

SEPTEMBER 2011

Property Guide



OPEN HOUSE: SEPT 3RD 1-4 PM
209 Jefferson Drive, Mt. Shasta

THIS HOME, in a great neighborhood is waiting for you. 3BR/2BA, open and light filled, with views of Mt Shasta. Walk to town. Move in ready! \$285,000. #100490 Call Jessie Z at Doris Moss Realty 530-261-1420

Doris Moss Realty (530) 261-1420



CHARMING, TURN-OF-THE-CENTURY HOME with guest quarters over garage on a double corner lot 1 block to downtown Mt Shasta. Private, peaceful backyard with mature oaks. Garden shed, raised planter boxes, sprinklers. Flooring is original restored wood, tile & wool carpeting. Kitchen & baths upgraded. Original rock fireplace, & wood-stove. \$345,000. #101026 Call Beverly at...

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



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

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



LARGE CORNER LOT COTTAGE. This 100% remodeled and upgraded 2-BR cottage sits on a beautifully landscaped 120'x90' (.24 acre) lot. This home is totally furnished and set up for your 2nd home. Offered at \$149,500. H-100362

Alpine Realty (530) 926-2646



CLASSY COUNTRY CHARMER! 2188 sq. ft. newer Home on 2.5 acres, room for barn or lg. shop. Large pines. A must see! 4838 N Old Stage, Mt. Shasta. \$469,500. MLS #101042 Call Mary Dillon at...

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



CUSTOM CHALET WITH A SHASTA POSTCARD VIEW! Along with a custom cedar 4-BR, 2-BA home and a 2-car garage plus shops. Located on a very private 5.0± wooded acre for a low maintenance parcel. Asking price \$419,000. H-100639

Alpine Realty (530) 926-2646



FABULOUS COTTAGE-STYLE HOME, with some hardwood floors, large living room, light & bright den, some upgrades in kitchen. Mature yard that could be beautiful again with a little care. Great price for this charming home in quiet neighborhood. \$179,000. #99870 Call Linda Williamson...

Century 21 Advantage (530) 926-2100



VERY CLEAN TOWNHOUSE. Very clean 2 bedroom, 1-1/2 bath townhouse unit AND very competitively priced. Has deck off of the master bedroom with treed view. One enclosed parking spot. \$119,000. #98132 Call Colleen Cena at...

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



REDUCED!

AFFORDABLE, TURN-KEY CONDITION! 3-bedroom, 2-bath handi-cap accessible home situated on 1 acre and minutes to Mt. Shasta. Exceptional condition with many extra. 2-car garage. ONLY... \$169,500. #100616 Call Stephanie 530-925-0652 at...

Century 21 Advantage (530) 926-2100



CHARMING, ELEGANT & TASTEFULLY REMODELED Mt Shasta cottage on gorgeous acre with new 1-bdrm, 1-ba guest house. Idyllic setting, close to Mt Shasta. Remodeled 1 bdrm, 1 ba + bonus room main house incl many updates. Abundant natural light & lush landscaping. Monitor & electric heaters, 2 wood stoves, 2 wells, 2 septic tanks, hot tub. Asking \$299,999. Call Philip at...

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



SPECTACULAR VIEW OF MT. SHASTA on this 10 acre parcel. Property features newly constructed road, building pad framed in old growth timber. Pretty view of Shasta Valley and a picture perfect stream. Listed at \$129,000. #100747 Call Brett Waite at...

Doris Moss Realty (530) 926-3807



INCREDIBLE SETTING!

GORGEOUS CABIN WITH MT. SHASTA VIEW Private lane leads to this 2,200± sq. ft. custom designed for casual living featuring pine plank floors, pine/cedar interior wood, Great Room, 3 BR, 3 BA, office, loft, bonus room, wrap-around covered porch/deck, RV hook-ups, 2-car garage, children's play area, 2.60 level acres and more! **CALL ALYSIA AT...**

Coldwell Banker C&C Properties 530.526-3421



IN THE HEART OF THE STATE OF JEFFERSON! 1150 sq. ft. cabin that sits above the Klamath River on 4.7 sloping acres. The unincorporated town of Klamath River is less than 20 miles from I-5 exit. Own a piece of Klamath history! New price of \$115,000. MLS #99276. Call Mary Dillon at...

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



CLOSE IN COTTAGE. Drive by this charming, custom 2-bedroom cottage on a very large corner lot. Large open kitchen with all custom cabinets and counters. Wood floors throughout. Offered at \$250,000. H-101010

Alpine Realty (530) 926-2646



MOUNTAIN VIEW HOME ON 7 ACRES. This 5 Br/ 2.5 Ba home is spacious and immaculate. Decks upstairs and down. Lots of room for a family, or a vacation rental. Seasonal spring leaves behind a lovely green meadow. 2121 College Ave., Weed. Call Jessie Z @ Doris Moss Realty 530-261-1420 #101222 \$440,000.

Doris Moss Realty (530) 261-1420



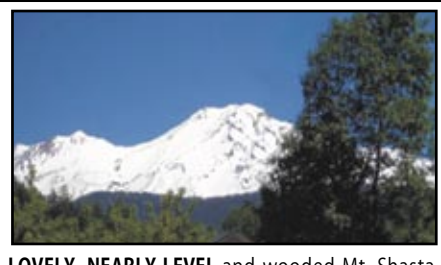
PRIVACY ABOUND! Nicely appointed 2,924± sq. ft. home in a meadow on very private 8.90± acres. Lots of trees, big meadow & post card view of Mt. Eddy from this elegant spacious home. 1,493± sq. ft. garage with high center door for RV. For the horse enthusiast a 2-stall MD barn. Offered at \$492,000. H-101044

Alpine Realty (530) 926-2646



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

Alpine Realty (530) 926-2646



LOVELY, NEARLY LEVEL and wooded Mt. Shasta City lot in a upscale neighborhood on the edge of town. Outstanding views and close to everything the area has to offer. Sewer and Water hookup fees have already been paid for and are included in the price. Affordably priced and ready for development! Asking \$69,900. #100940 Call Philip at...

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



411 MCCLLOUD AVE, MT. SHASTA - LG. SHOP + 2-car garage! 2005 quality 3-bdrm, 3-ba, 1700+sqft home. Walk to downtown Mt Shasta. Hydronic/Radiant heated floors, Shaker-style kitchen cabinets, pantry, bar area, 9' ceiling in living space, Custom lighting. Alley access. Close to Schools, Low maintenance landscaping. \$229,000. Call Grace Sanchez at...

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



THIS UNIQUE HOME is located in an 18-hole golf course/resort community. Wonderful, natural light throughout. Very open floor plan with dramatic staircase to second story. Three large bedrooms; each with its own bathroom. View of Mt. Shasta. \$518,000. #98907 Please call Colleen Cena at...

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



**#1 Real Estate Company
In Siskiyou County!**

www.mtshastahomes.com

**530-926-2100
1-877-926-0021 Toll Free**



204 WEST LAKE ST., MT. SHASTA



Linda Williamson
Broker/ Owner/ CRB



Jenni Janes
Sales Associate



Sandra Haugen
Sales Associate



Nancy Schneider
Broker Associate



Linda Coley
Sales Associate



Stephanie Hill
Sales Associate



Kainoa Ferguson
Sales Associate



Gigi Ryan
Sales Associate/ CRS



Melissa Joyce
Sales Associate

--- LOTS ---
LOT 158 SHERWOOD. Build your custom home on this .23 acre nice, level treed lot. Mt. Shasta View. \$7,900. #98542
LOT 163 - SHERWOOD. Mt. Shasta view lot, greenbelt for extra privacy. Priced at only \$9,000. #98637
8-2 LOT 275 AUTUMN. Rare level 1/4 acre lot backs up to large farmland. \$15,000. #98688
FLAT LOT in Lake Shastina that backs to 2.4 acre greenbelt. Excellent location. Stunning views. #99920 \$15,000
SPECTACULAR VIEW of Mt Shasta, steps to golf & minutes to lake. Lot 199 Cerrudo Court \$15,000. #99720
LOT 183 ELK TRAIL with great view of Mt. Shasta. Easy access to Big Springs Road. Minutes to the lake & golf course. \$18,000. #98837
COMMERCIAL LOT close to downtown Yreka. Fully fenced,

great location. City water; sewer available. #99923 \$68,500.
809 EVERITT MEMORIAL. Build a home that suits your needs. Affordable 1/2 acre parcel in wonderful Mt. Shasta neighborhood. \$70,000 #100966
LOT 57 EDDY CIRCLE - .79 acre parcel with Mt. Shasta view and year-round creek. #98518 \$89,000.
LOT 15 PAUL'S PLACE. Siskiyou Lake Highlands. Fabulous Mt. Shasta view! \$124,000. #99130
--- 1 - 5 ACRES ---
FLAT LOT close to the main entrance of Mount Shasta Forest! #99594 \$29,900.
LOT WITH POWER, mtn. view and approved percs. \$15,000. #99935
2.4 ACRE LOT in the Mt. Shasta Vista Subdiv. Mt. Shasta

view, gentle topography; power close. \$8,500. #100337
LOT WITH POWER, mountain view and approved percs. \$15,000. #99931
2.5 ACRES Rockfellow Estates above town. \$170,000. #99334
3 ACRES N. Old Stage Road with creek. \$149,900. #99516.
LOT 42C SHASTA COVE. 5 acres just outside Mt. Shasta; close to Old Stage Road. \$149,000. #98996
--- 6 - 20 ACRES ---
EXCEPTIONAL VIEW of Mt Shasta & Sheep Rock. 3 contiguous lots. Horses Ok. Mt. Shasta Vista. \$26,500 #100440
(2) JUNIPER VALLEY SUBDIV. 20 acre parcels - perfect for a new home or mini-ranch, \$70,000ea #98127 & #98126
LOT 7-3 N. OLD STAGE RD. 10 ACRES in Hammond Ranch with power & phone at property line; county

approved septic site. \$79,000. #98517
ALL UTILITIES IN PLACE! Quiet 10 acre parcel. Enjoy 360° views of Mt. Shasta, Eddies & Goosenest. Per seller, well is approx. 125' deep, produces 75gpm. \$72,000. #100375
LOT 1 - LAKEWOOD RANCH - 12 acres on Hammond Pond with Mt. Shasta view. Approved septic. \$159,000. #96135
10 ACRES OFF MADISON above Mt. Shasta. \$400,000. #99333
--- LAND 20+ ACRES ---
SECLUDED YET NOT TOO FAR off the beaten path. 1.4 miles to Oregon border, in California. \$240,000. #99892
325 ACRES/GOLD MINE! "There's gold in them thar hills!" 12 patented claims! \$995,000. #87551
40 ACRES on Scarface Road. \$99,000. #90213
LOT 58 N. OLD STAGE RD. in Hammond Ranch 34.5 very usable acres! Bring your horses! \$239,000. #95905

<p>708 Hennessey, McCloud</p> <p>CHARMING ORIGINAL MILL HOUSE Upgrades through the years. Garage is extra deep with A/C, Woodstove & Monitor heat. 2nd BA in laundry room. \$127,500. #99622</p> <p>820 Ream Ave., Mt. Shasta</p>	<p>13120 Blacksmith Rd., Montague</p> <p>34 ACRES W/AWESOME VIEWS OF SHASTA (2) 17-acre parcels. 2-bdrm 1 ba home with attic. Property was cleared. Ranchette is the last on the road for privacy. \$149,000. #100895</p> <p>515 Clea Lane, Mt. Shasta</p>	<p>1490 Kellogg #37, Weed</p> <p>2-BR 1-BA DBLWIDE in lovely Weed park. Metal roof; wraparound deck. Good condition with all appliances & Monitor. Lg metal garden shed! Motivated Seller. \$15,000. #100732</p> <p>720 Deas Way, Mt. Shasta</p>	<p>5517 Shasta Ave., Dunsmuir</p> <p>UNIQUE CRAFTSMAN BUNGALOW 2/2, 1650sf built in the late 1930's & updated throughout. Large family room, country kitchen Landscaped. \$199,000. #100805</p> <p>410 Shasta Way, Mt. Shasta</p>	<p>15009 Juniper Peak Rd., Lake Shastina</p> <p>LOVELY HOME on 3/4 acre. 3000±sf 3-bdrm 3-ba home; lg. master suite w/fireplace. Large exercise & bonus room. garage. Breathtaking views from all windows. \$354,000. #99636</p> <p>16320 Rockwood Road, Weed</p>
<p>815 Caroline #C, Mt. Shasta</p> <p>A DIAMOND IN THE ROUGH! .9 acre close to town, Lake & Golf Resort. 1660sf 3/2. Monitor & wood heat; 2-car garage. Lg fenced garden area. \$257,000. #100696</p> <p>7822 Ponderosa, Weed</p>	<p>3116 China Mountain Road, Weed</p> <p>MT SHASTA RESORT CUSTOM HOME 4-bdrm, 2.5 bath with open floor plan. Vaulted ceilings, stylish counters & tile floors & much more. \$399,000. #100705</p> <p>9512 N. Old Stage Rd., Weed</p>	<p>6039-1/2 Butterfly, Dunsmuir</p> <p>THIS 2-STORY HOME has 4 bedrooms on the second story, a large country kitchen & a spacious living room with a rock fireplace; walk to golf course. \$425,000. #99966</p> <p>26905 Old Edgewood Rd #3, Weed</p>	<p>217 Villa Road, Mt. Shasta</p> <p>QUIET LOCATION WITH MT. SHASTA VIEW! 2 bedrooms on 1st floor & a spacious master suite on the 2nd level. Well maintained. \$399,000. #100794</p> <p>208 Jackson, Weed</p>	<p>5826 Shastina Place, Weed</p> <p>WARM & WELCOMING! 1637± sf 3/2 home with vaulted ceilings; large patio & landscaped yard. Stunning views of Mt. Shasta. Large 2-car garage & storage. \$179,000. #99889</p> <p>4720 Lois Lane, Mt. Shasta</p>
<p>REDUCED!</p> <p>2-BR, 1.5-BA CONDO in Mt Shasta! Well maintained in original furnishings. End unit privacy with beautiful lawn & roses. Fabulous fenced deck. Perfect getaway! \$113,000. #100347</p> <p>1511 Klynn Court, Mt. Shasta</p>	<p>FORECLOSURE!</p> <p>LG. HOME ON 5 ACRES, 4-bdrm, 4-ba home with family & play rooms, den, solarium. Includes: hot tub, vaulted ceilings, multiple wood stoves, fruit trees, shop. \$340,000. #101165</p> <p>1225 Upland Way, Mt. Shasta</p>	<p>SPACIOUS 3-BR 3-BA RIVERFRONT HOME. Large deck overlooks river. Spacious rooms/hallways with lots of storage! Hot tub; deck off of living room. \$339,000. #100505</p> <p>627 Chestnut St., Mt. Shasta</p>	<p>REDUCED!</p> <p>SHORT SALE BARGAIN for this 2-BR, 2-BA, 1300sf mountain cabin on one wooded acre close to Mt. Shasta City. \$124,000. #101019</p> <p>2100 Deetz Road, Mt. Shasta</p>	<p>REDUCED!</p> <p>IMMACULATE! Custom Lake Shastina 1979 sq ft, 3-bdrm, 2 1/2-ba home with spacious kitchen. Beautiful solarium; easy care 1/2 acre with workshop. \$284,000. #100998</p> <p>5841 Dunsmuir Ave., Dunsmuir</p>
<p>REDUCED!</p> <p>NEWER MT SHASTA CONSTRUCTION. 2555 sq. ft 5-BR, 3-BA comfortable home that includes separate living quarters. \$299,000. #100822</p> <p>139 Ski Village Dr., Mt. Shasta</p>	<p>FORECLOSURE!</p> <p>LOTS OF SPACE IN THIS COUNTRY HOME Great light in master suite upstairs with media area, Mt. Shasta view. Bedrooms everywhere with lots of rooms & suites. Great neighborhood with custom homes. \$210,000. #100396</p> <p>1227 Eddy Drive, Mt. Shasta</p>	<p>PROPERTY ZONED RES./COMM. Spectacular view of Mt. Shasta. Many fruit trees. North end of downtown - walk to schools, hospital, etc. \$119,000. #100243</p> <p>4720 Lois Lane, Mt. Shasta</p>	<p>PRICED RIGHT and ready to move. Two bedroom, 1-bath, 1050 sq. ft. home with detached garage only \$59,900. CALL TODAY! #93973</p> <p>5841 Dunsmuir Ave., Dunsmuir</p>	<p>REDUCED!</p> <p>WELL-CONSTRUCTED HOME with charm & sophistication with unique architectural style. New appliances in kitchen. 2-BR, 2-BA with sunroom/den. \$157,900. #100664</p> <p>5841 Dunsmuir Ave., Dunsmuir</p>
<p>CUTE AS A BUG with a little fix-up. Original hardwood floors, spacious kitchen, great fenced backyard with privacy. Tenant on month-to-month tenancy. Septic just pumped and certified. \$89,000. #94557</p> <p>139 Ski Village Dr., Mt. Shasta</p>	<p>BEAUTIFUL CUSTOM HOME! Main level: open living room, custom kitchen, master BR, bath & laundry area. Downstairs: lg. office, 2 BRs, tile bath & custom shower. 2-car garage. 625sqft shop. \$459,000. #101245</p> <p>1227 Eddy Drive, Mt. Shasta</p>	<p>TRULY UNIQUE! 320 acres 10 minutes to town with breathtaking views, springs & creeks. Traditional farm house with cottage, plus a 2-level barn. All surrounded by beautiful lush meadows & old growth trees. \$4,500,000. #100614</p> <p>2100 Deetz Road, Mt. Shasta</p>	<p>AFFORDABLE, MINUTES TO TOWN, TURN KEY CONDITION! Many extras and priced to sell. 3/2 Handicap assessable situated on 1 full acre. \$179,000. #100616</p> <p>4720 Lois Lane, Mt. Shasta</p>	<p>BLUE SKY ROOM. Upscale bar & estab. performance venue. 3000sf bldg. with antique bar, stage & all that's needed for instant success. Business & real estate \$470,000 or business w/o real estate \$90,000. #99638, #99639</p> <p>5841 Dunsmuir Ave., Dunsmuir</p>

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2701 S. OLD STAGE RD, MT. SHASTA



THE SACRAMENTO RIVER is just down the street from this quaint 2-bedroom cottage on 6/10 of an acre. Needing a little TLC helps keep the price down on this nice starter home. Includes a 2-car detached garage. Hurry! Priced to sell quickly at \$119,176. H-100936

445 SHASTA COVE, HAMMOND RANCH



SUPER VIEWS, PRIVACY & LOTS OF SPACE! Beautiful, open floor plan 2498±sf custom home on very private 5± acres at the end of Shasta Cove. Great views from all windows & 10'x50' deck. Home truly designed for entertaining. Offered at \$469,000 H-100957

311-M OLD McCLOUD RD., MT. SHASTA



MOST AFFORDABLY PRICED CONDO at the Timberline Court townhouses. 1200 sq. ft. end unit with upgrades like laminate wood floors, Corian-type counters. Even comes with efficient hydronic heat. An attached garage with interior access completes the package. If you don't want the hassle of exterior maintenance & yard work, this is for you! \$179,500. H-99758

4310 CEDAR STREET, DUNSMUIR



NEW TRIPLEX. Recently rebuilt from the foundation up. Everything is new in this tastefully appointed income property. Mt. Shasta views, maple cabinets, lots of tile & Monitor heat. Great opportunity near the championship waters of the Upper Sacramento River. Reduced to \$369,900. IC-100495.

1605 RAINBOW, MT. SHASTA



CONVENIENT LOCATION just about 1/2 miles from town. This spacious 1-BR 1 1/2 -BA home is on a spectacular 1-acre parcel. Nice garden area and several out-buildings. Priced at \$185,000. Call Bill to see. H-100946

16711 FRIAR PLACE, LAKE SHASTINA



NEWER HOME. Finished in 2009 and rarely used as a second home. This nicely designed 1726± sq. ft., 3-BR, 2-BA home is located in Lake Shastina on the eastern edge of the 8's on a quiet cul-de-sac. Tile floors and counters in kitchen with center island. Corian-style counters in the bathrooms. Carpeting just installed in March. Lots of bang for the buck! Offered at \$161,000. H-100586

805 SCHILLING WAY, MT. SHASTA



TRADITIONAL FARMHOUSE - outstanding views of Mt. Shasta & surrounding mountains. 7± acres includes a large 6-stall barn and hayloft. Huge separate 4-bay workshop - could be used for equip. storage. Year-round stream fed by springs run through pasture; used to water the livestock. The perfect horse property only 5 minutes to town with plenty of green pasture area. Refurbished with new vinyl windows; new floor coverings. H-100975

522 E. ALMA STREET, MT. SHASTA



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

614 MICHELE DRIVE, MT. SHASTA



NEAR LAKE SISKIYOU! 2080± sq. ft., 3-bdrm home in the sun belt of Mt. Shasta on 1+ acres in Shasta Holiday with a seasonal stream. Views of Mt. Shasta & Mt. Eddy. Close to lake and Golf Resort. Nice deck overlooking the meadow. Bonus room with full bath off garage makes a great shop or convert to guest quarters. Asking \$295,000. H-101062.

818 CONAN PLACE, MT. SHASTA



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

7839 PONDEROSA DR, HAMMOND



SEE THIS FIRST!! It's secluded, yet such a quick, easy drive to town. Attractive 3-BR, 2-BA lodge style home has a gorgeous Mt. Shasta view, barn/garage/shop, 5± acres of woods for hiking, mushroom hunting, firewood, and loving the natural realm! Only \$389,000. H-99323

4115 HUMMINGBIRD, MT. SHASTA



CHARMING HOME at the end of a quiet country lane. 3-BR cedar home is on 1.2 level acres with vistas of the Eddies & Mt. Shasta. Light open floor plan with arch doorway & kitchen complete with cooper counters. Detached 2-car garage and tons of space for a garden! This **SHORT SALE** property is aggressively priced to move at \$175,000. H-101262

223 BEAR SPRINGS, MT. SHASTA



NEARLY NEW! 1782sq. ft. 3-BR, 2-BA home on .60 acre parcel minutes to town. Well appointed: 9' ceilings, big open kitchen with center island; s/s appliances, large Trex-type deck, crown moldings in the living areas, sola-tubes; a nice woodstove & high efficiency heat pump with A/C. Bonus shop & hobby room w/lg carport. \$299,000. \$259,000. #100675

223 BEAR SPRINGS, MT. SHASTA



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

515 MOUNTAIN VIEW, MT. SHASTA



WELL KEPT & BRIGHT! 3-Bedroom, 2-Bath, 1414± sq. ft. home on nice corner lot. Open floor plan with vaulted ceilings in living room. Listed at \$259,000. H-100176

4310 STAGECOACH RD., DUNSMUIR



FIXER-UPPER - Drive by this 3-bedroom home located at 4310 Stagecoach Road in Dunsmuir and call Bill to see. Possible owner carry. Offered at \$59,500. H-100874

OFF OF HIGHWAY A-12, MONTAGUE



GET OUT OF THE SNOW in beautiful Juniper Valley. 7 stunning parcels to choose from ranging in size from 20 to 620± acres. The large parcel is even partially fenced & has an incomplete well drilled to 625± ft. Prices range from \$79,000-\$749,000. Call today for details on these spectacular opportunities.

SO. OLD STAGE ROAD, MT. SHASTA



BEAUTIFUL MEADOW! 2 1/2 ± Acres on South Old Stage Road adjacent to the Mount Shasta Resort. Parcel has a well and sewer available and super views. Listed at \$175,000. L-100708

LOT# 10, VILLAGE WAY, MT SHASTA



VALUE PRICED MT. SHASTA CITY LOT - Nice city lot in area of newer homes. Lot #10, Village Way, Owner wants it SOLD. Listed at \$59,000. L-96922

LOT# 17, DEERHAVEN, DUNSMUIR



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

1934 S. OLD STAGE RD #30 MT. SHASTA



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

HIGH CHAPARRAL, WEED



HIGH CHAPARRAL WHERE VIEWS ABOUND! Very special 62.93± acre parcel, mostly level, plateau 360 degree views. Zoning is AG-2 property; has split potential. Underground utilities are in and a good well. A real value at \$275,000. #100479

10860 ZIRCON, BIG SPRINGS



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

N. OLD STAGE RD, MT. SHASTA



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

GATEWAY PARK, MT. SHASTA



(3) GATEWAY PARK 1+ ACRE PARCELS on the edge of Mt. Shasta City. Great location for vacation rentals on the way to the Ski Park! Zoning also allows for multifamily, commercial, retail, etc. **PRICES SLASHED** from \$49,500 to \$69,000. L-95380; L-95381; L-101166

HIGH CHAPARRAL, WEED



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

813-B CAROLINE, MT. SHASTA



GREAT RENTAL PROPERTY IN MT. SHASTA! This well-kept 2-Bedroom, 1-1/2-Bath Condo is walking distance to schools and town. The kitchen has newer appliances and counter tops. Asking price: \$109,000. H-98759



Paul Engstrom
Owner/Manager
530-925-1001



Bill Michelon
Realtor®
530-925-1792



Peggy Clure
Realtor®
530-926-5330



Randy McDonald
Broker/Owner
530-925-1000



Brett Waite
Broker Assoc.
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530-261-1420

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DRE #1174605



WONDERFUL NORTH DUNSMUIR CHARMER. Very well maintained with coved ceilings, arched doorways, large open kitchen, dining room, 12X24 finished basement (included in sq. ft.), and large laundry room. Partially fenced backyard has stone BBQ, lawn, garage, nice trees. \$123,853. #100902



SPACIOUS 4BR HOME WITH MT. SHASTA VIEW. 4-br 2-ba 1776 sq ft manufactured home with newer vinyl windows, oversized two car garage with bonus room & fully insulated for comfort and stunning Mt Shasta view. Sprinklers plus room for horses on 1.29 acre parcel. Great value! \$155,000. #100894



MIXED-USE COMMERCIAL BUILDING. Utilize this 2000+ sq. ft. commercial building as one large commercial space, or multiple retail/professional office spaces. The building offers a residential unit and has off-street parking & storage bldg. #100329 \$295,000.



CUTE HOME ON 2.5 ACRES - Adorable 1 bedroom, 1 bath cabin would be the perfect hideaway for that special retreat. Close to the McCloud River, Mt. Shasta Ski Park, near Golf Course, McCloud Reservoir, & McCloud's 3 waterfalls on the McCloud River. Tons of stuff to do and see! \$113,500. #101048



NICELY REMODELED HOME IN THE QUIET COMMUNITY OF MC CLOUD. 2 bedroom, 1 bath, 1244 sq. ft. home on large oversized lot with alley access to a nice two car garage. Backs up to the old mill property for privacy great view of the mountain! \$135,000. #99779



MEDICAL/PROFESSIONAL OFFICE. This 1196 sq. ft. office (currently a dentist office) offers 4 operator rooms, laboratory, sterilization and waiting room, reception window, private office and storage room. #99286 \$175,000.



CHARMING CABIN! Ultimate retreat built in 2002. Has Hardiplank siding, metal roof, Trex decking and a seasonal large spring that originates on this secluded 2.5 acre parcel. \$129,500 #100733



MC CLOUD HOME. This 1015 sf 2 bedroom, 1 bath McCloud home offers a free standing fireplace, large utility room, deck with hot tub, fenced back yard with trees and landscaping, and single car garage. \$115,900. #100830



AFFORDABLE HOME W/BEAUTIFUL VIEWS! Newer mfgd. home on a 433 foundation, 3-BR, 2-BA on 2.1 acres. Nice floor plan, vaulted ceilings, open, light and bright. Super good cents energy package. Mt. Shasta & Mt. Eddy views. \$165,000. #100638



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



CHARMING REMODELED 1,250 sq ft 2-bed, 1-ba home in McCloud with 2-car garage. Landscaped with patio and partially fenced back yard. Wood & propane forced air heat. \$159,900. #100303



INVESTORS! TAKE NOTE!! Two houses on one lot! Priced to sell AS-IS. A little elbow grease and this can make money! #99540 \$39,999.



MT SHASTA CEDAR HOME. 2-br 2-ba 1400+ sf on 2.1 acres. 1350 sf of shop/garage plus partially constructed 22x24 separate garage. Views galore! #100240 \$269,900.



MT. SHASTA CORNER LOT. 3/2 home with shade trees & lawn. Partially covered patio for shade in summers & protection in winters; forced air oil furnace, wood stove insert, Windows recently upgraded; auto. sprinklers & more. #101133 \$189,500.



MOUNTAIN VIEW HOME ON 7 ACRES. 5 Br/ 2.5 Ba home is spacious & immaculate. Decks upstairs and down. Lots of room for a family, or as vacation rental. Seasonal spring leaves behind a lovely green meadow. #101222 \$440,000.



MOUNTAIN SERENITY! In the heart of picturesque Mt. Shasta, with a secluded driveway off North Shore Road. 15+ private acres and a beautiful home built in 1992. Park-like setting with Lake Siskiyou & Wagon Creek near by. Large garage/workshop with over 1300 sq. ft. private patio, pond & so much more. \$419,000. #100747



HUGE HOME with new appliances. Forced air heat & wrap around deck highlight the spectacular view of Mt. Shasta. Vaulted ceilings, soaking tub, walk-in closet in master bdrm. Granite & tile counter tops walk-in pantry in this custom home. Priced to sell quickly, don't wait! #101162 \$175,000.



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



MTN CABIN WITH SPECTACULAR MOUNT SHASTA VIEW! Located on 5 acres in Hammond Ranch with two master bedrooms 2.5 bathrooms with ability to function either on or off the grid due to back up generator and TRACE inverter system. Beautiful yard area, oversized garage and so much more.. \$399,000. #100720



CUTE LAKE SHASTINA STARTER HOME WITH GREAT MT. SHASTA VIEW! 3-bedroom, 2-bath, 1250 sq ft home with newer woodstove, heating & ac units, D/W, refrigerator. Fully landscaped and sprinklered. Come and enjoy the garden and views! \$119,900. #100727



BEAUTIFULLY UPDATED WITH LOADS OF PRIVACY! 3 br 2 ba 1770 sf home on 1.6 very private Mt Shasta acres. Remodeled home with Hickory floors, woodstove, newer vinyl windows, spacious kitchen. Newly stained decks & outblg. Grow in your own greenhouse; has great garden area. #100660 \$295,000.



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



NO BETTER VIEW OF CASTLE CRAGS! Enjoy the summers out on the deck, winters by the cozy wood fireplace. Master bthrm has full tub plus separate walk in shower. Master bthrm has huge walk-in closet + hand-crafted river fireplace. Down stairs has another full bathroom & bedroom, workshop, extra large 2 car garage. \$380,000. #100653



AFFORDABLE COUNTRY LIVING! 3.3 acre parcel offers privacy with beautiful trees. A white fencing provides entrance to this well-maintained 2-bdrm., 2 ba. mfgd home w/foundation, vaulted ceilings, wood stove, fireplace, soaking tub, hot tub & screened-in porch. #99390 \$219,000.



NEWER, QUALITY BUILT HOME. 1479 sf, 3-BR, 2-BA next to large greenbelt. Mt. Shasta view, tile counters, wood, carpet and tile floors, rock fireplace, vaulted ceiling, on-demand water heater, great floor plan. Oversized garage, RV parking, concrete patio, rock fire pit & storage shed. \$198,000. #100676



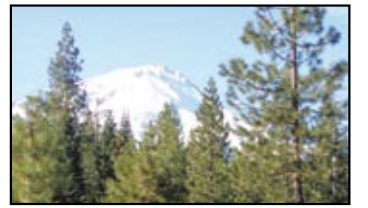
IN A GREAT AREA. This contemporary 2-BR, 1-1/2-bath home of 1550 sq. ft. has views of Mt. Shasta just off of Davis Place Road. \$295,000. #100986



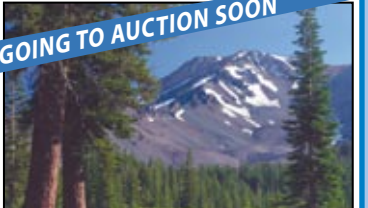
LOVELY CEDAR CABIN built in '96, this 3-bd, 2-bath home across from Sacramento River is a great getaway spot. Large deck for summer entertaining ... make this your retreat! #101257 \$200,000.



SWEET MT. SHASTA BUNGALOW. Great location, fir floors, alley access, converted garage and partially fenced. A must see for those interested in a smaller Mt. Shasta Home! #101208 \$129,800.



AFFORDABLE 2.5 ACRES LOTS We have gorgeous 2.5 acre parcels for sale now - call us for information and price list. Prices begin at only \$27,000.



7 RESIDENTIAL & 2 COMMERCIAL LOTS IN MC CLOUD 2 acre lots now available in peaceful McCloud. All on community services. Great views and easy access! From \$89,000. www.FRE.com/106.1



NEWER CABIN IN THE WOODS. Corner 2.5 acre parcel with Mt Shasta view. USFS land across the road. Well is 120'; produces 20gpm. DC pump, solar, storage tank and controller. Generator, installed 2 KW solar power for house. Maple cabinets, vaulted ceiling great room. Washer Dryer dishwasher all plumbed in. Shed & wood storage area. #100907 \$205,000.



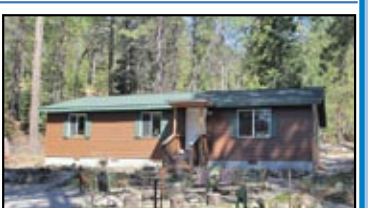
TUCKED AWAY on quiet cul-de-sac with Mt. Shasta view; remodeled 6 years ago. Well designed & nicely maintained, it offers a large living room area, extra lg bedrooms: covered patio, lawns with sprinklers, fenced garden area, garage/shop, paved driveway, & more. \$320,000. #100815



MT. SHASTA STARTER HOME. Totally remodeled 2-bedroom, 1-bath home, approx. 1000 sq. ft. in a nice Mt. Shasta location. Would make a great starter home or second home! \$179,500. #99874



CHARMING LOG CABIN-STYLE HOME on Squaw Creek! Large 2-car garage with artists studio attached. Loads of storage; room to roam or plant a garden. Big deck off master bdrm. Ideal get-away! Don't wait! #101202 \$265,000.



EVER DREAM OF LIVING OFF THE GRID? This is a perfect set up! 1200 sq ft 3BR/2Ba on 2.5 acres in Mt Shasta Forest. All propane, generator, battery back-up, gravity fed water, pond, RV pads/hook-ups and more. #100870 \$159,900.



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REDUCED!



A BRAND NEW HOME! Enjoy stunning views of Mt. Shasta in this 3 bedroom, 2 bath, 1600sf home on 1 acre with stunning views of the Eddys as well. Tile & custom flooring, heat pump & wood stove. Plans at listing office for 320 sq. ft. expansion! Call for details! #100252 \$299,900.



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



BEAUTIFUL HOME! 3/2 1450 sq ft home has newer siding, roof, heat pump. Recently remodeled kitchen: granite counters, cabinets, tile floors, s/s appliances & other custom features. Vaulted ceiling, gas fireplace, solar tubes, freshly painted, auto. sprinklers, rain gutters, retractable sun cover on the back porch, sun screen shades, and much more. #100678 \$249,500.



ABSOLUTELY FANTASTIC VIEW OF MT. SHASTA! Comfortable 3-bdrm, 2-bath country home close to Lake Siskiyou, Mount Shasta Resort, and town. Pond and waterfall, RV parking, deck, landscaped, Central air, views, attached 2-car garage, room for a garden, and sunny & bright. \$275,000. #100565



GREAT INVESTMENT/STARTER HOME. 3 bedroom/2 bath, 1152sf, lg living room, high ceilings, Monitor, tile kitchen and bathroom, nice front covered porch with Mt. Eddy view. \$80,000. #100834



RECENTLY REMODELED MOBILE HOME. 1378 sq. ft, 2 bed/2 bath, possible 3rd bedroom, open floor plan, tile counters, carport, Mt. Shasta view. #100869 \$41,000.



PERFECT FOR HORSE LOVERS! 3br 2 ba home built in '04. Lovely setting w/fabulous barn, carriage barn, hay barn, round pen, fenced & X-fenced. 5 acres with stunning Mt Eddy view. \$309,000. #100593



CHARMING COTTAGE-STYLE HOME w/TWO GUEST HOUSES. 3-bdrm, 1.5-ba main house; lg work-shop/extra garage, full basement, garage, quiet patio, views of Mt. Eddy & more. \$315,000. #98602



MT. SHASTA STARTER HOME. 2 bedroom 1 bath, 740 sf home with Monitor heat and a Mt. Shasta view. Easy stroll to city center yet off the beaten path! #100942 Only \$125,000.



REDUCED!
RARELY ON THE MARKET. The Sullaway House, built in 1938 for the first family to settle in Strawberry Valley is still a head turner. This graceful colonial is a commanding presence, sitting in the center of a large .43 acre parcel, with 4Br/2Ba 2500 sq. feet of gracious living. #100918 \$365,000.



A WONDERFUL NEIGHBORHOOD. Spacious 3-br, 2.5-ba, 1951sf home with vaulted ceilings in living room, family room & master bath. Light & bright; fireplace in family room. Nice landscaping. View Mt Shasta thru trees.#100873 \$299,000.



REDUCED!
DESIRABLE MT. SHASTA AREA. 3 bedroom/2 bath, 3100 sq ft home on double lot. Large rooms, woodstove & fireplace, bonus room upstairs, oversized garage and storage shed, walking distance to downtown Mt. Shasta. \$285,000.



BEAUTIFUL LODGE-LIKE MOUNTAIN HOME high-cathedral ceilings, lots of large windows. Expansive second story loft with a full bath & rec room. 2.5 acres of quiet nestled in the trees. Wood and propane heat. Attached two car garage has its own woodstove! #100184 \$400,000.



LUXURY MOUNTAIN HOME. Quality built home in Mt. Shasta Forest on 2.5 acres, 2 bd/2ba, 1597 sf, oak & tile floors, granite counter tops, knotty alder custom cabs, large picture windows, paved driveway, RV parking. Come enjoy a sense of peace & tranquility. \$425,000. #101024



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



THIS MCCLLOUD HOME has had some remodeling done. Newer wiring, large oversized 2-car garage. Large open floor plan. Master bedroom deck has Mt. Shasta view. Alley access and large lot make this a good value. Schedule your showing now!! #99441 \$199,000.



ULTIMATE CABIN IN THE WOODS! Has its own private lake and lots of trees to provide privacy. Minutes to awesome recreation, including world-class fishing, boating on Shasta Lake, & Mt. Shasta Ski Park - only 3 miles from I-5. Priced to sell don't hesitate on this one!!! \$369,000. #100569



REDUCED!
AN IDEAL SETTING! Custom built home with Mt. Shasta, Mt. Eddy & Mt. McLaughlin views. 2250 sq. ft. with finished daylight basement, lg. 3 car garage, RV parking, shop, green house, pond, all on 5 beautifully landscaped acres. #100719 \$399,000.



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



REDUCED!
LIGHT AND BRIGHT, yet nestled in the trees. Remodeled 3-bedroom, 1-bath with 3 skylights, Monitor heat, newer appliances, windows, siding plus brand new carpet. Large patio area for entertaining. Hot tub included. #100485 \$177,000.



GREAT DOWNTOWN LOCATION. This level .20 acre corner lot runs from Dunsmuir Ave to Shasta Ave and is really for your commercial/income building. Zoned C-2! OMC - \$80,000. \$97040



REDUCED!
ONE OF WEEED'S FINEST! Check the price on this 3-bedroom, 2-bath, 1880 sf of quiet living. Close to college and city swimming pool. #100823 \$169,000.



REDUCED!
MOUNTAIN VIEWS from this light and airy, 3-bedroom, 2-bath home. It sits on one acre in town. Solidly built and move-in ready. \$285,000. #100490



FAMILY HOME IN GREAT LOCATION - 3 bedroom, 2-bath 1635 sf home on .69 acres, tall trees, covered RV parking, fully fenced, shop. Better hurry! #100787 \$175,000.



COUNTRY LIVING. 1650 sf remodeled home on 1 acre surrounded by trees. Wood & tile floors, recess lighting, solar hot water, newer windows & roof, walk-in shower, built-in cabinets, separate office. Water feature, auto sprinklers, expansive deck, attached shop/storage, large area for a garden, plus much more. \$305,000. #101017



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



SACRAMENTO RIVER FRONTAGE. New 5-bdrm, 3-ba home has hardwood floors, tile, large kitchen & dining room, view of Mt. Shasta from the master bedroom, concrete walkway to the river. On 1.38 acres of riverfront property. #100185 \$479,000.



PARKLIKE SETTING - LOADS OF PRIVACY! 3 bedroom, 2 bath, 1680 sq. ft. on 4 beautifully landscaped acres of privacy. Heated 900 sf bonus room plus a shop/garage. Relax & enjoy the Koi pond \$599,000. #100681



FIRST TIME ON THE MARKET! 4100 sq. ft home on beautiful 5 acre parcel, complete with its own guest house & barn; ponds, trees, & views of Mt. Shasta, Castle Crags and the Eddies. The Jewel in the Crown offered at \$1,295,000. # 100601

Call us for a complete list of Siskiyou County Foreclosures!

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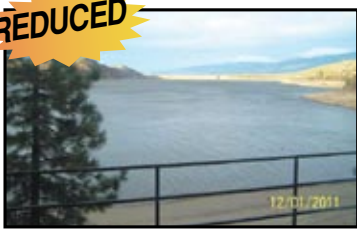
WEED - Great starter home or rental, this 3 bedroom 1 bath home is located in a convenient location close to schools. Large living room and kitchen with a garage and patio in the back. #100789 Asking... **\$48,900.**



MONTAGUE - Fannie Mae property. Close by 10/31/11 receive up to 3.5% of the final sale price to be used for closing cost assistance! Info: HomePath.com Special Offers or ask us. Eligibility restrictions apply. 980 sq. ft. home on .80 acre with many possibilities! #101241 **\$49,900.**



CHARMING HOME in the heart of Weed with view of Mt. Shasta. Newer carpet and new roof in 2002. Reduced to... **\$65,000.** #98103



LAKE SHASTINA. Experience this lakefront view at sunset. Upper level with lg. bedroom w/fireplace. Newly renovated kitchen & bath, large living room with fireplace insert & deck. What a deal! **\$72,500.** #100217



MCCLOUD - Charming 3-bdrm/2 bath home with large 3-car garage! Ideal McCloud area! Perfect for hiking, etc. Call Ryan for details... **\$109,900.**



DUNSMUIR. Charming cottage! 2 very spacious bedrooms, large kitchen with walk-in pantry. Contemporary feel with tall ceilings, crown molding, and bright colors. Close to downtown, easy freeway access, and unlimited recreation nearby. #101235 Asking **\$64,900**



YREKA - Great location across the street from a park and close to the hospital and downtown. This 3 bedroom/ 2 bathroom home has excellent potential. Make an offer!!! #101252 Asking **\$92,000**



LAKE SHASTINA. Home with multi-levels, 2280+ sq. ft. of living space. 3 Bd/3 Bath with large unique soaking tub & fireplace. Wonderful upper deck with views of Mt. Shasta. Large corner lot with a fully fenced beautiful back yard! #100129 Only **\$135,000**



DUNSMUIR - Excellent income potential. Approx. 3600 sq. ft. home with 3 studio units down, can be used as nightly or long-term rentals. Upstairs has 3-BR, 2-BA, in the heart of Dunsmuir. Walking distance to River. Asking **\$142,900.** #100101



LAKE SHASTINA. Serenity in the pines! This 1760 sq. ft. home is located on a small cul-de-sac and backs up to a lovely green belt area with walking trails. Come and enjoy all the outdoors has to offer within minutes of home in Lake Shastina. #100882 **\$159,000.**

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LAKE SHASTINA. Fabulous lake and Mt. Shasta view home including 1800 sq. ft. of living space with 3 bedrooms, 2 bathrooms. Hard wood floors, large master bedroom and large deck area. Call today for more amenities. #100951 Only **\$160,000.**



LAKE SHASTINA. Enjoy the serenity of the Rancho Hills. Master bedroom has double door entry, huge walk-in closet, soaking tub with walk-in shower. Wonderful floor plan with open living room & kitchen area. Den that could be 4th bedroom. #101054 Asking **\$162,750.**



LAKE SHASTINA. Spacious 3 bedroom, 2 bath log-sided home in the tall pine trees. Soaring 16 foot ceilings in the great room bring the outdoors in to this lovely home. An excellent price for a home that is only 2 years old! #100984 Only **\$158,900.**



MT. SHASTA - Lovely 3-BR, 2-P in great Mt. Shasta location close to everything, large lot with patio, garage, and workshop. Extra room in garage. Hardwood floors. Purchase with 3% down, call to view today. **\$169,900.**



MONTAGUE - Excellent location on 14 Acres outside town! See all that this property has to offer. Some repairs have been done at bank's expense - a Fannie Mae HomePath property. Close by 10/31/11 receive up to 3.5% of the final sales price to be used for closing cost assistance! Eligibility restrictions apply. #100437 **\$169,900.**



LAKE SHASTINA. Well-cared for home offered by the original owner. Great floor plan with 3 bedrooms, 2 baths; a large kitchen. On a large corner lot with lovely view of Mt. Shasta. Beautiful landscaping; auto sprinklers! #100476 Asking **\$179,000.**



LAKE SHASTINA. Quality 3-bdrm, 2-ba home with oversized 2-car garage, vaulted ceilings, wood & tile floors, landscaped front & back yards, upgraded appliances, rock fireplace & more. #100020 **\$179,000.**



LAKE SHASTINA. Enjoy the fabulous Mt. Shasta views from this lovely wrap-around deck - built around the trees. Tiled and parquet flooring, Large open living spaces, tiled walk in showers, and much more all on a Double lot! #100826 Asking... **\$125,000.**



MT. SHASTA INCORP. PROPERTY. Excellent income potential. Complex commercial property with large laundry area. Walking distance to downtown and hospital. **\$240,000.**



LAKE SHASTINA. 4-BR, 3-BA + bonus room upstairs. Granite tile counter tops with s/s appliances & propane stove. Master bath with dbl sinks, soaking tub, double-headed shower with glass block accents. #100603 Only **\$249,900.**



HAMMOND RANCH - 5 Acres with a 3400 square foot, nearly new home in a gorgeous setting. Excellent floor plan with a spacious kitchen and great room area, large master bedroom/bath combination and much more. #100123 Priced to sell at **\$269,900.**



LAKE SHASTINA. Custom 1975 sq. ft. on 1/2 acre! Well thought out for maximum efficiency with the finest amenities: dual heat utilizing hydronic heat, heat pump & A/C. Bamboo floors, thermostat fan in living room & more. #100943 **\$299,000.**



LAKE SHASTINA - Stunning Log Home, 4000+ sq. ft. of living on a large cul-de-sac end location. High vaulted main floor ceilings; gorgeous kitchen appliances. Unique built-in BBQ area in a courtyard; fenced front lawn & much more. **\$335,000.**



LUXURY GOLF COURSE HOME. 4400sq ft. home with indoor swimming pool. One-of-a-kind home, excellent for entertaining. **\$365,000.**



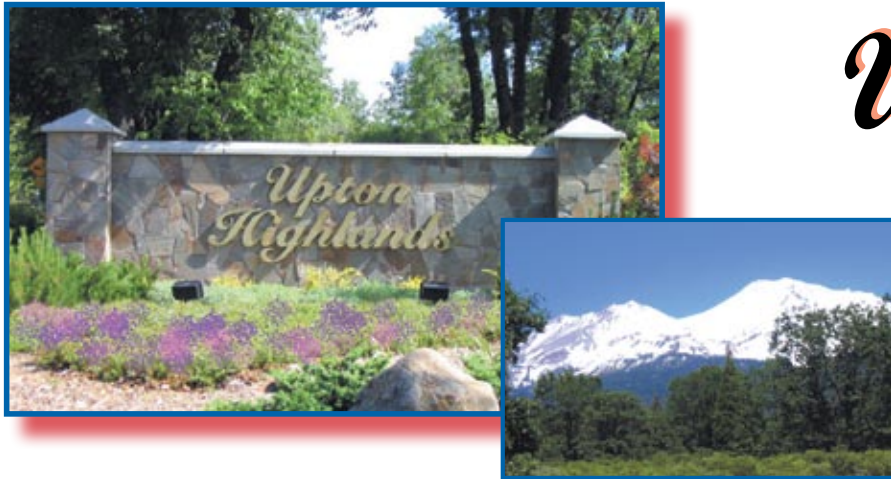
LAKE SHASTINA. Experience the best panoramic views of Mt. Shasta & the Eddies from this brand new 1975sq.ft. custom home. Well thought out for maximum efficiency with all the finest amenities. **\$395,000.** #99203

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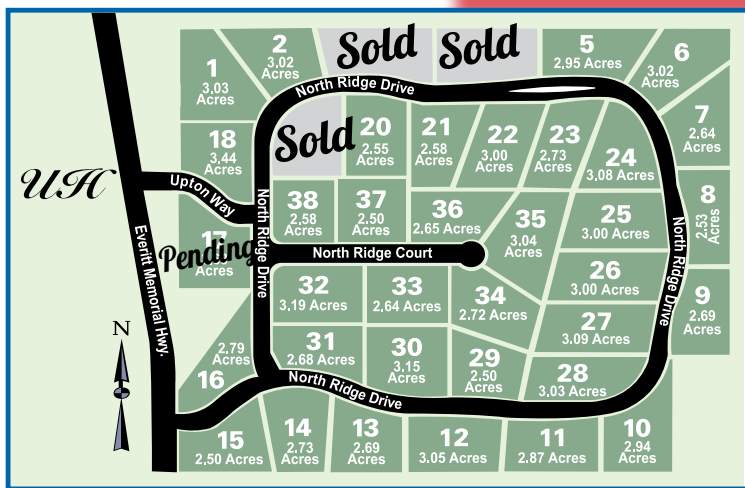
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Spectacular Views of Mt. Shasta,
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2.5 to 3.7 Acre Parcels with
Underground Utilities



11 "Platinum" Parcels

Listed at \$169,900.

Lots: 2, 6, 7, 8, 9, 20, 21, 24, 25, 26 & 27

16 "Gold" Parcels

Listed at \$149,900.

Lots: 1, 5, 10, 22, 23, 28, 29, 30, 31, 32, 33,
34, 35, 36, 37 & 38

16 "Silver" Parcels

Listed at \$129,900.

Lots: 11, 12, 13, 14, 15, 16, 17 & 18

Financing Available



Contact Lisa Stevens
530-926-3151 ext. 211



NEW LISTING!
YOU WILL LOVE THIS CUSTOM HOME with its spacious open floor plan. 2135 sqft, 3-BD, 2-BA home with a great room that is bright and open & includes a large kitchen features granite counter tops with huge island/bar, dining area, large living room with gas fireplace, plus a formal dining room. Master suite features include French doors, ceiling fan, huge walk-in closet, dual sink vanity, large jetted bathtub & a separate shower. F/A electric heat and air conditioning. \$194,000. #101251



NEW LISTING!
ONLY \$239,000! Hand-crafted natural wood combined with sheet rock provides a rich, light feel to this 3-BR, 3-BA, 2,850 sq. ft., well maintained, Mt. Shasta home. 1 BR is huge and would be great for semi-separate quarters. Wood, Monitor, & solar heat. Large shop/barn/extra garage. All this on 2 acres! #101248.



NEW LISTING!
LOVELY FAMILY HOME nestled in the trees and just a few blocks from downtown Mt Shasta. This 2202 sqft, 3-BD, 2.5-BA home has it all: park-like .75 acre setting full of lush greenery; mature trees, flowering shrubs, perennials & a great back deck for entertaining. It is fully fenced, with a fence/gate at the driveway, for added privacy & security. New lush carpeting along with wood and tile flooring, friendly kitchen, spacious living areas and a Hearthstone wood stove for those cool winter nights, all add to the appeal of this home. \$385,000 #101156



NEW LISTING!
CLASSIC MT SHASTA HOME on 1 acre close to town. This well maintained 1934 sqft, 3-BD, 2-BA gives you lots of room to move. Includes a 2-sided fireplace/woodstove insert to keep you warm and cozy on those cold winter nights; towering evergreens to keep you cool on warm summer days; a vintage wet bar in the family room; large living spaces & bedrooms. Detached 1-car garage/workshop; and a barn provide more storage. Has room for your extra vehicles, RV & other toys. #229,950 #101192



ON THE SHORES OF LAKE SHASTINA! Affordably priced and spacious 3100' sq ft custom designed lakefront home offers good value and lots of potential. The home features big windows with inspiring views of the lake, along with a roomy, comfortable floor plan that emanates a light and open ambiance. The home needs TLC and updating! However the structure itself appears to be in fine shape. With a little imagination and vision the options will be obvious. Sellers also own the adjoining lakefront lot. \$269,900 #101047



NICE FAMILY HOME ON AN OVERSIZED CITY LOT. This 1406 sqft, 3 BD, 2.5BA home is on a .41 acre lot. It features include wood laminate flooring, vaulted ceilings, a converted garage for extra living space, and the upstairs bathroom has been remodeled. Lovely landscaping with shrubs, lawn, sprinklers, trees and a back deck. Located close to schools and within walking distance of town and library. \$134,900. #101110



MT SHASTA COTTAGE WITH GUEST HOUSE. Idyllic setting close to town. Impeccable attention to detail makes this property highly desirable. 1-BD, 1-BA (plus bonus room) "Main House" was remodeled & feels wonderfully cared for; nearly new 1-BD, 1-BA "Guest House" used as an art studio. The lovely design, abundant natural light, peace & quiet blends with the county lifestyle & lush grounds that abounds. Monitor & electric heaters, 2 wood stoves, 2 wells, 2 septic tanks, tile/slate/wood floors, hot tub, auto sprinklers, over a dozen fruit trees, etc. \$299,900. #101118



REDUCED!
BRAND NEW CONSTRUCTION AT ROCK BOTTOM PRICE!! This 3 BD, 2BA 1400 sqft home is currently under construction. Local builder Pete Pappas is building new homes for the same price as nearby bank foreclosures! By directly from the builder with confidence. Located near Hoy Family Park, the golf course and the lake. Act now and you can help with the finish details. #129,900. #100971

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

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REDUCED!



TOP-TO-BOTTOM REMODEL LESS THAN 2 YEARS AGO! New laminate & tile flooring plus new carpet in the 2 bedrooms, new windows, new sheet rock & ceilings, new kitchen cabinets & counters, all new plumbing & electrical fixtures, etc. A great location only a couple minutes walk from downtown Mt. Shasta. Beautifully landscaped. A private back yard w/hot tub pad. Monitor heat plus wood stove. \$159,000. #99591



LOVELY GOLF COURSE HOME built on the 4th fairway of the Lake Shastina Golf Course. This 1790 sqft, 2BR, 2BA newer, one-owner home has an open floor plan with views of the golf course. There is an extra room that could be used for an office, game room, etc. Plantation blinds throughout. The master bath has a walk-in closet & 6' Jacuzzi tub. Kitchen features custom cabinets and cultured granite counter tops. \$299,000. #100194



AFFORDABLE 2 BEDROOM HOME. This 1076 sqft, 2 BD, 1 BA home is fully fenced with courtyard, rose bushes and detached 2 car garage. Monitor heat, Mt. Shasta Views, ceiling fan, wood paneling, and wood stove. Within walking distance to park. \$74,000 #101236

LAND...

SECULDED 40 ACRE PARCEL would make a great mini-ranch, new home site or vacation get away. Fantastic views in every direction & awesome vista's of Mt Shasta provide the back drop for this "Big Sky" country parcel. \$47,900. #100605
FANTASTIC VIEWS IN EVERY DIRECTION on this 20 acre parcel just a few minutes from Big Springs Road for quick access. \$37,900. #100604
GORGEOUS CORNER LOT with an unobstructed view of Mt. Shasta, the surrounding hills and valley. This gently sloping and wooded, hillside parcel is ready for development & offers a choice of building site options. \$159,999. #101256
VERY FUNCTIONAL LOT features not only a good location but a outstanding view of Mt. Shasta. Sewer hookups are available and the water hookup has already been purchased. \$13,999. #101255
WHAT A BARGAIN!! This lot is an unheard of price, and has a beautiful view of Mt. Shasta. Seller very motivated. Cash only. \$3,800. #100956
MT SHASTA VIEW ON THIS 2.87 MT SHASTA FOREST PARCEL with beautiful sunny clearings as well as plentiful trees for shade. Great place to build or just come and enjoy the land. Appx 4200 ft elevation, close to Ski Park, Snowmobile Park, golf, Natl Forest, waterfalls, rivers & lakes. \$34,999 #101124
6.6 ACRE PARCEL with a well already in. This is your home-in-the-woods building site! Views, trees, easy access, this acreage has it all, including a below per-acre market price! With 2-1/2 acre zoning it can also be subdivided for extra income. \$140,000 #101217



REMODELED HISTORIC WEED HOME. 1188sqft, 2 BD, 1BA home with new carpeting and laminate flooring in living/family room and new carpeting in bedrooms. Newer interior and exterior paint plus newer siding. Main level has been completely re-wired (some original wiring exists in attic). Features include dual-pane vinyl windows, a covered wood front porch, and detached 1-car garage. Nice quiet neighborhood just about a block away from Main Street and its shops. \$105,000. #100652



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

REDUCED!



BRAND NEW HILLSIDE HOME. Built for comfort & spaciousness, this 2400sqft home in Rancho Hills area of Lake Shastina, has magnificent views of the Eddies, Mt Shasta & Shasta Valley. 3- BD, 3BA home with walk-in closets, full sized living room & separate family room outfitted with a hearth and flue for a wood stove; a separate 12x20 multi-purpose room and a 12x23 shop at the rear of a 2-car garage. F/A heat & A/C. \$350,000. #100264

GORGEOUS 43 ACRE PROPERTY w/abundant variety of trees, beautiful views of the Eddies, Mount Shasta, & meadowlands, privacy, lots of elbow room, lots of potential building sites, wildlife, etc. A wonderful feel of nature & seclusion yet minutes from town with access off a paved county road and available utilities. Mainly south facing for good solar exposure. This is a rare find so close to Mount Shasta. \$690,000. #95612

PRIVATE 2.55 ACRES with lots of nice trees, & views of the Eddies. A very attractive parcel. \$139,000 #91185
INCREDIBLY BEAUTIFUL PARTIALLY WOODED, LEVEL .14 ACRE LOT with panoramic views of Mt Shasta! This property is situated on the south end of town in a quiet, newer subdivision. Water & sewer hookup fees have already been paid and are included in the asking price. This lot is ready for development! Owner may consider financing with a large down payment. \$69,900 #100940

DEVELOPMENT OPPORTUNITY within the city limits. 13.12 acres at Pine & Cedar Streets. Awesome R-3 view property lies directly across the street from the Mercy Medical Center Facility. Use options incl but are not limited to Medical / Professional Offices, Multifamily, Senior and low income housing. 18 lots have been proposed & a Conditional Certificate of Compliance has been approved by the City of Mt Shasta. Seller may consider financing! Big views of Mt Shasta & surrounding hills! \$399,000 #100983
BEAUTIFUL VIEWS OF MOUNT SHASTA AND BLACK BUTTE from this level, partially cleared 2.5 Acre parcel. Lots of trees, including oak, pine, cedar and fir. Lovely, cleared building site sits back off of the road, making sure you have plenty of privacy for your custom home. Very short distance to McCloud Avenue and within easy walking distance of town. PRE-PAID City Water Hookups!! \$179,900 #100444



CUTE, COZY, & AFFORDABLE and a few minutes walk from downtown Mount Shasta. It is a 1-BR, 1-BA with a one car garage, and both a woodstove and baseboard electric heat. It is spacious enough for a couple and would be nice for both year-round living or a comfy vacation home. \$129,000. #101103 #101103



BREATHTAKING MT. SHASTA VIEWS! An elegantly designed 3-BR, 2.5-BA, 3,000 sq. ft. with a chef's kitchen, huge family room, an x-large master BR suite, & abundant natural wood. Two fireplaces, vaulted knotty pine ceilings, lots of tilework, a wet bar, an oak entertainment center, an air lock entry, & a Boch heating/hot water system. Master bath has a spa tub, separate shower, & dual sinks. Snow sensor heat coils on right side of driveway means no snow shoveling! 3-car garage. On 1/2+ acre in Mount Shasta Resort area. \$529,000. #97721



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

NEW LISTING!



VERY NICE LAKE SHASTINA HOME. This 1178 sqft, 3 BD, 2BA home was built in 2005. It has a 2 car garage, air conditioning, a walk-in closet in master bedroom & wood stove. Neighborhood is surrounded by trees in a park like setting. Very quiet neighborhood. Cute home with large deck for sunning or entertaining. \$125,000 #101223



1390 SF FOR \$134,500 plus a partial basement in this 3BR, 1.5BA Mount Shasta City home on nearly 1/4 acre. The home has lots of light and includes both Monitor heat & a wood stove, a large fenced yard, a deck, nice trees including fruit, and an extra room for office, den, etc. Off the main traffic areas and a quick walk to downtown. #101104



LOADED WITH CUSTOM DETAILS. 2200sqft, 4-BD, 2.5BA 2-story home full of custom features designed by owner. Steel-framed adobe-style construction at the end of a cul'd sac features two master suites with glass block shower & soaking tub, Satillia tile floors & Talavera sinks. Exterior features include: Lifetime metal roof, stucco exterior, mature fruit trees, flowering vines; fully fenced front & back yard. Has pride of ownership! \$188,000. #100540



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

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

TWO BARGAIN PRICED LAKE SHASTINA LOTS. These nice lots are .30 & .36 acres, respectively; each has a view of Mt Shasta. A steal of a deal at \$8,500 ea. #100862 & #100861

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

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

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

2.58 MOUNT SHASTA ACRES with evergreen woods, privacy, and lots of room for your horses, llamas, etc. \$85,000. #99952

3 MT. SHASTA ACRES - \$79,000! It is a few miles from town, has beautiful, towering evergreens, privacy, and lots of flat area with some slope as well. This is priced to sell! #99951

\$69,000 FOR 2.5 ACRES IN MT. SHASTA. Tuck yourself away in the woods. Lots of evergreens, a knoll to build on, privacy, and on a paved county road a few minutes from town. #99953

A PREMIUM VIEW LOT in a peaceful, mostly undeveloped area of Lake Shastina. It has a full, unobstructed view of Mt Shasta & the surrounding hills & valley, is mostly level & there are beautiful junipers & pine trees as well as open areas. \$14,950. #99213

8.2 COMMERCIAL MT. SHASTA ACRES at I-5 & Hwy 89 intersection! Potential uses include hotels, restaurants, gas stations, convenience stores, truck stops, RV parks, etc. Easy access & visibility off I-5 & Hwy 89. Stunning views of Mt. Shasta & the Eddies. Nearly level - very usable. \$340,000. #97992

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

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

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



BRAND NEW CUSTOM HOME near the golf course in Lake Shastina. 1867 sq. ft. 3-bedroom, 2-bath home on corner lot. The home has gorgeous views of Mt. Shasta, granite counter tops, tile flooring in the kitchen, bathrooms and laundry room, vaulted ceilings in the living room, sun lights in the kitchen, golf cart garage and lots of custom touches. The front yard lawn & sprinkler system have been installed. \$198,500. #99605



SUPER CLEAN! 2 bedroom, 1 full BA + two half BAs, 1450 sqft "A" unit with attached 2-car garage with new high-efficiency Fujitsu Heat Pump with A/C. Insulated attic added in 2009. Large spacious, colorful bedrooms with ample closet space - very generous, bright 12x20 room created from one of the 3 original bedrooms. Walking distance of downtown, parks, library, high school & middle school. Extremely well maintained home with southerly exposure and views of Castle Craggs! \$179,900. #100868



BEAUTIFUL VIEWS OF MT SHASTA and the Eddies from this home on a private 2.1 acre parcel close to town. 1,636 sqft 2BD, 2BA home with open kitchen/family room & built-in wet bar + brand new vinyl dbl. pane windows. Enjoy the Mt. Shasta view from the large 25x16 back deck. Full daylight basement with drive-under two car garage, large 23' x 23' storage room and spacious 23'5" x 15'5" shop. \$248,900 #100667



ELEGANT, CUSTOM CRAFTED HOME! Extra attention to detail is evident in this 2157 sq. ft., 3-BD, 2-BA home with vaulted ceilings in the living room & master bedroom, coffered ceilings in the kitchen & dining room, recessed lighting, central vacuum; granite counter tops & s/s appliances in kitchen. Awesome views of Mt Shasta. Den with built-in desk/computer area; large utility room plus extra storage. Beautifully landscaped 1.5 acre parcel with gorgeous lawn, sprinkler system, trees, shrubs & concrete. \$429,000. #100800



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



ELEGANT LAKE SHASTINA HOME Well-known contractor, Tom Roe, built this home for himself. 2300sqft, 3-BR, 3-BA home loaded with custom features. Kitchen has custom oak cabinets, a wine refrigerator and a long bar for informal dining. Dining area has a beautiful built-in hutch. 9' ceilings in the living room + propane fireplace. The master bathroom has a walk-in cedar sauna, a Jacuzzi tub and a glass block shower. 2-car garage with golf cart entrance. Property is fully landscaped. \$310,000. #100154



CEDAR CHALET ON 5 ACRES. Enjoy the wonderful views of the Eddies from this cedar chalet on 5 acres in the oaks. 3-BD, 2-BA, 1400sqft home with custom kitchen cabinets & added cabinet storage under bar in dining area, vaulted ceiling living area, remodeled bathroom, covered porches and a large finished basement. New add'l carport adds more space for parking or the toys. Large fenced pasture ready for horses! \$259,000. #100841



WELL-CARED FOR LAKE SHASTINA HOME. This 2059 sqft, 3 BD, 2 BA home has plenty of light with the sliding glass doors and a large deck that looks out on a nicely landscaped back yard and garden area. Besides the cozy living area, this home has a fully livable basement. It is perfect for a game room, hobby room, or even an office. The price includes the adjacent lot. #130,000. #100847



LARGE, IMMACULATE FAMILY HOME. 2500+ sq. ft., 3-BD, 2.5-BA home is in a lovely Mt. Shasta neighborhood. Huge kitchen has an island, Jenn-Air range, tile counter tops, custom oak cabinets, double ovens, and a built-in eating area. Vaulted ceilings in the living/dining areas, a wood burning fireplace, and an extra large utility/laundry room. Master suite has extra-lg closets, tons of storage, a Jacuzzi tub & full shower. Fully finished attached 2-car garage, covered breezeway, add'l 2-car garage with a bathroom - could be easily converted to living quarters. Large evergreens, a putting green, & landscaping provide the finishing touches on this lovely home. \$395,000. #100742



BRAND NEW CONSTRUCTION! Newly built custom home that offers the utmost in quality, outstanding workmanship, state-of-the-art comfort & design check this listing out. Lovely 1800 sq ft 3 br, 2 ba home on 1.5 acre wooded lot minutes from downtown Mt Shasta. Functional layout, hardwood & tile floors, beautiful hand-crafted cabinets, porcelain countertops, on-demand hot water, top-of-the-line F/A electric heat pump, central vacuuming system, high efficiency wood stove & windows/doors, 40-year comp roof, Hardi-plank siding, paved drive & so much more. \$329,000. #99985



LARGE, CUSTOM HOME ON THE HILLSIDE on 4.3 ACRES. Lovely 2381sqft, 3-BR, 2.5-BA with awesome views of Mt Shasta and room for everyone. Cooks kitchen features granite tile counter tops, 2 dishwashers, gas cook top, dbl. ovens & large walk-in pantry. Large great room built for entertaining, Fantastic views in every direction; gorgeous rock fireplace. A loft area, an office. A 700+ sqft fully finished basement has add'l bedroom, bath, laundry room & living area. If you add this to the space upstairs the house has over 3100 sq. ft. \$750,000. #99746



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



BEAUTIFUL AND FULL OF LIGHT. This 1795 sqft, 3 BD, 2 BA contemporary home sits on a lovely, landscaped parcel surrounded by a forest of oak trees. Formal kitchen off of the dining room has hardwood floors, oak cabinets, tile counters and an arched window with views of Mt. Shasta, Black Butte and the Eddies. Living room, dining area and kitchen all feature arched ceilings. French doors lead out onto the deck (partially covered) with its view of the landscaped yard, oak forest and pond with Waterfall and natural River Rock. \$296,500. #100777



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Reduced!
LARGE HOME, walking distance to COS. Executive home on a 2 acre parcel in tall trees with lots of privacy. Besides the 3 bedroom and 2-1/2 bath, a formal living & dining room upstairs, this 3000 sq ft. home features a large game room, already equipped with a pool table, and a large den plus a half bath down stairs. Heated by diesel plus 2 fireplaces. Well cared for - perfect for a family and ready to move in to. Call Michele to see! REDUCED TO \$300,000.



Sale pending!
LOCATION! LOCATION! Home sits on the 6th tee box at Lake Shastina Golf Resort. Price includes lot next to home to .most 1/2 acre. Over 2000 sq ft. living space in this 4-bedroom with well-maintained home. Would make a great starter home or vacation home for the family. Priced right at \$184,900.



LARGE HOME on the championship golf course at Lake Shastina. This 3-bedroom 2.5-bath has all the bells & whistles and needs to be seen to be appreciated. Fenced area on side of home for garden area and/or pet run. The 3-car garage has separate side garage door for golf cart. Beautiful wood burning fireplace in dining room/den. Large rear patio; sit out and enjoy the golfers as they go by. Seller moved out of the area and needs to sell. Easy to show. \$368,000. #100424



CONDO at Lake Shastina Golf Resort. Turn Key condition. Great vacation getaway. \$70,000. #100930

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

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



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

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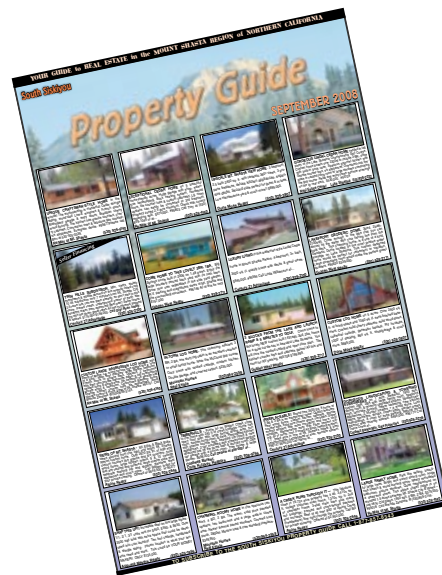
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12.22 ACRES WITH SPLIT POTENTIAL. at the top of the hill—mostly level with several bldg. sites to choose from. Access to city water; 3 successful perc sites located. year round spring flows onto the property. in a nice area of N. Dunsmuir and is ready for development. \$100,000. #101123

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

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

GREAT PARCEL! Stunning views of the Lake, Sunsets & Mt. Eddy. A great price to pick up that vacation or retirement lot or hold for investment. \$27,500. #100382

NICELY TREED 1.55 ACRE PARCEL backs up to USFS property, Pine Plantation. In the cul-de-sac of Andrew Ct., a paved and county maintained road. In area of nice homes with beautiful dogwoods. \$50,000. #100273

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

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

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

GREAT OPPORTUNITY! Beautiful building lot at bargain price. Buy it now for the future! City services available, lots of trees and many open areas. Great opportunity! \$50,000. #100317

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

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

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

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

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

STUNNING 360° VIEWS OF BLACK BUTTE, Mt. Shasta and surrounding hills. Building sites are identified to maximize the spectacular views. just 8 minutes from charming downtown Mt. Shasta. \$120,000. #100672

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

ZONED R-2. Two lots (100x170) for this price. Great area. Views. Easy building site for multiple dwelling. Close to schools & town. \$225,000. #98488

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

360° VIEWS OF MT. SHASTA, Black Butte, and Eddys. Climate, weather patterns, and soil make this property ideal for growing vegetables and fruit trees. Only 2 miles from Mt. Shasta quaint artisan community you'll have conveniences, night-life, and supplies close at hand. \$130,000. #100673

HIGH-DESERT SETTING--the inspiration for your creative side. 2+ acres you'll have room to invited family or friends to join you. Price, setting, and CC & R's make this a great spot for a family retreat. \$7,444. #100657

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



VICTORIAN WITH A YEAR ROUND CREEK-SIDE SETTING. Very lush surroundings grand enough for weddings! Huge Mt. Shasta view. 8-br 5-1/2 bath home + 2-br 1-ba carriage house. Indoor spa with sauna, hot tub & steam shower. Surrounded by pasture land & large ranches. Beautiful fireplace. \$625,000. #99307



CHARMING 3-BD, 1-BA mature trees w/ lush gardens. Walk-to-town convenience. Great starter or retirement home. Covered entry, large living/dining w/garden views, ceiling fans, sunny kitchen, inside w/d, 1-car garage, paved RV parking, large paved backyard, & spa. \$165,000. #99607



QUAINT COUNTRY FARM. 22 acres 2-BD 1-BA with views! 1500sf home, open floor plan beautiful beams antique wood floors. So. facing, 5 outbldgs w/power, 2 wells 150sf pump house 600sf studio/workshop, homesteaded in '40's organic farm. Antique Apple orchard flat sunny areas. Meadow/forest. \$395,000. #99598



BEAUTIFUL 3-BR, 2-BATH ON 5 ACRES. Extensive Trex decking providing incredible views. Both heating, 2 wood-stoves, fireplace, & elect. heat. Huge master bath with jacuzzi tub & shower. Wheel chair accessible. Corral for horses; fruit trees. Enclosed entry-ways keeps winter out! Space under home for storage + 3-car garage. Unbelievable views! \$28,000.



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



VERY CLEAN TOWNHOUSE. Very clean 2 bedroom, 1-1/2 bath townhouse unit AND very competitively priced. Has deck off of the master bedroom with treed view. One enclosed parking spot. \$119,000. #98132



ADORABLE CABIN IN THE WOODS. 1- or 2-BR & 1-BA with gorgeous parcel & great views of Mt Shasta. Monitor & wood-stove. Really nice tile counter tops/lots of counter space. It is so quiet with only the birds to listen to -- just kick back and vacation here! \$175,000. #100914



UNIQUE IN ITS SIZE. 15,688 acres of income producing possibilities. Moffett Creek tree farm block is a well managed block. The internal road system is extensive and well managed as is the forest has mostly Ponderosa Pine & Doug fir. Merchantable stocking is approx. 50 MMBF. Plus the property can be leased for cattle grazing as well as for hunting. #100775



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



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



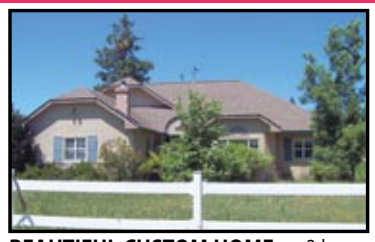
LOCATION, LOCATION, LOCATION! Make an appointment to see this cute starter home today. This 3-Bedroom, 1.5-Bath home is located close to town and schools... and, the back-yard backs up to a large greenbelt that will never be developed. \$179,000. #98534



WELL MAINTAINED 3-BEDROOM, 2-BATH HOME! Well-located attractive home in easy access neighborhood. Vaulted ceilings give a feeling of spaciousness. All appliances included. E-Z heat with circulating ducting. \$165,000. #98551



WONDERFUL! Comfortable 3-br, 2.5-bath country home that needs some TLC--it's easy to do at this price! Great parcel, popular area. Lovely treed location. Make it yours -- a fantastic opportunity to own a second home or to raise your family. \$149,900. #100820



BEAUTIFUL CUSTOM HOME on 3 horse ready acres! This is one of the few properties that are close to town and set up for your animals with vinyl perimeter & cross fencing. Cathedral & Coffered ceilings, hardwood floors, granite counter tops." \$400,000. #101040



CHARMING, TURN-OF-THE-CENTURY HOME with guest qtrs. over garage. On double corner lot 1 block to downtown Mt Shasta. Private, peaceful backyard w/ mature oaks. Garden shed, raised planter boxes, sprinklers. Original restored wood floor, tile & wool carpeting. Kitchen & baths upgraded. Original rock fireplace, & wood-stove. \$345,000. #101026



PRICED TO SELL!! Great 3-bedroom, 2-bath starter with wood heat, attached 1-car garage and fenced yard. Priced to sell, so give us a call to take a look. \$175,000. #99585



STUNNING! ONLY \$38,000! Move-in ready! Open floor plan, huge closets, large bedrooms, a master suite with Mt. Shasta view. Recently upgraded: exterior painted; new roof in 2010. Perfect yard for a pet with easy-care plants. In Shadow Mtn. Park. Amenities: clubhouse, swimming pool + services approx. \$325/mo. #100919



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



THIS UNIQUE HOME is located in an 18-hole golf course/resort community. Wonderful, natural light throughout. Very open floor plan with dramatic staircase to second story. Three large bedrooms; each with its own bathroom. View of Mt. Shasta. \$518,000. #98907



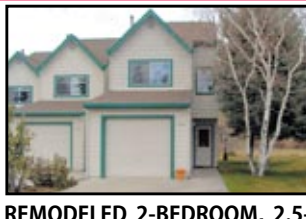
CUSTOM HOME located in the Siskiyou Lake Highlands and sits on a private .71 acre parcel. With pond, stream, 50' Trex deck with gazebo for entertaining. 3 bedrooms, 3 bathrooms, 2600 sq. ft. \$475,000. #98218.



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



UNIQUE 80± ACRES ESTATE/BUSINESS OPPORTUNITY nestled against the historic lumber town of McCloud. Custom home built in 1998, barn, year-round stream, timber, 40+ acre private pasture. 24.26 acres of State Hwy 89 frontage zoned Comm./Light Industrial.



REMODELED 2-BEDROOM, 2.5-BATH CONDO with marble counters, bamboo flooring, designer colors, new bath vanities, kitchen cabinets, bathroom sinks, slate flooring. Changes are too numerous to mention. Phenomenal view of Mt. Shasta from back patio & master deck. Great location close to town. \$239,000. #100558



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



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



LARGE LOG-TYPE HOME ON 2.5 TREED ACRES. Very quiet area. Has downstairs unit for granny quarters. Seller has upgraded/remodeled over the years and it shows! Pleasant "country" surroundings. Mt. Shasta view! If you like rustic this is the one for you! Make an excellent vacation home. \$595,000. #100644



LOVELY .8 ACRE LOT & 3-BR 1-BA "FIXER" for the handyman! Inspection reports on file. Parcel is large, has two entry/exits. Large shop could be a granny quarters--must consult with county. Nicely landscaped yard. Price reflects the work that needs to be done. Home is very roomy. \$129,000. #100746

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FIXER WITH POTENTIAL. 3-bedroom, 2-bath North Dunsmuir home. Newer roof, 2 car garage, mature trees, deck & yard, with off street parking. Corner lot, sell "AS IS" **REDUCED!** \$64,500. #101117



VIEWS AND SPACE ACCOMPANY THIS MT. SHASTA 4-BR 3-BA home on 2.5 acres, above the Resort. Enjoy the great room with cozy fireplace while family plays games on granite counter top. Have a quiet conversation with friends in the study while watching the sunset over the Eddies. Bedtime comes while viewing fireplace in master suite. **REDUCED TO \$399,000.** #100192

HOMES...

3-BD., 2-BA HOME on corner lot w/lg. deck & full, usable basement. Lg. livingroom, master bedroom. Great view of canyon. Only \$119,000.

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

IN NORTH DUNSMUIR, this 3-bedroom, 1-bath needs some TLC. Great investment property. Has a basement plus deck and yard. **PRICE REDUCED TO \$57,000.** #100358

2-BEDROOM, 1-BATH MOBILE HOME in park. Only \$17,500. #100597

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

CHARMING 3-BR, 2-BA HOME with a fully finished basement with kitchenette, family room and office area plus a detached garage with a studio above. Reduced to \$199,000. #99645

LAND...

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

16 ACRES IN HORN BROOK. \$40,000.

SACRAMENTO RIVER FRONT. Buy now and build! Large triangular lot, city amenities available. Build a 2-story cabin. Enjoy fishing from your backyard. Owner will consider land trade. Reduced to \$75,000. #91087

INCOME PROPERTY...

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

INCOME PRODUCING DUPLEX - 2-bedroom & 3-bedroom units, each with laundry room. Must see this to appreciate this value. Reduced to \$89,000.

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



ZEN! On 1/2 acre surrounded by wooded properties, this sweet home has 3 bedrooms, 2 bath, family room & living room, totaling nearly 2000 sq ft. Beautifully landscaped yard with patio areas, a horseshoe pit, spa, & wooded privacy. A darling studio sits in the corner of the backyard & will make a perfect office, or guest quarters. (#100816)\$285,000.



PRIVATE LOCATION within walking distance to downtown & schools. Newly freshened and updated, move in ready! 4 bed, 2.5 bath, 2938 sq.ft. with 3 car garage w/shop space. Has crown molding & trim, 2 gas fireplaces; extensively landscaped. Won't be on the market long, so schedule a private tour today! call DeeDee 530-859-3819. (#100950)\$460,000.



BEAUTIFUL 3-bedroom, 2-bath home situated on 3.20 acres, with a spectacular view of the Eddies, and plenty of room for animals, a garden, or a place to park the R.V. Deck features a retractable awning for cool shade on warm summer days. (#100950)\$315,000.



One-of-a-Kind Wooded Haven! Unique, contemporary home with an artistic feel and tasteful use of reclaimed wood. Retreat type feeling includes a pond and water feature that you can enjoy from the living room's large windows, as well as the private side decking. So many interesting features and just minutes to town, Ski Resort or mountain lakes in this park-like setting (#100832) Asking \$269,000.

NICE CORNER LOT. Walk across to schools. All in a quiet neighborhood located in Montague. Water and sewer available. (#101185) Only asking \$19,000.

SHASTA UPLANDS: Lot 15, Upland Way: Peaceful 2.5 acre parcel in very desirable area of Mount Shasta. Well in place. (#101120)Asking \$150,000.

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3-Bay heated shop w/220 and covered trailer/RV parking and equipment storage. Numerous loafing sheds. Nicely treed.

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Rick is also very active with the Mt. Shasta Ski Team and Mt. Shasta Race Association, who will maintain office space in the front of the building. Mt. Shasta Ski Team offers programs for beginning skiers and snowboarders (Developmental), an intermediate level program (Regional), and advanced racing opportunities (Far West). Please stop by for more information on the junior ski team programs, or call the Ski Team Director, Robert Baker at 530-859-3700. (www.mtshastaskiteam.com)



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HIGH-QUALITY LODGE-STYLE 5400+SQ. FT. ESTATE on 4.2 acres with creeks, pond, gardens, Mt. Shasta & Black Butte views! Never on the market! Mstr on main floor, 2 large BR upstairs, 4th down with a bath and entrance. 25'+ cathedral ceilings in LR with floor-ceiling slate hearth/fireplace. Hardwood, tile, & carpet. Formal dining room. Maple kitchen cabinets. \$595,000. #100439 Call Gigi today for personal tour.



INCREDIBLE OPPORTUNITY! Stunning 77 acre estate for the amazing price of \$925,000! Shasta River & Dale Creek run the length of this gorgeous property! 5400±sf 5 Bedroom 4 Bath, 8500±sf barn with 1850sf living quarters, loft, huge workshop. Horse stalls & paddock. Only 20 min. to Mt Shasta City. Previously appraised at \$1.8 mil. Property offered as a short sale. Call Gigi for details and private showing. #100235



SPACIOUS HOME on nearly an acre with end-of-the-road private location in the nicest part of Bel Air across from College of Siskiyou. Open floor plan. Large living room with heatilator fireplace. Master bath has large tub and separate shower. All rooms have lovely views of trees and with trimming will reopen stunning Mt Shasta views. Private open space behind house. Trane HP air, Monitor heat. Rear yard is completely fenced with mature landscaping for ease of maintenance. # 101234 \$199,000.



PERFECT GOLF COURSE HOME! With your deck-side waterfall you'll be the envy of golfers teeing off the 11th green! Spacious home w/open floor plan, formal dining room & deck side golf course access from living room & master. Heat pump for heat & A/C comfort. High end features incl custom tile kitchen & baths, propane fireplace in LR, ceiling fans, bay windows, glass block in mstr shower + soaking tub. This home exudes comfort and style. #101168 \$305,000.



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A DIAMOND IN THE ROUGH! Don't miss the opportunity to preview! Situated on 0.9 acres just minutes to town, Lake Siskiyou & the Golf Resort. City sewer & community water system. 1660 square feet with 3 bedrooms, 2 bathrooms wood & Monitor heat & a 2-car attached garage. Large fenced garden area for the industrious gardener to produce your own fruits & vegetables. \$257,000. #100696



BRING YOUR CRITTERS! 7.4 acres with 2240sf 4 bdrm., 3 ba. home w/ new paint and flooring, pasture w/water flowing thru & water rights! Facilities for animals + feed storage. Greenhouse & fenced garden area. Oversized, attached 2-car garage/shop, plus detached 2-car garage. Fenced & X-fenced; secure for small animals, no climb horse fence. Spectacular 360° views of Mt. Shasta, Black Butte, Mt. Eddy and Bass Pond. \$299,000. #100922



PERFECTLY SITUATED FOR YOUR ACTIVE lifestyle & entertaining visiting friends & family. A grand covered porch for those warm summer nights. This 2 story home has 4 bedrooms on the second story, a large country kitchen & a spacious living room with a rock fireplace. Walk to the golf course or the trail around Lake Siskiyou. Dine at the Club House or enjoy the many close amenities of town. \$425,000. #99966



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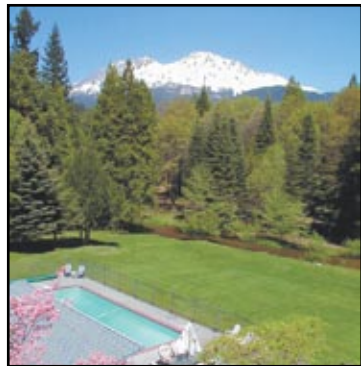
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Adjacent to the house is a fully gated, in-ground swimming pool, with a dressing room, lovely fireplace, and a wet bar. Separate 4-car drive-through garage & shop, 3-stall main barn with office, an equipment/hay pole barn. Three acres of lawn and approx.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



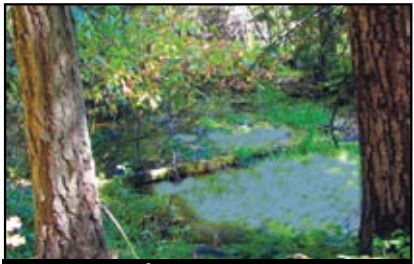
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Meandering through the heavily treed area of Parcels 1 & 2 is the crystal clear creek of the headwaters off of Spring Hill enhanced by a Mt. Shasta view, making this a truly enchanting spot. Both parcels have well and septic in place. Convenient location,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



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



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



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\$189,900

MT. SHASTA CITY
• Rare "Wagon Creek" Frontage
• 4/2, 1633 ± Sq.Ft., RV Parking
• Gorgeous Hardwood Floors
• Needs TLC, Great Opportunity



\$435,000

MT. SHASTA CITY
• Good Tenants, Strong Cash Flow
• 3,960± Sq.Ft. Office Space
• 3,600± Sq.Ft. Warehouse
• Loading Dock, Fenced Storage



\$165,000

DUNSMUIR
• Very Near "Sacramento River"
• 3/1, 1172± Sq.Ft., RV Parking
• Laminate Floors, Pellet Stove
• Oversized Garage, X-tra Parking



\$54,900

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



\$129,000

DOG CREEK
• Pristine "Dog Creek" Frontage
• Private & Peaceful 5.70 Acres
• Relax In RV, Build Custom Home
• Well/Septic In, Power At Driveway



\$65,000-\$175,000

LAKE SHASTA
• "O'Brien Mountain Estates"
• Gated Community Near Lake
• Forest & Lake View Parcels
• Private 2.60 & 5.37 Acres



\$149,500

LAKEHEAD
• Desirable "Lakeshore Heights"
• Clean 2/2, Den, 1,340± Sq.Ft.
• Large 2-Car Garage, RV Parking
• Near Popular Boat Ramps/Resorts



\$469,000

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

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Princeton Flooring in

Mt. Shasta and their professional installation crew our house is brand new again! My wife loves her new Milliken carpet!"

Charles Corrales
Mt. Shasta





RARE OPPORTUNITY!
BEAUTIFUL YEAR-ROUND CREEK FRONTAGE
 Enjoy peace-n-quiet on the shady deck overlooking pristine year-round "Wagon Creek"! Home features 4 bedrooms, 2 baths, gorgeous hardwood floors, wood-burning brick fireplace, galley-style kitchen, dining area with wood stove, laundry room & RV parking with clean-out. Home needs some updating, but incredible value for the area!
OFFERED AT \$189,900! CALL ALYSIA AT...
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MC CLOUD "CAPTAIN'S STYLE" CLASSIC HOME. 4 lg. bdrms, 2 living areas, formal dining, grand 24x7 upper balcony. Owners did permitted work to restore this to a SFD, leaving restorations & style for you to complete! First floor has lg room, lrg dining, sunny bedroom & bath, kitchen & alcove. MLS #101240 Call *Leslie Holland* at ...
Re/Max of Mt. Shasta (925) 997-0678



HAS CREEK & SHOP
WHAT WE ALL WANT! 20 gorgeous acres filled with pines, oaks & long valley views. Exceptionally well maintained 3/2 1500sf home with wood floors, wood stove & Monitor heat, open floor plan & kitchen, eating bar, s/s appliances, recessed lighting. Huge family room with wood floors, decking for BBQs; 2 seasonal creeks. Huge work shop. REDUCED TO \$239,000. #99933 Call *Linda Williamson* at
Century 21 Advantage (530) 926-2100



YREKA BED AND BREAKFAST. Perfect original condition Victorian home. 4 guest rooms each with private bath and 3 with kitchenettes. Easy I-5 access, walk to town. Call *Jim or Dan* for details:
Mosher Commercial Brokerage (530) 926-4915



485 JEFFERSON DR., MT. SHASTA. 3 bedroom, 3-1/2 baths, granite kitchen counters, slate floors, grand fireplace, cedar ceiling with dormer windows for light, huge deck for entertaining, hot tub & gazebo for viewing Mount Shasta, everything custom. \$595,000.
Alpine Realty (530) 926-2646



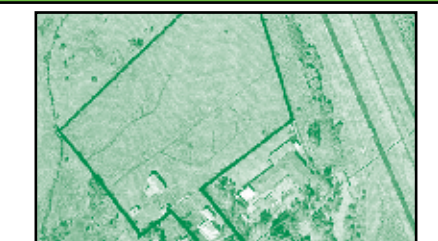
EASY & CONVENIENT! Well-maintained 2-BDRM, one full BA, 2 half BA, 1440sf, attached 2-car garage, new high efficiency heat pump with A/C. Spacious bedrooms with ample closet space. Very generous, bright 12x20 room created from two of 3 original bedrooms, views of the Crags. Large living room and open dining area. Walk to town, parks, library, schools. \$179,900. #100868
Coldwell Banker/Mtn. Gate Properties (530)926-5236



MINUTES TO DOWNTOWN MOUNT SHASTA! Tucked back along Kaiser Meadow. Must see for horse lovers: 3-bd 2-ba 1650 sq. ft. park-like setting with large conifers. Garden area with raised planting boxes. Fenced & x-fenced, barn, dual stables and a corral. Open dry pasture area. \$265,000. #98598 Call *Beverly* at ...
Re/Max of Mt. Shasta (530) 925-0339



Huge Price Reduction!
WEED - COMMERCIAL/RESIDENTIAL INCOME! 4 Residential units, 3 commercial units! Full occupancy! Downtown Weed, CA. Great location with off-street parking! MUST SEE!! #100867 ASKING \$365,000. Call *Kim Roetto* at 530-925-6054 or at...
KRS Realty (530) 842-1186



GREAT COMMERCIAL PROPERTY! Right at the central Mt. Shasta interchange. 3.5 - 4± acres. Lots of I-5 visibility, and a great mountain view. Price reduced to \$299,000. MLS #99774 Call *Mary Dillon* at...
Coldwell Banker, Chris Kutzkey, Realtors (530) 925-0880



TRIPLEX, close to downtown Mt. Shasta and Schools. Large Units: 3/2.5, 2/1.5, 2/1.5. All with individual garages and laundry hook-up. FHA financing available with owner occupancy. Call *Jim or Dan* for details:
Mosher Commercial Brokerage (530) 926-4915



PASTURE & VIEWS ON 10 ACRES! Spectacular views of the Eddies & beyond. Paved county road, with power & phone easily available. 45gpm well; pre-approval letter for septic on file. Zoned AG-2 allows for single family housing; elderly housing; general commercial agriculture ventures. Many other uses allowed with use permit. Good for solar. Just minutes to town. \$169,500. #95071 Call *Phil York* at...
Coldwell Banker/Mtn. Gate Properties (530)926-5236



WATER, WATER EVERYWHERE, AND PLENTY THERE TO DRINK! On this 56 acres located in Big Springs. 25± acres in irrigated pasture, ranch house plus outstanding Mount Shasta views. Call *David Silva* at ...
Heritage Properties (530) 598-7075

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Labor Day Weekend – Open House Treasure Hunt

Saturday, September 3rd, 11 am-2 pm



3131 N. Old Stage Rd.
 3 bed, 2 bath, 1400 sq.ft.
 Unique home, privacy on 1 acre with beautiful pond.
 \$269,000.



4616 N. Old Stage Rd.
 3 bed, 2 bath, 1928 sq.ft.
 2 Car garage plus RV space.
 3.20 acres with beautiful views.
 \$315,000.



356 Washington Place
 4 bed, 2.5 bath, 2938sq.ft.
 3 car garage, Pond, private setting, yet in town. Newly 'refreshed' and Updated. \$460,000



1015 Davis Place Rd.
 3 bed, 2 bath, 1960 sq.ft.
 2 Car garage, plus a darling Studio, lovely grounds.
 \$285,000.



Receive a small 'treasure' at each house you visit and be entered to win a gift certificate for a one night stay at the Historic McCloud Hotel. **Each house you visit gives you another entry in the drawing*.**

After the "Open House Treasure Hunt, come into town and enjoy the events planned for the day around Main Street. Meet us at **The Real Estate Center office front deck at 111 W. Lake Street in Mt. Shasta, starting at 4:30 pm for FREE refreshments and hot dogs.** We will pull the winning entry at 5:00 pm sharp! *You do not have to be present to win, but you will miss out on a fun time!

*No obligation and no purchase necessary to enter or win. Tour maps can be picked up at the office prior to and the day of the open house tour. Agents welcome, but the raffle is reserved for clients. If you can't make the tour, send your clients with your business card.

For more details go to www.ShastaSolutions.com and quick search: "The Real Estate Center"

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