME WITHOUT THE CUSTOM PRICE:** This 3 bedroom 2 bath 1480 sf home has the quality you would find in more expensive homes. Oversized 2 car garage, vaulted ceilings, wood and tile floors, tile counter tops, window coverings, landscaped front yard, upgraded appliances including refrigerator, rock fireplace, on demand water heater, RV parking and much more. Master suite includes a tub, shower and dual vanities. #95828

Asking \$224,000.



**EXCELLENT VIEWS** - Very clean private home with a great view of Mt. Shasta. Large custom base board, custom cabinets, upgraded carpet, landscaped yard, irrigation system, powder coated fence, and room for RV and Boat parking. Better than new! #97257

Only... \$225,000.



**GREAT VIEW HOME.** 3-bdrm 2-ba newer home used as 2nd home by the owners. Interior still shows new. Features open floor family/great room; roomy bedrooms with lots of closet space. Lg. laundry room with pantry. Large insulated 2-car garage. Lg concrete patio looks up to a hillside which is non buildable adds to the quiet and privacy. Stucco exterior which adds extra R-Value. Front view overlooks 3 fairways with a fantastic Mt. Shasta view. #96595

Only... \$239,000



**10 + ACRE HORSE RANCH** - This property has unlimited potential. Location and easy access with majestic views of all local mountains. 18 stall horse barn with living quarters above. 6 turnouts, 2 ponds all in the shadow of Mt. Shasta at an elevation that rarely sees snow. Elevation is approx. 3,000 ft. Truly a horse lovers dream, Landscaped. #95727

Only... \$249,000.



**LAKE SHASTINA VIEW HOME.** There's no better view home in Lake Shastina. Custom 3-bd, 2 bth and den could be a 4th BR. This contractor's home has a master suite set apart from the rest of the house - has floor-to-ceiling views of Mt Shasta & Lake Shastina, 10 ft. ceilings, and 3-sided fireplace. Extra special touches: whole house speaker system, wiring for a security system & timer for yard lights. #97518

Offered at... \$399,000.



**LARGE LANDSCAPED LOT** over 3/4 acre hard to find in this area and yet in a convenient location. Close proximity to schools and town would make an excellent rental. This house would also make a great family home with 4 bedrooms, 2 baths, and approx. 2100 square feet. Well fenced yard allows plenty of room for the kids to play. #97029

Yours for only... \$269,000.



**3 BDRM 2 BATH** Craftsman home with matchless detail and style on quiet lot. Cased French doors and oversized windows let lots of light in on warm hardwood floors. Kitchen boasts granite counter tops, custom cabinets and stainless steel appliances. Bathrooms enjoy granite counter tops, tile floors, a claw foot tub and oversized tile shower in master. Great room has vaulted ceilings and a columned dining area. The list goes on. Call today. #95198

Only ... \$279,000.



**THIS LOVELY NEWER HOME** is set on 1.2 acres, a rare find in Lake Shastina! With 3 bedrooms, 2 bathrooms, large utility room, and spacious kitchen open to the living room, the home offers ample room for the whole family. And the 9-ft. ceilings give an even more open feeling. Just built in 2005, this home is just like new, and the view of Mt. Shasta is spectacular! Bring an offer today. #97386

Asking... \$285,000.



**GREAT FIVE ACRE PARCEL** in Hammond Ranch with newer 3 bedroom/ 2 bath manufactured home on foundation. Recently painted on the inside. Property is off the grid with solar and hydro electric generation. Power is available if you wish to be on the grid. Large steel garage. You will love the privacy and views this property affords.

Offered at... \$300,000.



**GORGEOUS BRAND NEW CUSTOM HOME** within walking distance to the lake. This 3 bedroom 2 bath home is anything but ordinary with granite counter tops and an excellent floor plan. Price just reduced!! #90338

Now asking only... \$315,000.



**GOLF COURSE HOME** - This house has all the upgrades & beautiful view of Mt. Shasta & the Golf Course. Bock Diesel heating system, whole house fan, corian counter tops, stainless steel appliances, tiled bathrms, Lrg shower in master bath. Golf cart garage & office den could be a 3rd bd. Very open floor plan w/large window to take advantage of the views. RV parking & workshop! #97144

Asking...\$325,000.



**LAKEFRONT GEODESIC DOME.** 3bd, 2bath, 2100 sqft. Close enough to the lake that you can almost hit the water with your fishing line from the back deck. This charming home, is a one of a kind, Geodesic Dome located on the most pristine water frontage on Lake Shastina. This custom designed home would be perfect for retirement or vacation. Large downstairs room would make the perfect guest quarters. #94620

Drastic Reduction! \$329,000.



**MT. SHASTA CITY** - Wonderful neighborhood, quiet street, close to restaurants and downtown! This 3 bedroom, 2 bath house shows like a model home. Newly remodeled bathrooms, beautiful laminate wood floor throughout most of the house and nearly new exterior paint. Enjoy the lush, private backyard area with cover patio and much more. Make an offer today!

Only ...\$329,000.



**INCREDIBLE HOME AT AN UNBELIEVABLE PRICE** - Over 4500 sq. ft. home in excellent condition. Boasting 5 bedrooms and 4 bathrooms there is plenty of room for family and friends. Enjoy breathtaking views of Mt. Shasta and Lake Shastina, or walk across the street to the lake and do some fishing. This is an outstanding value. #97408

Only ...\$370,000.



**5 ACRES** - This 3 bdrm, 2 bth home is 2033 sf. The great layout of this house features a very open floor plan with a breakfast area, a living rm & a great rm. The home has forced air heat plus a free standing diesel stove. The 1500 sf shop is 2 x 6 constructed & fully insulated and heated, & has piped in air from a 220v compressor that is located in the tool shed to make the shop quiet. Property includes the lucrative PUMPKIN PATCH business. #95955

Offered at... \$399,000.



**FABULOUS 3000 SQ. FT. LAKEVIEW HOME** on 3/4 Acre - Relax and enjoy the beauty of your surroundings from the inside and outside of this incredible home. Boasting 3 bedrooms, 3 bathrooms, family room that could be a private guest quarters, fireplace in the living room and master bedroom, exercise room with equipment included, and much more. Call today for a full list of amenities or to make an appointment for a private showing. #97347

Asking \$449,000.



**WHAT A DREAM HOME.** 3-BR, 2-BA executive golf course home has spectacular golf course & Mt Shasta views! Fabulous kitchen with Wolf comm. stove, Bosch dishwasher, granite counter tops, trash compactor, custom hardwood cabinets, deluxe light fixtures, central vacuum system, and 1100+ft of floor tile. Beautiful stamped concrete driveway, exterior archers, and oversized 3-car garage. Owner is a structural engineer; all design & construction is of the highest quality with the utmost attention to detail. #94146

Offered at... \$449,000.



**THIS EXCEPTIONAL LOG HOME** is 2135 sq.ft. 3bd, 2ba, single story, w/2 car garage on a raised foundation. Wood floors, stainless steel appliances, granite counter tops, & custom cabinets. one of a kind spa/Jacuzzi tub/shower in master bath has steam, aroma therapy, cd/am/fm telephone, seat with massage jets, & rain feature. Bathrooms have radiant floor heat. The master has French doors opening to a 30 foot deck. This log home is nestled in the tall pines close to the Lake Shastina Golf Resort.

Only... \$599,900.



**LUXURY GOLF COURSE HOME** on extra large lot nestled in the pines on the 6th fairway of championship golf course. Breathtaking views of Mt. Shasta framed by the wall of windows in the 2 story great room & lrg master suite. Expansive back deck. Custom kitchen w/ walk-in pantry & breakfast room, formal dining room. 3 bdrms, 3 bths, sewing/hobby room, extra lrg 3-car garage & RV space. This custom built Lindal Cedar Home is one of a kind. Exquisite touches throughout with too many amenities to list. #93765

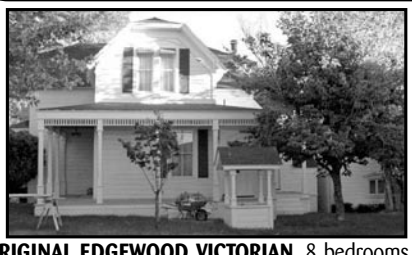
Asking.. \$675,000.



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**ORIGINAL EDGEWOOD VICTORIAN.** 8 bedrooms, 5 baths with parlour, jetted tub, sauna, carriage house with 2-bdrm, 1-bath apartment; 4 garages & gazebo. On 1/2 acre with running creek & Mt. Shasta view. Charming private setting for weddings or possible B&B. Reduced to \$695,000. #96438



**COUNTRY COTTAGE** - 2-bedroom, 2-bath home with deck, garage & gardens on large lot. Extra parking. Freshly painted & upgraded interior. Reduced to \$215,000. #95520

**INCOME PROPERTY...**

**YREKA COMMERCIAL BUILDING.** On Main Street. Owner says sell "AS IS". Two separate store fronts 5000 sq ft. Vacant & ready for you to set up your own business venture. ONLY \$179,000. #96989

**INCOME PRODUCING DUPLEX** - 2-bd & 3-bd units, each with laundry room. Must see to appreciate the value. Reduced to \$179,000.

**MT. SHASTA DUPLEX.** 2-bedroom, 2-bath units rented with carports. Good income. Rented with patios & carports. Only \$299,900. #94372

**HOMES...**

**LAKE SHASTINA SPECIAL.** 3-BR, 2-BA home with landscaped yard on a cul-de-sac street. \$179,000. #97006

**AWESOME!** ONE-of-a-KIND riverfront home with approx. 200 ft. of Sacramento River frontage, this 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. \$625,000. #97498

**NEW CONSTRUCTION, NOT YET COMPLETE.** 3-bedroom, 1-bath with private backyard. Add your decks for outdoor entertaining or garage. Bull nose corners, low E windows. Pick your carpet, cabinets & colors or make offer AS IS to finish. Only \$179,000. #97012

**STARTER WITH GREAT CANYON VIEW.** Quaint 1 bd, 1.5 bath. Recent interior and exterior upgrades. Monitor heat & laundry area. Low maintenance. Reduced to \$139,900. #95563

**LOOKING FOR A FISHERMAN'S GETAWAY?** Rustic 2 bedroom, 1.5 bath cabin, large wooded lot. Mixed use zoning. Extra outbuildings. Reduced to \$139,900. #94922

**NO. DUNSMUIR CHARMER** 3 bd 1.5 ba, wood floors, trees, flowers, garden area. Garage/shop, greenhouse. ONLY \$199,000 #95686

**LARGE 3-BD 1-BA HOME.** close to pool offers full basement, workshop, and garage area. Large laundry room downstairs could also be a craft, sewing, project or exercise room. Deck off kitchen for entertaining & back yard access. Only \$199,000. #97007

**FIX ME UP OR TEAR ME DOWN.** 1-Bd 1-ba. Oversized lot. Private street. Mature landscaping. Sell "AS IS" Reduced to \$100,000. #95388

**LAND...**

**120 ACRES - HORN BROOK.** Beautiful views from this horse property. \$349,000. #94812

**LOOKING TO BUILD?** Getaway cabin or dream home. Make offer on .31 acre parcel development in the hills with Dunsmuir canyon views. Possible credit toward sewer hook-up. \$85,000. #96383.

**PRIME AGRICULTURAL,** 100+ acres, straddles Shasta River. Fenced for livestock. With 1869 water rights. Scenic Mt. Shasta view. Reduced to \$575,000. #96153

**RIVER & MOUNTAIN VIEW LOT.** Build your home on level lot across from River, minutes to town. \$74,900. #96735

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

**MOBILE HOMES & PARKS...**

**GREAT BUY.** 2 bedroom, 1 bath 1992 model, in park with large carport, shed & mud room. \$29,500.

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**Mount Shasta Cottage w/C-2 Zoning**

This Cozy City Home w/Commercial Zoning allows you the capacity to Live & Work from Home. Hang your "Shingle" in front and enjoy the Beauty of the 12 Fruit Trees, Hardwood Floors, Full Basement w/Wine Cellar/Cold Storage Area, 2 Monitors, Woodstove, Dual Pane Windows. With Owner Financing OAC \$365,000. MLS #97338



**Estate Home on 10 Acres**

This Custom 5-bedroom, 2 1/2-bath with 3-Car Garage has everything your heart desires. Pond, Little Shasta River and China Ditch. Has Large Workshop/Storage Building. Immaculate Grounds with a Great View of Mount Shasta. Adjacent 10.47 Acre Parcel available. \$1,195,000. #96006



**Commercial Investment 3 Business Suites & 4 Apartments**

Great Investment w/ Stabilized Income in the Heart of Downtown Weed. +/-5.9% Return on Investment at listed price w/new tax basis. On-site Parking w/2 Garages & Corner Location. Block Bldg. w/Hardie Lap Siding & 50 Yr. Roof. Parcel is Zoned Commercial & +/-10,625 SF Lot. Central Laundry for Residential Tenants. Must See to Appreciate. \$600,000. #96574



**Sale w/Lease Back ViViFy Restaurant & Bar**

Purchase the Real Estate w/a New Lease Back from Master Chef, Sachio Kojima for 5 Yrs. w/5 Yr. Option. Earn an Eight Percent (8%) return on the Investment/Sale Price minus Base Year Taxes & Ins. Annual Increases of 3% Min. & 5% Max. All existing FF&E installed in Summer 2005. \$650,000. #95039



**McCloud River Lodge River Grill & Bar**

REDUCED AND POSITIONED FOR SALE. This excellent well-established Business Opportunity w/Real Estate is now priced at \$745,000 and includes a fully furnished Commercial Kitchen valued at \$50,000 w/new and seasoned appliances. Lodge & Restaurant has full Living Quarters attached along with 5 detached Custom Motel Rooms built in 1995 to current codes & handicap standards. Bar is fully outfitted and the #47 ABC License can be purchased for \$30,000. For the Investor who desires the ability to expand, there is an adjacent +/-0.70 Acre Lot for more parking, rooms and/or Park Model Units with spectacular Views of Mount Shasta for only \$95,000. This Business Opportunity is awaiting your Creative Ideas to take it to the Next Level of Expansion. #95025; #95026



**Lauren Crest Manor Care Center**

This R-3 Zoned REO is closed and ready for New Ownership. Originally Mt. Shasta's Hospital, this Prime 1.35 Acre Site and 11,260 sq. ft. Facility has 22 rooms and 40 Resident Occupancy under prior ownership. Call today for Details. \$910,800. MLS #97451



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**SKYVIEW ESTATE LOTS**

JUST REDUCED TO YOUR DREAM HOME  
 LOT #48 5.60 ACRES.....\$219,000.  
 LOT #49 3.05 ACRES.....\$198,500.

Well & Septic Included or Credit of \$15,000. Seller Financing OAC with 20% Down. Amortized or Interest Only - Buyer's Choice. Treed Lots with Views of Black Butte. Partial View of Mt. Shasta. Under ground Utilities with conduits. Must See!! MLS #97406 & #97409



**LAND FOR DEVELOPMENT**

MT. SHASTA: R-3 Residential (Single or Multi-Family Units) 75'x125' Level Lot w/owner financing.....\$95,000  
 MT. SHASTA: MH (Heavy Industrial near I-5 & Hwy 89) 2.43 Acres. w/Owner Financing.....\$195,000  
 MT. SHASTA: C-2 (Retail Business/Sales) 2.42 Acres of Center City Land w/3 Acres of Mitigation Land....\$675,000  
 MT. SHASTA: RRB-2.5 (Rural Residential) 2.50 Acres w/Spectacular Views of Mount Shasta. Has Owner Financing.....\$175,000  
 MT. SHASTA: RRB-2.5 (Rural Residential) 2.50 Acres with Spectacular Views of Mt. Shasta. With Owner Financing.....\$125,000  
 McCLOUD: CH 7.5 Acres of Prime Hwy. 89 Land. Great Hotel or Commercial Site.....\$325,000  
 McCloud: CC (Town Center Commercial) 1.01 Acres of Hwy. 89 Visible. Great Mini Storage Site.....\$125,000

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**541 JUNCTION AVE, MC CLOUD**

**SELLER MOTIVATED!** Priced to sell. Great location - nice neighborhood. Large home, new 1/2 bath & remodeled kitchen. 4 bdrms or use one of them for a home office, or play room. 2 great forms of economical heat: wood stove & Monitor. All appliances included. Lg. oversized garage to house all your toys. McCloud Reservoir is really close for all you fisherman; loads of BLM land in all directions. REDUCED! Don't let this gem pass you by. \$240,000. Also available for rent. #95790

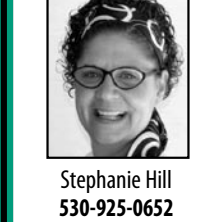


**510 MCCLOUD AVE, MT. SHASTA**

**HUGE PRICE REDUCTION!** Large enough for the entire family including the in-laws. 3/2/2 and large basement. This well maintained home has it all including an attached in-law suite with kitchenette. 1800sf for yourself. Large rooms, incl. sound proof music room in basement, large cedar deck with hot tub. Basement could be used as a 4th bedroom, game room, etc. Tall pines & privacy to the rear brings the feeling of country living, yet walking distance to town. \$289,000. #96812

**• AREA LAND • AREA LAND • AREA LAND •**

- 93288 Lot 4 A-12. 2.7 acres. Mt. Shasta views .....\$13,000.
- 95306 Lot 38 Silverlode. Mt. Shasta views (seller finance) ..... Reduced to... \$13,700.
- 93151 Lot 262 Tarpon 3.3 acres with amazing views .....\$15,000.
- 94981 Lot 2 Collins 2.5 acres. Mt. Shasta views ..... Reduced to... \$15,000.
- 95750 Lot 213 Moutainwood..... Reduced to... \$16,500.
- 94316 Lot 25 Martin Drive 2.7 acres. Mt. Shasta views .....\$17,500.
- 95544 Lot 19 Pleasant Dr. (perc approval on file)..... Newly reduced!... \$18,000.
- 94979 Lot 19 & 29 Jennie 4.2 acres. Mt. Shasta views (2 for the price of 1) .....\$20,000.
- 91381 Unit 8-1 Lot 100 Friar- Great views of Mt. Shasta ..... Reduced to \$20,000.
- 96406 Lot 106 Archer .20 ac. Mtn. view. Seller to install septic. Comm. water avail.....\$28,000.
- 96405 Lot 5 Autumn Pl. .30 ac. Mtn. view. Seller to install septic. Comm. water avail.....\$28,000.
- 96237 Lot 169 Riverside .23 acre. Valley & hill views.....\$29,900.
- 94088 Onyx Ave. Mt. Shasta views. (perc approved for conventional) .....\$35,000.
- 94293 Lot 199 Cerrudo Ct. Mt. Shasta and golf views ..... Reduced to \$38,000.
- 96404 Lot 277 Pinehill. .20 acre. Corner lot. Great views of mountain. ....\$38,000.
- 92819 Lot 233 Stag Mtn. Has a lake view!.....\$54,000.
- 96466 5622 Jade Ave., Big Springs. 2.55 acres. Mtn. views. WELL IS IN. Newly reduced!...\$55,000.



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**Hornbrook & Klamath River Country Estates**

- MLS #97429 Lot 258 Tarpon Dr 2.20 acres..... \$12,500
- MLS #97288 Lot 173 Desavado Road. Perc approved 1.10 acres..... \$13,500
- MLS #97270 Lot 77 Bull Pine Place. Perc approved. 1.04 acres..... \$15,000
- MLS #97507 Lot 389 Ager Rd .76 Acers.....\$18,500
- MLS #97304 Lot 71 Desavado Road. Perc approved & well. 3.49 acres..... \$25,000

**Lake Shastina Land**

- MLS #95649 Lot 199 Hidden Valley Road. .25 acre ..... \$25,500
- MLS #95500 Lot 207 Otter Court. .24 acre ..... \$29,500

There are over 200 Lots For Sale in Lake Shastina! Call me today for a list.

**Montague & Shasta Valley Land**

- MLS #97067 Lot 16 Smith Road. 2.40 acres..... \$7,500
- MLS #97113 Lot 8 Carnes Road. 2.50 acres ..... \$9,500
- MLS #97237 Lot 2 Oriole Drive. 2.40 acres ..... **SOLD** ..... \$10,000
- MLS #97022 Lots 8&9 Shasta Vista Drive. 5.60 acres ..... \$18,000

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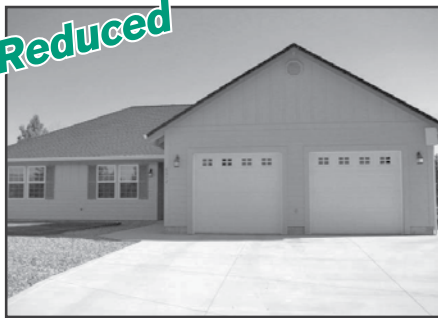
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Michele Duchi  
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859-0494



CUSTOM HOME SITUATED on Lake Shastina Golf Course. This 3 bedroom, 2.5 bath home has 10ft. ceilings thruout with crown molding. Custom built fireplace in dining room, lrg. Master bedroom with walk in closet, lrg. laundry room with sink & pet bath, solar tubes & skylights, fenced dog run, 3 car garage with separate door for golf cart. And the list goes on. Call Michele to see this one. \$459,900. #97394

**Reduced**



NEWER CUSTOM HOME in Lake Shastina by Pelletier Builders. Home boast of many upgrades: water softener, double drawer Fisher Paykel dishwasher, Kuma diesel stove in living room, oversized garage with golf cart garage door, birch cabinets throughout: loads of storage; ceiling fans & much more. Fantastic Mt. Shasta views from living and dining area as well as back yard. Priced to fit any budget. REDUCED! \$234,900. #95597



DOUBLE LOT LOCATED ON THE 3RD TEE BOX at Lake Shastina Golf Course. Lots of trees and on a quiet cul-de-sac with all utilities there. Owner has not done a boundary line adjustment but wants to sell lots together. With 20% down seller willing to carry note. Lots 131/132 Snead Court, Lake Shastina. \$150,000. #90952



LARGE CORNER LOT With great views of Mt. Shasta. This 3 bedroom, 2 bath home would make a great starter home or that perfect vacation getaway. Located walking distance to Lake Shastina Golf Course. Backyard is fully fenced in. Great potential so call today to make your appointment. \$145,000. #97435



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



DREAMED OF BUILDING THAT BEAUTIFUL HOME ON A GORGEOUS GOLF COURSE? Well, dream no more! This lot is that one. Located on the 2nd fairway at Lake Shastina among the tall pine trees. All utilities are there and ready to go. Priced at \$75,500 #96696



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- ✗ Business sales and other commercial transactions
- ✗ Fraud and breach of contract claims; insurance disputes
- ✗ Homeowners associations, CC&Rs

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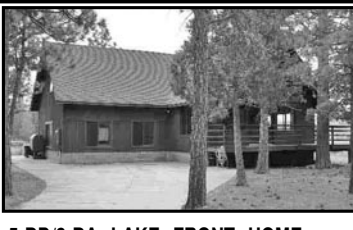
Debbie Pimentel Steve Spataro Mary Dillon Shelley Sarason Shelly Craig Erik Kloth



Chris Kutzkey Luann Wiegele Tracy Kutzkey Grace C. Sanchez



**2BD/1BA HOME** in Mt. Shasta limits, 1018 sq.ft. with C-1 zoned acreage \$499,000. #94568



**5-BD/3-BA LAKE FRONT HOME**- oversized lot. 60, remodeled kitchen and bathrooms, new carpet and linoleum throughout. \$265,000. #96393



**TWO STORIES** with large open kitchen/living room, vaulted ceilings. Almost wrap-around decking. A bonus room w/kitchenette. Skylight, walk-in closets, wood stove, 2 monitors, attached carport. Superior views of Mt. Shasta/Eddy's. \$315,000 #97445



**NEVER LIVED IN** - 3BD/2BA 2096sq.ft. custom home. Nice front porch&back porch. Lots of tile counter space/cabinets in kitchen. Forced air cooling, oil/elect. heating. Large walk in master closet. \$329,000 #97419



**WONDERFUL VIEWS** - 4BD/2.5BA 2272sq.ft. Beautiful split level w/covered back porch/deck w/a gorgeous view of Mt. Shasta overlooking golf course. Formal lvrn, family rm, kit/din, laundry & garage. Storage area on back of house for garden tools, plus storage bldg. \$289,000 #97440



**WONDERFUL VIEWS OF MT. SHASTA!** 3bd/2ba 1682 sq.ft. Well built. Lots of extras. Tile entry, laminate flooring, formal dining area, breakfast nook, Shaker style cabinets, sunken living room, tile bathroom floors, tiled master shower, on-demand hot water heater, large wrap-around deck. \$257,000. #96800



**CHALET IN THE PINES** - Bank owned property sold "AS IS" - 3BD/2BA 1792 sq.ft., granite kitchen/bath counter tops, tile side entry & bath floors. Tile surround for jet tub in lower bath, tile shower upstairs. Custom bath pullmans. Lots unique shaped windows. \$205,200. #97143



**SWEET 1928 VINTAGE HOME!** Welcoming front porch, fenced yard, Front & Back yard arbor entries, Large living room, beautiful fir wood floors, fireplace w/insert, new ctrl. Heating & air. Sunny breakfast/ dining room. Call for showing today! \$175,000. #96820



**COTTAGE IN THE PINES** - 3BD/1BA, 2-story, large front covered porch, open back patio, drive under garage. Close to City Park, ball field and swimming pool. Asking \$187,000 #97233



**CUTE 1254 SQ.FT. CLASSIC HOME IN DUNSMUIR** with full basement, 2BD 1 1/4BA, hardwood floors, back shaded patio, terraced yard w/garden area. \$169,000 #97274



**MUST SEE 1940'S DUNSMUIR CHARMER** - living room has coved ceiling, fireplace, arched entry in dining w/built in China cab. Oak floors under carpet, nice corner lot w/ views & room for a garden, fruit trees. Well-lit workshop area in garage. #96538 \$259,000



**GOLF COURSE HOME 2BD/2BA 1200** sq.ft. Office has wonderful view of the golf course & beautiful T&G pine, covered back deck, heating - base board, wood stove & Monitor. Tile floors & shower in the guest bthrm, marble vanity tops. Lrg closet in master w/built-in cabinets, vaulted ceilings in the living room. Washer/dryer are incl. in sale. \$170,000 #96940



**CUSTOM HOME LISTED WAY UNDER VALUE!** 3BD/2BA 2374 sq.ft Sellers found the home they want to retire to so they are selling this beautiful house right on the 7th Fairway. Breathtaking view of the Mtn. right over the golf course, high ceilings, spacious rooms. Storage everywhere. Deck off the family room. Greenbelt makes yard appear larger. Act fast! \$399,000. #96955



**CHARMING MOUNTAIN CABIN** with views of surrounding hills! On nice, quiet cul-de-sac. Zoned C-U, many possibilities. New carpet, new paint, central AC, vaulted ceilings, knotty pine walls & floors, & the list goes on in this 3br, 2ba home. Decks, 3 tiered yards, shed & RV parking. Seller motivated looking for a short sale. Bring offers. Only \$155,000. #96998



**DELIGHTFUL 1901 CHARACTER**-restored & maintained. Walking distance to downtown, fishing, RR station. 4BD, 3+ BA total. 2 fabulous custom suites, possible vacation rentals, w/sep entrances on side of property away from street; hot tub, garden area, previously very successful B&B - master suites have past rental history & comes fully furnished with beautiful, quality antiques. \$372,500. #96890



**DESIRABLE ONE ACRE PARCEL. 3BD/1BA** approx. 1260 sq.ft. Solid built home from the mid 40's. Remodeled kitchen, formal dining rm., 2 car gar, wood stove along w/Monitor heat, deck w/views of Eddy's, chain link fence in front w/view of Mt. Shasta. Guest cottage. Fruit trees, large garden area. \$145,000. #96996



**TURN-KEY PROPERTY.** "Blazing Saddle Ranch." Very charming with approx. 11x19 front deck, partially covered. Covered rear deck for BBQs. Oversized dbl. garage, w/auto openers and shop area w/wood heating stove. Range, refrigerator, dishwasher, washer/dryer included. \$269,000. #96871



**GREAT FARMHOUSE ON OVER 1/2 ACRE!** 2BR, 1BA with great views of Mt. Shasta and the Eddies. New interior paint & floors. 1 car detached garage has more storage and guest room with full bath. Great location, easy access to town and I-5. \$275,000.



**6-PLEX WITH \$3300 MO. INCOME!** Roomy 2 bd/ 1 bath, nice, quiet, end-of-street, treed res. setting, long term tenants. Brand new 40 year comp roof, newer carpeting, new exterior paint completed may 2008, walking distance to Sacramento River. \$329,000. #95674



**LAKEFRONT HOME!** Rare double (.70 acre) on Lake Shastina. Extra large rooms! Vaulted ceilings, large walk-in closet in master and MORE! Central vacuum system. \$324,500. #95483



**COMPLETELY USABLE LAKEFRONT PARCEL** at the end of a cul-de-sac. Mt. Shasta view. \$72,500. #95352



**LOVELY CUSTOM GOLF COURSE HOME** 2bd/2ba 1473 sq.ft. great rm w/vaulted ceilings & 2 skylights, ceilings/walls lined in knotty pine. 2 master suites w/walk-in closets & 8ft. sliders to back deck. \$199,900. #97293



**BEAUTIFUL CUSTOM CEDAR HOME!** 3BD/2BA 1795 sq.ft. home with cedar floors and granite counter tops. \$275,000. #97081



**SERENE AND PEACEFUL.** Beautiful parcel has recently been de-brushed, approx. 30gpm well. Walk this parcel. All of the corners are plainly marked. Subdivision is off the grid. But it is definitely a must see. Mt. Shasta view thru the trees in just the right spot. Road roughed in. #96905 \$120,000.



**ADORABLE CABIN IN THE TREES** - Tennat Area of MacDoel - 2BD/1BA 783sq.ft., updated in past few years, metal roof 3yrs. ago new floors, new 2 car detached garage. \$89,000. #97299



**LITTLE RED CABIN** - adorable 2 bedroom/1 bath completely furnished (except the refrigerator) in the woods. Only \$60,000. #95927



**MUST SEE INSIDE TO APPRECIATE!** 3BD/2BA 1434 sq.ft. home has alot to offer. Very clean, spacious and quaint. Backyard is fully fenced. Nice landscaping and located next to a greenbelt! TAKE A LOOK! \$164,500 #97383



**BEAUTIFULLY RESTORED BLDG IN HISTORIC DISTRICT IN DUNSMUIR!!** Office street level. There are 3 apartments upstairs with a separate entrance. Office is currently leased and occupied by Real Estate Co. #96122 \$495,000.



**GREAT LOT READY FOR NEW CONSTRUCTION.** 2-car garage on property. Nice level area overlooks the Sacramento River. Very peaceful setting w/only 1-way auto traffic. Sellers are licensed contractors available for consultation. Sale includes house plans to fit this lot. \$145,000. #96467



**EXPANSIVE & OPEN 7000+ SQ FT. 50X 150 PRIME COMM. LOCATION.** Unlimited Opportunity for large business. Historic Downtown Dunsmuir. May be eligible for "Mills Act" tax incentives. Owner may Carry. \$395,000 #97442



**LOVELY HOME 3BD/2BA 1654** sq.ft. is in a secluded part of Lake Shastina. The home has an open floor plan and is finished with pergo floors, carpet and vinyl. It is a real bargain! \$199,900. #96992



**LIVE IN ONE! RENT THE OTHER!** Lake Front 2 units currently rented, estimated 1900 sq.ft., excellent condition, views of Shasta! Lower unit leased at \$625. Reduced \$179,500. #95317



**FABULOUS HIDEAWAY IN THE CITY LIMITS!** Very private cozy residence. Log Kit Style Home. 3BD/3+BA 3000 sq.ft., 4 Monitor heaters. Nice family kitchen/great room, vaulted ceiling in living area. Private road in and out. \$374,000. #92466



**GREAT MTN VIEW** - 1648 sq.ft. 3BD/2BA 3 yr. old home, appliances, Honeycomb blinds, professionally landscaped w/auto sprinklers and drip system \$242,900. #96262



**GREAT INVESTMENT**- a newer 3bd, 2ba Duplex, close to town, w/\$1750 monthly income. great condition w/garages. Asking \$399,900. #97197

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Website:

<http://www.realestatemtshasta.com>



**William Larsen, Realtor**  
**(530) 926-0241 Residence**

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

**Randy Messenger, Realtor**  
**(530) 926-5534 Residence**

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

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

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

<p><b>1215 HIDDEN MEADOWS DR. WEED</b></p>  <p>SPECTACULAR CUSTOM HOME – You'll have that open roaming feeling in the superb quality home. Featuring high vaulted ceilings in lrg living rm, viewing Mt. Shasta &amp; large rock fireplace. All bedrooms are downstairs &amp; a 27'x27' great room upstairs with full bath, superb Eddy view and large deck. A must see for the buyer looking for quality. Call Bill to see this spectacular 3650 sq. ft., 3-BR, 3-BA home located on 2.5 level acres. H-96993</p>	<p><b>1200 OLD MCCLLOUD RD, MT. SHASTA</b></p>  <p>ULTIMATE ALPINE CUSTOM CEDAR HOME on 3.4± acres. Nice view of Mt. Shasta. Step inside this 2,576± masterpiece &amp; you will be impressed at the quality of craftsmanship, from the red dragon granite counters to the impressive handmade rock hearth. Kitchen boasts a large center island with prep sink &amp; all s/s state-of-the-art appliances. Quality custom home. Reduced to \$725,000. H-95766</p>	<p><b>1605 EDDY DR., MT. SHASTA</b></p>  <p>BEAUTIFUL CUSTOM NEW HOME in Shasta Uplands, secluded, but close to town. 2200± sq. ft., 3-BR, 2.5-BA home has many upgraded amenities: s/s appliances; Italian gas cooking range; custom cabinets; Boch heating; tile &amp; hardwood floors. Heated garage with protective coating on floors. Very nice deck; natural landscaping. \$595,000. H-92076</p>	<p><b>1138 DEETZ RD , MT. SHASTA</b></p>  <p>PRIVACY ABOUNDS – Nicely appointed 2,924± sq. ft. home located in a meadow on a very private 8.90± acre parcel. Property has lots of trees, big meadow and a post card view of Mt. Eddy from this elegant spacious home. Garage is 1,493± sq. ft. with high center door for RV and for the horse enthusiast a 2-stall MD barn, fenced and cross fences. Reduced to \$850,000. H-95724</p>	<p><b>QUARRY RD., JUNIPER VALLEY</b></p>  <p>20 ACRES IN JUNIPER VALLEY - &amp; This large parcel has 360° views, including Mt. Shasta &amp; Mt. Eddy. Lots of large mature conifers with level to gently rolling topography. What a fantastic opportunity and offered at only \$120,000. Lot #24. L-94340</p>
<p><b>4940 LAKE SHASTINA DR., LAKE SHASTINA</b></p>  <p>STARTER HOME WITH LARGE YARD - This 3-BR, 2-BA, 1000 sq. ft. home is a great starter home. Huge front and back yards, back yard completely fenced with cyclone fencing. Gorgeous views of Mt. Shasta. New carpet &amp; paint inside. Large detached garage. H-93658</p>	<p><b>HIGH CHAPARRAL, WEED</b></p>  <p>HIGH CHAPARRAL WHERE VIEWS ABOUND! This private gated area of 10 acre minimum parcels on the west side of north Weed exit has fantastic 360° views, underground utilities and a paved road. 2 Parcels are available, all are 10± acres – 1 has a great well. L-97468 L-97469</p>	<p><b>1934 S. OLD STAGE, MT. SHASTA</b></p>  <p>AFFORDABLE MT. SHASTA - at the Shadow Mountain Mobile Home Park. Spacious and open 2-BR, 2-BA, 1390 Sq. Ft. floor plan. Has large carport, newer carpet, monitor and wood heat along with central heat and air conditioning. Priced to sell @ \$39,500.</p>	<p><b>1634 HIGHLAND DR., MT. SHASTA</b></p>  <p>MT. SHASTA VIEWS 4.1 acre setting in Mt. Shasta with wonderful views of both sides of the valley. Two separate legal parcels. Many nice bldg. sites in trees or in the meadow. Included is a 3-BR 2-BA mobile on the back parcel and two barns. Front parcel has two wells and septic system—back parcel has its own well &amp; septic. Great value in today's land market! \$349,900. MH-90406</p>	<p><b>836 DEAS WAY, MT. SHASTA</b></p>  <p>EXQUISITE CUSTOM HOME at Mount Shasta Resort's Siskiyou Lake Highlands 4-BR, 2.5-BA home built in 2005 is sure to impress even the most discriminating buyer. Lots of custom features: granite counters, sub-zero reffrig., high-end S/S kitchen appliances, gas fireplace, surround sound, heated tile floors, vaulted ceilings, stamped concrete walkways &amp; much more. Look at this remarkably crafted home. Price reduced! \$559,500. H-96859</p>
<p><b>GATEWAY PARK, MT. SHASTA</b></p>  <p>(2) 1+ ACRE PARCELS on the edge of Mt. Shasta City. Great location for vacation rentals on the way to the Ski Park! Zoning also allows for multi-family, commercial, retail, etc. Lot #2 @ \$79,000; Lot #8 @ \$84,000. L-95380 &amp; L-95381</p>	<p><b>S. OLD STAGE RD., MT. SHASTA</b></p>  <p>DEVELOPMENT OPPORTUNITY - 6.70± acres, R-4 land. Gentle slope with 360 degree views, even a slight view of Lake Siskiyou. Perfect spot for several duplexes. Has a good well. On South Old Stage Road – just past the Golf Resort. Priced at \$299,000. L-97380</p>	<p><b>215 W CASTLE ST, MT. SHASTA</b></p>  <p>LAKE STREET VISIBILITY – Looking for that good commercial location with visibility from Lake Street. This 1/2± acre parcel with 3-bedroom, 1468± Sq. Ft. home is on the corner of Pine and W. Castle, just 2 lots north of the Visitor Center. Priced to sell at \$375,000. H-97390</p>	<p><b>223 BEAR SPRINGS, MT. SHASTA</b></p>  <p>VERY NICE SETTING, CLOSE TO TOWN – Charming and spacious 4-Plex, single level. Each unit has 2 Bedrooms and 2 Baths with garage. All appliances included. Long time tenants. Excellent condition. Offered at \$625,000 IC-95390</p>	<p><b>LOT# 10, VILLAGE WAY, MT. SHASTA</b></p>  <p>VALUE PRICED MT. SHASTA CITY LOT – Nice city lot in area of newer homes. Lot#10, Village Way, Owner wants it SOLD. Listed at \$79,500. L-96922</p>
<p><b>2500 STEWART SPRINGS, WEED</b></p>  <p>TRANQUIL SETTINGS – Just a mile down the road from Stewart Springs is the setting for this nice home. Set amongst the Pines on wooded 23± acre parcel and as a bonus backs up to USFS land. Offered at \$385,000. Call Bill to see. H-97393</p>	<p><b>201 RIVERWOOD CT, DUNSMUIR</b></p>  <p>LARGE CORNER LOT - Comfortable 3-BR, 2-BA manufactured home on a corner lot in Riverwood Park, Dunsmuir. Good views and right across from the Sacramento River. Offered at \$49,500. MH-90388</p>	<p><b>N. OLD STAGE ROAD, MT. SHASTA</b></p>  <p>RARE MT. SHASTA FIND. This lush five acre parcel is located near the fish hatchery with large old growth conifers, meadows, a year round stream and a fantastic view of Mt. Shasta. This magnificent opportunity can be yours for \$549,000. L-94271</p>	<p><b>103 RIVERWOOD WAY, DUNSMUIR</b></p>  <p>TOSS A LINE IN THE RIVER - This affordable 3-BR, 2-BA home sits across the street from the waters of the Upper Sacramento River. Very well maintained with a large deck, newer vinyl windows and two sturdy carports. Reasonably priced @ \$37,500. MH-97371</p>	<p><b>MUD LAKE, HIGHWAY 97, MACDOEL</b></p>  <p>FOR THE OUTDOOR ENTHUSIAST! This 40± acre parcel is located just past north side of Mt. Hebron grade. All of "Mud Lake" is on the property, bordered on 2 sides by USFS. Super parcel for wildlife plus lots of beautiful trees. Offered at \$245,000. L-97457</p>
<p><b>10862 ZIRCON AVE, BIG SPRINGS</b></p>  <p>2 1/2± ACRE SHASTA VIEW PARCEL Very nice lot in Big Springs Ranchos, just one lot off Big Springs Road. Parcel has a good well (newer) with pump, and small storage shed. Priced to sell at \$61,500. Reduced to \$42,500. Call Bill for directions. L-95537</p>	<p><b>7839 PONDEROSA DR, HAMMOND</b></p>  <p>SEE THIS FIRST!!! It's secluded, yet such a quick, easy drive to town. This attractive 3-BR, 2-BA lodge style home has a gorgeous Mt. Shasta view, barn/garage/shop, 5± acres of woods for hiking, mushroom hunting, firewood, and loving the natural realm! Only \$450,000. H-95292</p>	<p><b>1120 NEPTUNE LN., MT. SHASTA</b></p>  <p>COUNTRY CHARMER—Spacious 3-BR home with vaulted living room ceiling and nice open floor plan. Located on a nicely landscaped .82 acre parcel with several fruit trees on quiet country lane. Just a mile from town. \$359,500. H-94482</p>	<p><b>1508 CHRISTIAN WAY, MT. SHASTA</b></p>  <p>KNOCK OUT MT. SHASTA VIEW! Exceptional 4-BR, 2.5-BA, 2,670 sq. ft. with loads of high end amenities: hardwood floors, slate entry, hearth, granite, tile counters, coffered ceilings. This showcase home is located in Mt. Shasta's most desired neighborhoods Siskiyou Lake Highlands at Mt. Shasta Golf Resort! On a large landscaped corner w/plenty of parking space w/3 car garage. \$559,500. H-97375</p>	<p><b>9716 N. OLD STAGE RD, WEED</b></p>  <p>BRING HORSES – This spectacular 12.30-Acre parcel on North Old Stage, just past College Avenue has a postcard Shasta view, is fenced and cross fenced for horses, plus a 1988 Sq. Ft. 2-BR, 2-BA mfg home and 3-car garage. Offered at \$350,000. Call Bill at 918-1285 to see. MH-96527</p>





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**COUNTRY ELEGANT.** 2BD/2Ba custom built home on 2½ acres in Mt. Shasta Forest. Unfinished luxury master suite above 3-car gar. w/fireplace between bath & bed area. Stained glass chandelier off kitchen. Maple cabinets in kitchen. Landscaping: lawn, evergreens, fruit trees & ornamental trees. Guest cottage. \$699,000. #94875



**CLASSIC 3-BR, 2.5-BA** well built ranch style home with all the comforts. Spacious country kitchen with custom cabinets, fireplace, & large dining area. Enormous family room w/ wet bar. Attached 2 car garage, sprinkler system, hot tub. In quiet country setting, suitable for animals located on one acre near golf course & lake. \$489,000



**CUSTOM REMODELED HOME.** Large 2-story, 3 BR, 2 Ba home in well cared for neighborhood. near schools and stores. Completely upgraded plumbing and electrical, newer metal roof, custom lava rock fireplace with native cedar mantle. Two balconies, large master & much more. \$339,950.



**UPDATED 2-STORY 3 BR, 3BA MILL HOME.** Natural woods throughout. Kitchen is a nice balance of beauty, comfort and convenience. Relax on the deck with your morning coffee. Laundry room, new carpet, hardwood floors, dining room \$290,000.



**A McCLOUD BEST BUY!** Located in area of previous executive homes, this spacious 3 Br, 2 Ba home offers large upstairs master suite, complete w/ wet bar, formal living and dining rooms, deluxe kitchen, 3 garages and much more on fenced .3 acre lot. \$299,500.



**NEW IN 2007.** 3 Bedroom, 3 Bath, 2,296 Sq Ft on 2.62 Acres with mountain view. Located in Mt. Shasta Forest. \$349,900. #97047



**GREAT FIRST HOME!** 2-BR, 1Bath home on a very desirable street in McCloud. 1,000+sf, lg. master bedroom, ample closets, Open Living area and Large Eat-in Country Kitchen with freestanding fireplace. Utility room with washer & dryer, electric stove, fridge. \$199,950.



**CHARMING, ROOMY HOME** in this spacious two story, 4 BD, 2 Ba. The warm, solid pine paneled upstairs; two bedrooms and a large walk-in closet area. Newer thermal paned windows. Covered front porch. 2800sf, Monitor heat & free standing fireplace. \$299,000.



**IN-TOWN LOG HOME.** This charming, efficient 3 BR, 2 Ba, one story log cabin is an excellent vacation or small family home. Near the McCloud golf course Cozy home with vaulted ceilings, modern kitchen. Double garage, and covered carport. \$225,000



**SHASTA FOREST HOME.** This 2-BR, 1 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... \$265,000. #94855



**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! \$148,000.



**LIKE NEW MFGD. HOME** nestled under the trees. Has central propane potential, satellite dish and generator with battery storage. Has well and septic. A compact & efficient getaway home in a lovely setting. \$89,950.



**CHARMING REMODELED HOUSE** Charming 1,250 sq ft remodeled home, backs up to Main Street with 2 bed, 1 bath, 2 car garage. Landscaped with patio and partially fenced back yard. Wood & propane forced air heat. New carpet & paint. \$205,000.

**HOMES, LOTS & ACREAGE**

**VIEW OF MT. SHASTA-** 5.24 acres off the beaten path with a travel trailer, deck, outbuilding & camper for the back of a pickup truck included. The trailer and outbuilding are quite secluded from the road that is rarely traveled. Great view of Mt. Shasta. \$180,000.

**MT. SHASTA FOREST PROPERTIES!** Beat the heat in this peaceful subdivision nestled in evergreens and oaks on the slopes of Mt. Shasta. 2-1/2 acre min. acreages, prices start at \$36,000.



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**"MOUNT SHASTA CITY"**

"Desirable Corner Lot Near Schools"...3/1, lovely yard, oak floors, fireplace, Monitor stove, ready for remodel or addition. \$248,000

"Magnificent Mt. Shasta View Retreat & In-law Quarters" ... 4/4.5, 3420± sq. ft., 3.08 acres, quality craftsmanship, room for horses...\$799,000

**"O'BRIEN MOUNTAIN ESTATES"**

"Private Knoll Lake View Retreat & In-Law Quarters"...4/4, 3086± sq. ft., 9.91 acres, timeless classic, stunning views, separate bldg pad... \$599,000

"Toy Buff's Lake View Retreat"...2/3, 1761± sq. ft., 4.66 acres, spectacular vistas to Redding lights & beyond, 4+ garage/carport, boat port...\$780,000

"Stunning O'Brien Inlet Lake View Oasis"...3/2, 2367± sq. ft., 12.53 acres, exquisite amenities throughout, gourmet kitchen, lagoon pool & waterfall, gas fire pit & way more...\$850,000

"Affordable Forest Setting"...5 acres, private forest setting, driveway, pad, septic installed, power & phone on property... \$125,000

"Private Forest Setting"...2.6 acres, seasonal stream, driveway, pad & good producing well are in, power nearby... \$135,000

"Peaceful Forest Setting"...5.5 acres, beautiful native trees and foliage, level building pad off main road, power nearby... \$185,000

"Gorgeous O'Brien Inlet Lake View"...6.46 acres, intimate setting, driveway, pad, good producing well, power on lot line... \$200,000

"Spectacular Southern Lake View"...5.4 acres, pad & all utilities in, vistas to Redding lights & valley beyond, among other fine homes... \$249,000

**"DOG CREEK - LAKEHEAD - SALT CREEK"**

"Ideal For Truckers & Toy Buffs"...3/2.5, 2350± sq. ft., 1 level acre, near I-5 & lake, updated, parking galore, room for home based business... \$295,000

"Adjoining Salt Creek Arm Lake View Parcels"...2.31 acres & 1.74 acres, being sold together, driveways/pads are cut in, power nearby, private forest setting, beautiful lake view, near I-5... \$184,900

"Year-Round Dog Creek Frontage"...2.22 acres, gorgeous setting, County paved road, 2 miles from I-5, 5 miles from Lakehead... \$220,000

**ALL HOMES LOCATED IN MOUNT SHASTA!**

**419 ALPINE DRIVE**

3 bedroom, 2 bath home with Hand hewn pine beams, granite kitchen counters & island, great room, views of both mountains, central heat/air, surround sound music, hard wood floors, Trex decking, Water feature in front yard. Must See. Reduced to \$599,000. MLS #97122



**485 JEFFERSON DRIVE**

3 bedroom, 3 ½ 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. Make Offer. \$759,000. MLS #97198



**708 VALLEY QUAIL DRIVE**

3 bedroom, 3 bath, granite kitchen counters, slate floors, hand built rock fireplace wall, efficient fuel oil heat, guest room has kitchenette, large attached shop, 3 car garage with storage, full RV hookups, pine horse hitches too, covered front & back porches for added room to entertain. Views of both Mountains. Reduced to \$499,000. MLS #97332



**GEPPETTO'S TOY SHOP**

Adorable Toy Store waiting for you to make your own. \$124,000 includes \$26,000 in inventory. MLS#95546



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**GREAT MOUNTAIN VIEW!** Immaculate 3BD/2BA approx. 1648sq.ft. 3 year old home in Lake Shastina. Vaulted living room, kitchen/dining & ceiling fans, heat pump (has A/C), plumbed for central vacuum, insulated & sheet rocked garage, professionally landscaped with auto. sprinklers & drip systems. \$242,900 #96262 **Call Mary Dillon at 530-925-0880 at...**

**Coldwell Banker, Chris Kutzkey, Realtors (530) 938-9766**



**GREAT OPPORTUNITIES TO BE HAD!** Work just 3 months a year for good income. Used for years as dance hall; now also used for weddings, receptions & conferences. 3 living spaces upstairs. Comm. kitchen with all equipment. F/A propane & wood burning stove. A/C. 5,000sf original maple floor, lg. dining room. \$800,000. OWC to qualified buyer. #96469 Call Colleen @ 530-859-1143.

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



**EXPANSIVE & OPEN 7000+ SQ. FT.,** 50x150 prime comm. location. Unlimited opportunity for large business or possibly divisible for 2-4 units. Street-to-street access, Historic Downtown Dunsmuir. May be eligible for "Mills Act" tax incentives. O.M.C. \$395,000. #97442 **Call Grace Sanchez at 530-859-2005**

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



**LIVE OFF THE LAND!!** This 2.5 acre parcel has sunny garden area, greenhouse/shop bldg. and loads of room to raise chickens & more! Ride your horses through conifer trails. Large deck looks at Mt Shasta. Woodstove & southern exposure ensure reasonable heating costs. Handcrafted timber frame design throughout. 1750sq. ft. 2 Bedroom 1.5 Bath with new kitchen & separate studio. Only \$309,000. #94818 Call Gigi Ryan for a private tour.

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



**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. \$949,500.

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



**ULTIMATE ALPINE CUSTOM CEDAR HOME** on 3.4± acres with a nice view of Mt. Shasta. Step inside this 2,576± masterpiece and you will be impressed at the quality of craftsmanship, from the red dragon granite counters to the impressive handmade rock hearth. Kitchen boasts a large center island with prep sink and all s/s state-of-the-art appliances. This quality custom home. **Reduced to \$725,000.** H-95766

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



**NEW CONSTRUCTION, NOT YET COMPLETED** 3-bedroom, 1-bath with private backyard. Add your decks for outdoor entertaining or garage. Bull nose corners, low E windows. Pick your carpet, cabinets & colors or make offer AS IS to finish. Only \$179,000. #97012 Call Jeannine today.

**Better Homes Realty (530) 235-0117**



**STUNNING VIEWS IN EVERY DIRECTION:** Mt. Shasta, Shasta Valley, Lake Shastina and the Eddies. This beautiful 20 acre parcel is accessible to Lake Shastina, Mt. Shasta and Yreka yet secluded and pristine. Utilities close by or use the abundant sunshine for an off-the-grid dream home. #97436 Call Paul Hawk at (530) 859-3399 or at...

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



**VINTAGE IN-TOWN CHARMER!** 3-bedroom, 2-bath cottage in beautiful condition with energy efficient windows, remodeled kitchen, spacious master suite, large living room, both Monitor and wood heat, and a basement area for extra room. Close to everything, zoning permits commercial usage, and it has excellent exposure. Lots of potential and a great value! Reduced to \$359,000. #89470 Call Philip at...

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



**NEW IN 2007.** 3 Bedroom, 3 Bath, 2,296 Sq Ft on 2.62 Acres with mountain view. Located in Mt. Shasta Forest. \$349,900. #97047

**Mountain Homes Real Estate (530)964-2558**



**GORGEOUS LOG HOME + separate 962 sq. ft.,** 2BR, 2BA unit with kitchen over a 3-car garage & unbelievable Mt. Shasta views. Built with large, hand hewn logs. Light, open 3BR, 2BA, 2525 sq. ft. home on 1 acre in the country yet close to town. Professional kitchen w/chefs stove, wood cabinets, vaulted ceilings w/exposed log beams, wrap-around porch, abundant tilework, Boch heating, & towering evergreens. \$645,500 #97089 Call Tracie Oreck at...

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



**LIVE OFF THE GRID!** 1500 s.f. cabin and 2nd building ready for your finishing touches. Minutes to McCloud, the views of Mt. Shasta from all 5.6 acres are incredible. \$195,000. #97470 Call Gigi Ryan at....

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



**LOCATED IN ONE OF DUNSMUIR'S BEST NEIGHBORHOODS!** This home is move in ready. Beautiful hardwood flooring, new carpeting, and custom touches make this shine. The downstairs has 2 Bedrooms and a bathroom and it's own access to the outside. It also has a wood heated workshop perfect for the tinkerer in the family. Call your agent today to view it! #97214 Call Aric Cena at 859-3472.

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



**PRIVACY ABOUNDS.** Nicely appointed 2,924± sq. ft. home located in a meadow on a very private 8.90± acre parcel. Property has lots of trees, big meadow and a postcard view of Mt. Eddy from this elegant home. 1,493± sq. ft. garage with high center door for RV & a 2-stall MD barn, fenced and x-fenced. Reduced to \$850,000. H-95724

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



**MULTIFAMILY PROPERTY IN IDEAL MT. SHASTA LOCATION!** This cottage style six-plex is located within walking distance to downtown Mt. Shasta and offers landscaping/covered parking. Some units have vaulted ceilings and wainscoting and have been lightly remodeled. Offered at \$799,000.

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



**GORGEOUS CUSTOM HOME** on 5 wooded acres zoned to allow horses. Lots of big windows accentuate this home's open and light floor plan. Gourmet kitchen, large front & rear decks, extensive landscaping and secluded location make this home a must see!! \$525,000. #97444 Please call Tory at 859-1044 or at...

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



**CLASSIC STONE HOUSES -** Rare chance to own TWO of Mt. Shasta's classic buildings built of stone. Main office bldg. was carefully updated with new wiring, plumbing, flooring, lighting, windows, sheet rock, etc. The add'l 2-BR home compliments the package nicely. On Mt. Shasta Blvd with off-street parking. Take advantage of this exceptional opportunity before it's gone! Offered at \$739,500 IC-96951 H-96461

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



**WHAT A GREAT PROPERTY!** 5 ACRES on Old Stage Rd. with a barn, fenced pastures for your 4-legged friends, large evergreens, xint Mt. Shasta & Eddy views, level/gently rolling terrain, lots of sun, fruit trees, & space to grow your own food. You'll love the rich, natural wood of this 3BR, 2.5BA with vaulted open beam ceilings, abundant tile work, solar room, both wood & Monitor heat, clerestory windows, a large custom shower, wrap-around deck, 3-car garage, etc. \$495,000. #97512 Call Richard (530) 926-5236

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



**A BIG BEAUTIFUL BRIGHT HOME!** Right on the 7th Green! Sellers have reduced to well below value to sell this 3-bedroom, 2-bath, 2374 sq. ft. home due to health reasons. Asking: \$399,000. MLS# 96955 **Call Mary Dillon at...**

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



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