

# Client Summary Report

Active Pending 12/05/16	Listing # 126776	3089 Fresno Ave, South Lake Tahoe, CA 96150-2646	Listing Price: \$265,000
County: El Dorado		Cross St: San Francisco	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Al Tahoe	<b>Subdivision</b>	Al Tahoe 1
<b>Beds</b>	2	<b>Approx Square Feet</b>	713 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$371.67
<b>Garage</b>	0		
<b>Year Built</b>	1951	<b>Lot Sq Ft(approx)</b>	6011 ((Tax Data))
<b>APN</b>	026-068-19-100		
<b>DOM/CDOM</b>	63/63	<b>Approx Lot Size</b>	0.1380

## Additional Pictures

**Public Remarks** ATTENTION INVESTORS!! Diamond in the rough. With a little imagination this can be an absolutely fantastic cabin. Super desirable Al Tahoe next door. Bring your hammer and imagination! Owner is looking for an all cash buyer. All offers will be reviewed and responded to by Nov 21,2016.

Active Pending 12/12/16	Listing # 126630	957 Alameda Ave, South Lake Tahoe, CA 96150	Listing Price: \$389,000
County: El Dorado		Cross St: Riverside Avenue	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Al Tahoe	<b>Subdivision</b>	Al Tahoe 1
<b>Beds</b>	3	<b>Approx Square Feet</b>	1149 Tax Data
<b>Baths(FH)</b>	1 (1 0)	<b>Price/Sq Ft</b>	\$338.56
<b>Garage</b>	0		
<b>Year Built</b>	1947	<b>Lot Sq Ft(approx)</b>	5009 ((Tax Data))
<b>APN</b>	026-082-10-100		
<b>DOM/CDOM</b>	66/66	<b>Approx Lot Size</b>	0.1150

## Additional Pictures

**Directions** Off Highway 50, turn left onto Alameda. At Riverside and Alameda cabin is on the right side.

**Public Remarks** Charming Al Tahoe cabin only 3 blocks from Lake Tahoe. Knotty pine ceilings, floors and walls. Cabin has been well taken care of. Kitchen counters are wood. Sunny back deck. One bedroom plus small sleeping room upstairs. Another bedroom and 3/4 bath downstairs. A short walk to Lakeview Commons, Regan Beach and Lake Tahoe as well as Sprouts and the Winery.

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 U.S. Patent 6,910,045



# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/04/16	Listing # 126843 County: El Dorado	716 San Jose Ave, South Lake Tahoe, CA 96150-2418 Cross St: Bellevue Ave	Listing Price: \$499,000
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Property Type	Residential	Property Subtype	Single Family
Area	Al Tahoe	Subdivision	Al Tahoe 1
Style	Contemporary		
Beds	3	Approx Square Feet	1746 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$285.80
Garage	2		
Year Built	1977	Lot Sq Ft(approx)	10010 ((Tax Data))
APN	026-062-14-100		
DOM/CDOM	40/40	Approx Lot Size	0.2298

## Additional Pictures

**Directions** Take Alameda Ave off Hwy 50. Turn right on Riverside and then left on San Jose Ave. Go down to Bellevue. House on the corner of San Jose and Bellevue.

**Public Remarks** Fabulous Al Tahoe location across from the Truckee Marsh Meadow and a short walk to the Lake Tahoe shoreline. Tallac views are impressive and seen throughout most of the upstairs living area. Upstairs living includes both a living room, formal dining, kitchen and master suite. The kitchen and dining area can be interchanged depending on personal preferences. There are also two separate covered decks offering outdoor entertaining options. Downstairs are two guest bedrooms and bath. The backyard is fenced with a side yard ideal for storing Tahoe toys. The 10,000 plus SF lot is larger than most in the immediate area, is fully landscaped and offers plenty of off road parking. This property is ideal for those seeking to live in this exclusive area at an affordable price or for those looking to upgrade a home and gain equity.

Active Pending 12/28/16	Listing # 125872 County: El Dorado	3135 Bellevue Ave, South Lake Tahoe, CA 96150 Cross St: Alameda	Listing Price: \$1,888,000
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Property Type	Residential	Property Subtype	Single Family
Area	Al Tahoe	Subdivision	Al Tahoe 1
Style	Contemporary		
Beds	8	Approx Square Feet	4907 Plans
Baths(FH)	5 (5 0)	Price/Sq Ft	\$384.76
Garage	3		
Year Built	2015	Lot Sq Ft(approx)	9670 ((Tax Data))
APN	026-061-12-100		
DOM/CDOM	234/234	Approx Lot Size	0.2220

## Additional Pictures

**Directions** Take Alameda from Lake Tahoe Blvd until it tees into Bellevue, turn right and the house is on the left.

**Public Remarks** A story-book setting, this new residence is gracefully set upon one of the finest lots on the South Shore. Backing to a picturesque meadow & providing stunning lake and mountain views, this home is a short stroll to secluded Barton Beach. Beyond the surrounding beauty, the home itself affords luxury appointments over

wonderfully with the gourmet kitchen & dining through a profusion of hickory flooring. 8 generous bedrooms are accompanied by 5 baths, including a prolific master with bathtub views of Mt. Tallac. 3 other common areas include a spacious family room, home theater and a gaming area complete with kitchen & pool table. The home tenders 2 laundry quarters, provisions for a 4-story elevator plus a 3-car garage for the toys. The property comes fully furnished with a hot tub and an active vacation rental permit.

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U.S. Patent 6,910,045



# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/16/16	Listing # 126865 County: El Dorado	3731 Birch Ave, South Lake Tahoe, CA 96150 Cross St: Ski Run	Listing Price: \$255,000
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Bijou 1	<b>Subdivision</b>	Bijou Park Addition
<b>Beds</b>	2	<b>Approx Square Feet</b>	672 Tax Data
<b>Baths(FH)</b>	1 (1 0)	<b>Price/Sq Ft</b>	\$379.46
<b>Garage</b>	0		
<b>Year Built</b>	1960	<b>Lot Sq Ft(approx)</b>	5009 ((Tax Data))
<b>APN</b>	027-152-13-100		
<b>DOM/CDOM</b>	33/33	<b>Approx Lot Size</b>	0.1150

## Additional Pictures

**Directions** HWY 50 to Ski Run to left on Birch

**Public Remarks** Cozy and Clean Rustic South Lake Cabin! This two bedroom ski cabin is less than a mile away from Heavenly Ski lift on the California side. Completely remodeled bathroom and new water heater. Rustic style Tahoe living with the convenience of the city. Just minutes from the Heavenly gondola and spectacular Lake Tahoe casino night life. Perfect for that first time buyer or for a second home Mountain get away.

Active Pending 12/24/16	Listing # 126654 County: El Dorado	3592 Bill Ave, South Lake Tahoe, CA 96150-8454 Cross St: Herbert	Listing Price: \$281,500
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Bijou 1	<b>Subdivision</b>	Harlow Acres
<b>Beds</b>	2	<b>Approx Square Feet</b>	1040 Assessor
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$270.67
<b>Garage</b>	1		
<b>Year Built</b>	1975	<b>Lot Sq Ft(approx)</b>	5003 ((Tax Data))
<b>APN</b>	027-113-38-100		
<b>DOM/CDOM</b>	105/105	<b>Approx Lot Size</b>	0.1149

## Additional Pictures

**Directions** From Hwy 50, turn onto Herbert. Second left is Bill. House is on the right. Also accessible from Bowers.

**Public Remarks** Best value for your money! This home has so many possibilities and offers so many amenities, starting with two bedrooms and two bathrooms, including a newly remodeled master bathroom. Stay warm in the winter with central heat and a free-standing gas stove. In the summer cool off with the whole-house fan and ceiling fans in the dining area, living room and master bedroom. The kitchen offers plenty of storage plus a garden window in the dining area. The extra-deep garage as a separate heater, exhaust fan and door to the backyard and deck. Fully fenced for pets. Extra parking in front of the house gives additional room for cars, especially in the winter. It's a short walk to the lake, marina, restaurants, and shopping, plus bus stops to take you to the Heavenly Ski Resort. Less than 1.5 miles to all the excitement and entertainment at Stateline - you can't ask for a more centrally located property. Bring your imagination to make this home yours!

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# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/14/16	Listing # 126816 County: El Dorado	3610 Forest Ave, South Lake Tahoe, CA 96150-8570 Cross St: Ski Run	Listing Price: \$289,000
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Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Bijou Park
Style	Ranch		
Beds	3	Approx Square Feet	1425 Seller
Baths(FH)	2 (2 0)	Price/Sq Ft	\$202.81
Garage	0		
Year Built	1953	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	027-123-09-100		
DOM/CDOM	52/52	Approx Lot Size	0.1150

## Additional Pictures

**Directions** From Hwy 50, make Right onto Ski Run, two streets up Right on Forest ( west side of Ski Run). House on the left hand side

**Public Remarks** 1425 sq. ft. ( detached guest room 375 sq. ft with full bath and kitchenette. Main house is 1050 sq. ft. 2 Bed with 1 full bath. Just off West side of Ski Run

locals. Walking distance to Ski Run Marina. New laminate flooring in the living room and hallway, new carpet in the bedrooms with complaint wood burning stove with newer vinyl energy efficient windows, new water heater. With fresh interior paint throughout with new comp roof within last 5 years. New comp.

Active Pending 12/09/16	Listing # 126813 County: El Dorado	3611 Spruce Ave, South Lake Tahoe, CA 96150-8368 Cross St: Ski Run Blvd	Listing Price: \$299,950
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Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Keller Park
Beds	2	Approx Square Feet	748 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$401.00
Garage	0		
Year Built	1952	Lot Sq Ft(approx)	11282 ((Tax Data))
APN	027-321-16-100		
DOM/CDOM	51/51	Approx Lot Size	0.2590

## Additional Pictures

**Directions** From Pioneer Trail, turn towards the lake on Ski Run Blvd, turn left on Spruce Ave. Property on right. From Lake Tahoe Blvd, turn up the hill on Ski Run Blvd, make a right on Spruce Ave.

**Public Remarks** Tastefully remodeled Tahoe cabin on large 1/4 acre lot with fully fenced back yard. Classy new kitchen with granite counters, new carpets in bedrooms and loft, fresh paint and restored traditional wood-paneled walls, lend this cabin its welcoming charm. Access the huge and bright bonus loft area for storage, and more (not included in square footage). Centrally located near Heavenly Ski Resort, the beautiful lake and bustling town and casinos, all just a few minutes away, make this cute cabin a very attractive vacation home or rental property.

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# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/26/16	Listing # 126890	2209 Blitzen Rd, Meyers, CA 96150-5148	Listing Price: \$322,000
County: El Dorado		Cross St: Pomo St	



Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 1	Subdivision	Tahoe Paradise 55
Beds	2	Approx Square Feet	864 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$372.69
Garage	0		
Year Built	1975	Lot Sq Ft(approx)	8102 ((Tax Data))
APN	035-224-08-100		
DOM/CDOM	23/23	Approx Lot Size	0.1860

## Additional Pictures

**Public Remarks** ABSOLUTELY one of the finest top-to-bottom remodels you'll find anywhere at this price point! NOT a flip...construction by and for the owner, but a job transfer requires the sale. Across from miles of U.S. Forest Service lands and the Upper Truckee River and a Conservancy lot to one side. New features include: Bat & Board siding, composite entry and rear decks, Pella vinyl-clad double pane windows, all new kitchen with Mountain Mist Silestone counters and slate back splash, new cabinets and island with rustic pendant lights, tile floor and all new built-in appliances. New bathroom with floor-to-ceiling tile surround plus travertine accents. Custom hand-crafted local Lodgepole Pine mantle over a stacked stone fireplace wall and inset woodstove. This charmer also features a paverstone patio, fenced back yard with

Active Pending 12/30/16	Listing # 126706	3374 Beaver Brae, South Lake Tahoe, CA 96150	Listing Price: \$479,000
County: El Dorado		Cross St: Portal	



Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 2	Subdivision	River Park Estates 2
Style	Split Level		
Beds	3	Approx Square Feet	1660 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$288.55
Garage	2		
Year Built	1992	Lot Sq Ft(approx)	10019 ((Tax Data))
APN	036-553-02-100		
DOM/CDOM	91/91	Approx Lot Size	0.2300

## Additional Pictures

**Directions** Hwy 89, right on portal, left on beaver brae

**Public Remarks** Christmas Valley is South Lake Tahoe's best kept secret featuring the Truckee River, big mountain/meadow views, and level streets. Perfect for buyers looking for direct access to fly fishing, mountain biking, back country skiing, road biking, bouldering, and hiking trails. Centrally located between 3 world class ski resorts including Kirkwood, Heavenly, and Sierra, this split level move in ready 3 bedroom, 2 bath, 2 car garage home features a laundry room, recessed lighting, open upstairs living area with 2 balconies taking full advantage of the crisp mountain views of Echo Summit. Buyers don't miss this special opportunity to own a property away from the Casinos and closer to the peaceful serene nature that Lake Tahoe surroundings truly offer.

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## Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/11/16	Listing # 126729	1481 Apple Valley Dr, South Lake Tahoe, CA 96150 Cross St: Elks Club	Listing Price: \$798,000
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Property Type	Residential	Property Subtype	Single Family
Area	Country Club Estates	Subdivision	Country Club Heights 1
Style	Split Level		
Beds	4	Approx Square Feet	3088 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$258.42
Garage	2		
Year Built	2014	Lot Sq Ft(approx)	10032 ((Tax Data))
APN	033-232-03-100		
DOM/CDOM	75/75	Approx Lot Size	0.2303

### Additional Pictures

**Directions** Take Elks Club Dr to Apple Valley Dr and house is on the high side of the street.

**Public Remarks** Situated on a generous up sloping county lot this 2yr old residence offers tremendous curb appeal with its size, roof lines and richly finished exterior that blends well with the natural surroundings. The government owned parcels that are adjacent and across from the home help to maintain the serene forested setting. With an efficient flow the floor plan provides both luxury and easy living for the discerning buyer. A profusion of distressed Acacia hardwood and a Versailles patterned Quartzite were used throughout to create a durable, warm mountain feel. This home is ideal for entertaining with a vast open great room that centers around a stone encased gas fireplace, a lower gaming area complete with billiards plus a home theater room with bar. Sophisticated elements and craftsmanship are evident with cedar lined ceilings, Alder cabinetry, natural stone baths and the central winding staircase with wrought iron balustrades. Spacious proportions and timeless Tahoe finishes!

Active Pending 12/23/16	Listing # 125709	1656 Skyline Dr, South Lake Tahoe, CA 96150 Cross St: Crstal Air	Listing Price: \$1,399,000
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Property Type	Residential	Property Subtype	Single Family
Area	Country Club Estates	Subdivision	Tahoe Paradise 48
Style	Contemporary		
Beds	6	Approx Square Feet	5395 Tax Data
Baths(FH)	5 (5 0)	Price/Sq Ft	\$259.31
Garage	4		
Year Built	2003	Lot Sq Ft(approx)	23400 ((Tax Data))
APN	081-101-05-100		
DOM/CDOM	260/260	Approx Lot Size	0.5372

### Additional Pictures

**Directions** Take Elks Club up from Hwy 50. Turn right on Skyline Dr. House is on the right.

**Public Remarks** Wow! The words spoken by all who come to visit for the first time. This one-of-a-kind Tahoe home presents luxury through and through. The dramatic your breath away. Every room throughout this home is spacious. The living room features vaulted ceilings, luxurious carpeting and a massive stone and wood-burning or a corporate retreat. The list of amenities go on and on. There is a large game room with a step-down wet bar, expansive wrap-around deck, an office, hardwood floors, jetted tubs and a sauna. And when we say, turn-key, we mean turn the key and start loving your Tahoe life. High-end furnishings complete this amazing package. As we said, wow.



# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/28/16	Listing # 126393 County: El Dorado	3723 Verdon Ln, South Lake Tahoe, CA 96150-8660 Cross St: Needle Peak	Listing Price: \$499,900
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Property Type	Residential	Property Subtype	Single Family
Area	Heavenly Valley	Subdivision	Unavail
Beds	3	Approx Square Feet	1705 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$293.20
Garage	0		
Year Built	1981	Lot Sq Ft(approx)	11952 ((Tax Data))
APN	030-351-07-100		
DOM/CDOM	159/159	Approx Lot Size	0.2744

## Additional Pictures

**Directions** Ski Run to Needle Peak to Verdon.

**Public Remarks** Well kept Heavenly chalet across from Forest Service Land! Currently a successful vacation rental this remodeled chalet is located just down the street from Heavenly Valley Ski Resort and minutes from the lake, casinos, and shopping. Recent upgrades include a new comp roof, fresh interior and exterior paint, new flooring, and more! The open floor plan is perfect for entertaining and has vaulted ceilings with lots of natural light. The kitchen has been remodeled with new cherry

fully furnished and is a must see!

Active Pending 12/08/16	Listing # 126267 County: El Dorado	1173 Golden Bear Trl, South Lake Tahoe, CA 96150-4555 Cross St: Early Dawn Tr	Listing Price: \$448,500
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Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 7
Beds	3	Approx Square Feet	1600 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$280.31
Garage	2		
Year Built	1980	Lot Sq Ft(approx)	7405 ((Tax Data))
APN	080-172-02-100		
DOM/CDOM	180/180	Approx Lot Size	0.1700

## Additional Pictures

**Directions** Pioneer Tr to Golden Bear and on the right side.

**Public Remarks** Country style home with a single story! You will find yourself close to everything that you enjoy about Tahoe. Just a short walk to the forest, a short drive to the Heavenly ski resort or your favorite restaurant. This is a spacious home with an open living area. Stay warm and cozy by the free standing gas stove. Well maintained home with newer roof and exterior staining. Plenty of garage space for the toys. BBQ and entertain on the large backyard deck with private fencing. Furnishings may be included. New Furnace was installed 10/16.

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# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/03/16	Listing # 126556 County: El Dorado	1700 Grizzly Mountain Dr, South Lake Tahoe, CA 96150 Cross St: North Upper Truckee	Listing Price: \$489,000
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Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 19
Style	Other/See Remarks		
Beds	3	Approx Square Feet	1864 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$262.34
Garage	2		
Year Built	1979	Lot Sq Ft(approx)	21681 ((Tax Data))
APN	033-354-24-100		
DOM/CDOM	129/129	Approx Lot Size	0.4977

## Additional Pictures

**Directions** North Upper Truckee to Grizzly Mountain

**Public Remarks** Rare opportunity to secure a delightful mountain home located in a quiet county neighborhood within close proximity to Ski Resorts, Forest Service Trails, and downtown South Shore. With almost a half-acre lot this property offers an additional 2,000+/- sq.ft of verified coverage and a separate studio situated above the over-sized 2 car garage. The main house features single level living with an open floor plan that has been beautifully remodeled with new flooring, new bath, updated

Sunsets. The separate studio above the garage offers endless possibilities for extended families or for those buyers looking to take advantage of Air B&B services. A truly unique property - this is one not to be missed!

Active Pending 12/12/16	Listing # 126677 County: El Dorado	1761 Kickapoo St, South Lake Tahoe, CA 96150 Cross St: Kiowa	Listing Price: \$825,000
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Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 22
Style	Contemporary		
Beds	4	Approx Square Feet	2682 Seller
Baths(FH)	4 (4 0)	Price/Sq Ft	\$307.61
Garage	2		
Year Built	2016	Lot Sq Ft(approx)	10019 ((Tax Data))
APN	033-423-02-100		
DOM/CDOM	98/98	Approx Lot Size	0.2300

## Additional Pictures

**Public Remarks** Brand new construction home with an unbelievable forest setting located in the North Upper Truckee area in South Lake Tahoe just steps away from Washoe Meadows State Park forest. This custom home is surrounded by US Forest service and CA Conservancy lots on all four sides providing a secluded, tranquil feel. You'll be pleased with the finish work and the high quality materials. This luxurious 4 bedroom, 4 full bath home features an upstairs living with high vaulted ceilings and built in bookcase surrounding the fireplace gives a great wow factor. There's even a large downstairs family area with a gas fireplace that will provide additional space for some fun and games for everyone. Some of the amenities include a large gourmet kitchen with high grade Thermador appliances, two master suites, oversized garage, knotty alder cabinets and doors, granite slab counter tops, 3 gas fireplaces, and three large outdoor decks. This home would make a great 2nd home or successful vacation rental.

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## Client Summary Report

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Active Pending 12/29/16	Listing # 126780 County: El Dorado	539 Winton Dr, South Lake Tahoe, CA 96150 Cross St: Pima St	Listing Price: \$838,000
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Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 23
Style	Contemporary		
Beds	4	Approx Square Feet	3039 Plans
Baths(FH)	4 (3 1)	Price/Sq Ft	\$275.75
Garage	3		
Year Built	2016	Lot Sq Ft(approx)	10085 ((Tax Data))
APN	033-841-45-100		
DOM/CDOM	61/350	Approx Lot Size	0.2315

### Additional Pictures

**Directions** Take North Upper Truckee to Winton, home is on the right just past Pima.

**Public Remarks** Unrivaled in its distinctive architecture and thoughtful blend of rustic and modern overtones this custom-built home offers the very best in sophisticated mountain living. Offering filtered views of Echo Summit and the Angora Ridgeline, this considerable county parcel is a short stroll to the National Forest where recreation abounds. A classic covered front porch graciously rolls into the spacious stone entry then steps down to a warm and inviting lower family room. The main level presents

expansive Master Suite complete with bay window, built-in entertainment, walk-in closet and a lavish bath. The large drive and 3-car garage provide plenty of parking and room for the toys. Designed with a timeless elegance and the sum of the builder's remarkable efforts, this striking residence will be enjoyed for generations.

Active Pending 12/12/16	Listing # 126646 County: El Dorado	1329 Mount Rainier Dr, South Lake Tahoe, CA 96150 Cross St: Lake Tahoe Blvd	Listing Price: \$370,000
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Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 2		
Style	Ranch		
Beds	3	Approx Square Feet	1152 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$321.18
Garage	0		
Year Built	1976	Lot Sq Ft(approx)	11086 ((Tax Data))
APN	033-442-25-100		
DOM/CDOM	103/103	Approx Lot Size	0.2545

### Additional Pictures

**Public Remarks** Well maintained ranch style home with mountain views in front. Kitchen features newer cabinets and appliances. Vinyl siding and metal roof. Interior recently painted. Plenty of storage for all the toys.

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# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/20/16	Listing # 126880	1140 View Cir, South Lake Tahoe, CA 96150-5574		Listing Price: \$464,900
County: El Dorado		Cross St: North Upper Truckee		
	Property Type	Residential	Property Subtype	Single Family
	Area	N Upper Truckee 2	Subdivision	Unavail
	Style	Gambrel		
	Beds	3	Approx Square Feet	1664 Tax Data
	Baths(FH)	3 (3 0)	Price/Sq Ft	\$279.39
	Garage	2		
	Year Built	1974	Lot Sq Ft(approx)	10420 ((Tax Data))
	APN	033-542-13-100		
	DOM/CDOM	30/30	Approx Lot Size	0.2392

## Additional Pictures

**Directions** North Upper Truckee to View Circle house on right

**Public Remarks** Upscale modern feel in this warm Tahoe home with idyllic setting. Enjoy the spa on the Trex style deck enjoying this very serene and peaceful location that is surrounded by Conservancy land. Gaze at the meadow with Angora Creek flowing through and the snow covered mountains. There is a separate detached 2 car garage. The floor plan is inviting with a great room downstairs that has south facing windows for a bright sunny space. There are 2 separate master bedrooms, one upstairs with it's own deck. The other is downstairs along with the guest bath, laundry and large pantry room. The third bedroom is oversized and could be used as a separate family room. It features vaulted open beam ceilings. The kitchen has granite tile countertops and quality stainless steel appliances. Other upgrades in the home include Bali blinds, double paned windows, central heat. The fiber cement exterior siding was replaced in 2004. The roof is metal. This beautiful home is move in ready. Make it yours today.

Active Pending 12/29/16	Listing # 126819	2410 Dundee Cir, South Lake Tahoe, CA 96150-6148		Listing Price: \$639,000
County: El Dorado		Cross St: Glenmore Way		
	Property Type	Residential	Property Subtype	Single Family
	Area	N Upper Truckee 2	Subdivision	Angora Highlands 2
	Style	Split Level		
	Beds	4	Approx Square Feet	2404 Tax Data
	Baths(FH)	3 (3 0)	Price/Sq Ft	\$265.81
	Garage	2		
	Year Built	1976	Lot Sq Ft(approx)	12023 ((Tax Data))
	APN	032-323-02-100		
	DOM/CDOM	51/225	Approx Lot Size	0.2760

## Additional Pictures

**Directions** Lake Tahoe Blvd. to Tahoe Mountain Road to the top. Right on Glenmore Way. Left on Dundee Circle. House on Right side of street

**Public Remarks** True Tahoe character lies in this mountain home in one of South Lakes finest neighborhoods. Located within walking distance to the Tahoe Mountain trail network, Angora Lake area and Fallen Leaf Lake and a short drive to Lake Tahoe and Heavenly Ski Resort. Enjoy the vaulted wood ceilings, river rock fireplace and gourmet kitchen. After a day on the slopes relax in the steam shower, jetted tub and sauna. The home has been very well maintained and the over-sized two car garage has extra tall doors with drive thru access for boat storage. Truly a fine mountain home close to everything Lake Tahoe has to offer. Sq.ft. was 3005 on prior listing of the home-assessor to verify.

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# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/05/16	Listing # 126067 County: El Dorado	236 Uplands Way, South Lake Tahoe, CA 96150-6100 Cross St: Highlands	Listing Price: \$779,900
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Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 2	Subdivision	Angora Highlands 1
Style	Split Level		
Beds	4	Approx Square Feet	3111 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$250.69
Garage	2		
Year Built	1996	Lot Sq Ft(approx)	13068 ((Tax Data))
APN	032-342-13-100		
DOM/CDOM	215/215	Approx Lot Size	0.3000

## Additional Pictures

**Directions** Lake Tahoe Blvd to Tahoe Mountain Rd. Make a left on Glenmore Way, make a left on Highlands Dr make a right on Uplands Way

**Public Remarks** Excellent Value!! Amazing Angora Highlands retreat! Tranquil forested setting in a sought after neighborhood where homes rarely come on the market. Do not miss viewing this beautifully maintained home. Level entry to living room, kitchen, dining room, bath and master suite. Downstairs has a second family room, 3 spacious bedrooms, bonus room, storage room, separate laundry room and bath. Tasteful designer finishes throughout. This lovely home will impress the most selective buyer that is seeking location, quality and size.

Active Pending 12/31/16	Listing # 126214 County: El Dorado	749 Anita Dr, South Lake Tahoe, CA 96150-4419 Cross St: 12th	Listing Price: \$327,900
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Drive	Subdivision	Tahoe Island Park 1
Style	A-Frame		
Beds	2	Approx Square Feet	1414 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$231.90
Garage	0		
Year Built	1959	Lot Sq Ft(approx)	8509 ((Assessor))
APN	023-644-21-100		
DOM/CDOM	181/181	Approx Lot Size	0.1953

## Additional Pictures

**Directions** Tahoe Island Dr. to Anita

**Public Remarks** This is it! South Lake Tahoe modified A Frame located in a great neighborhood. Near trails, beaches, shopping and dining. The best that Tahoe has to offer. From this 50/60s vintage Mtn. cabin, you'll find a makeover ready for your updates or just move right in and call this home or home away from home. Loads of yards comes with this nearly .2 of an acre flat slightly wooded and sunny parcel with decking and patios for your outdoor and recreational pleasures. Sunny side of the street with lots of parking. Life is good in this spacious 2 bdrm plus lofted area, 2 bath over sized kitchen with dining nook, breakfast bar, open living room with open beam cathedral ceiling and newer carpet, full laundry room off back deck and back patio. Don't forget the pull down loft .. This house is move in ready or make it your expansion project. Don't let Tahoe pass you.. BUY!!

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## Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/25/16	Listing # 126883	2301 Eloise Ave, South Lake Tahoe, CA 96150-4315 Cross St: Tahoe Keys Blvd.	Listing Price: \$399,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Park	Subdivision	Unavail
Style	Ranch		
Beds	3	Approx Square Feet	1792 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$222.66
Garage	2		
Year Built	1983	Lot Sq Ft(approx)	21873 ((Tax Data))
APN	023-221-31-100		
DOM/CDOM	21/21	Approx Lot Size	0.5021

### Additional Pictures

**Directions** Lake Tahoe Blvd to Tahoe Keys Blvd. and right on Eloise Ave.

**Public Remarks** What a rare find! An in-town single family home on a 1/2 acre lot! Plenty of room to park your RV,boat and all of your Tahoe toys on this level 21,873 SF lot with tall pines and forest setting and within walking distance to the lake at the Tahoe Keys. This spacious rancher has almost 1,800 SF of living area, large open living room with a more formal dining room that has access to the back deck & huge yard area. Over the years this very well maintained home has been upgraded with laminate flooring in the dining, kitchen & baths, dual pane windows, interior & exterior paint, newer carpeting and new composition roof. All 3 bedrooms are very spacious with the master suite large enough for a desk and sitting area, has a walk-in closet and faces the back yard with the forest setting. There is a separate laundry area off of the kitchen and attached 2 car garage as well as front covered porch and rear deck. This is a great home, in a great location, at a great price and a pleasure to show!

Active Pending 12/16/16	Listing # 126769	1927 Marconi Way, South Lake Tahoe, CA 96150-6636 Cross St: Emerald Drive	Listing Price: \$795,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Aloha Isle
Beds	3	Approx Square Feet	1876 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$423.77
Garage	2		
Year Built	1977	Lot Sq Ft(approx)	9174 ((Tax Data))
APN	022-241-21-100		
DOM/CDOM	67/67	Approx Lot Size	0.2106

### Additional Pictures

**Directions** Venice Dr. to Emerald Dr. to Marconi Way

**Public Remarks** Fabulous Tahoe Keys Waterfront home with fantastic views of the mountains and the water. This beautiful 3 Bedroom, 2 bath is sold with almost all the wonderful furnishings and has a great deep water boat dock in your backyard. Hurry this one won't last long!

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# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/26/16	Listing # 125945 County: El Dorado	524 Christie Dr, South Lake Tahoe, CA 96150 Cross St: Venice	Listing Price: \$950,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	St Moritz Isle
Style	Contemporary		
Beds	2	Approx Square Feet	2304 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$412.33
Garage	2		
Year Built	1968	Lot Sq Ft(approx)	13426 ((Tax Data))
APN	022-191-13-100		
DOM/CDOM	228/228	Approx Lot Size	0.3082

## Additional Pictures

**Directions** Tahoe Keys Blvd, left on Venice, right onto Christie.

**Public Remarks** Great opportunity to own a Tahoe Keys home with wonderful BIG views of Mt. Tallac and Keys waterways! Situated on a double lot, this property is all about the setting; over 70 ft. of frontage & quick access to the lake. Unlike most keys homes this is very private with a park like feel. Enjoy all that Lake Tahoe has to offer. Boat dock can accommodate almost a fleet of vessels! Low turnover home; only three owners in 50 years! This well loved home is looking for a like-minded new owner who will carry on the tradition and make plenty of new fun memories! 2 master suites one on each floor, Deck awning is retractable, and the home comes furnished as shown including BBQ and paddle boat. New 40yr roof in 2000, 2 furnaces, central heating, storm windows, built in natural gas barbecue, 2 custom iron natural gas fireplaces, vaulted pine ceilings and a wet bar in the family room. Must see to appreciate. Tax assessors show 4 bedroom, possibly convert back easil

Active Pending 12/14/16	Listing # 126638 County: El Dorado	1990 Kokanee Way, South Lake Tahoe, CA 96150-6653 Cross St: Emerald	Listing Price: \$2,350,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Makai Isle
Style	Contemporary		
Beds	5	Approx Square Feet	4085 Tax Data
Baths(FH)	4 (3 1)	Price/Sq Ft	\$575.28
Garage	3		
Year Built	1989	Lot Sq Ft(approx)	15146 ((Tax Data))
APN	022-251-87-100		
DOM/CDOM	105/105	Approx Lot Size	0.3477

## Additional Pictures

**Public Remarks** Exquisitely refurbished this spacious 5 bedroom waterfront home satisfies most wishlists. The downstairs living plan is highlighted by: French White Oak floors; all new plumbing, electrical, drywall, lighting and in floor heating. Pets will love their own dog wash shower! The gourmet kitchen features creative custom cabinetry and high end appliances from Wolf, Miele and thermador. A Nanowall opens out to a lanai-style deck with built in electric heaters to warm you as you enjoy a toddy and a dip in the hot tub. An overwater deck, lavish landscaping and a large dock punctuate the superlative quality and setting of this double lot property. It's magnificently furnished and ready to enjoy.

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## Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/09/16	Listing # 126824	1266 Pine Valley Rd, South Lake Tahoe, CA 96150 Cross St: Hekpa	Listing Price: \$665,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Paradise	Subdivision	Lake Valley Addition 1
Style	Contemporary		
Beds	4	Approx Square Feet	2525 Plans
Baths(FH)	3 (3 0)	Price/Sq Ft	\$263.37
Garage	2		
Year Built	2016	Lot Sq Ft(approx)	8756 ((Tax Data))
APN	033-631-28-100		
DOM/CDOM	48/48	Approx Lot Size	0.2010

### Additional Pictures

**Directions** Hwy 50 to Pioneer Trail to Glen Eagles turn left then right on Pine valley Home is on the left

**Public Remarks** New Construction in a highly popular neighborhood, home should be complete by Mid December, four bedrooms and three full baths to suit the whole family, two fireplaces with natural stone surrounds, hardwood floors going in this week with bedrooms carpet in two weeks, granite and natural stone through out, kitchen is stainless steel with pantry, back yard forest views from your up stairs deck, very few new homes are currently on the market so do not wait to long on this one, more pictures will be available after Thanksgiving

Active Pending 12/11/16	Listing # 126578	1027 Stockton Ave, South Lake Tahoe, CA 96150-7680 Cross St: Palmira	Listing Price: \$299,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Unavail
Beds	2	Approx Square Feet	972 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$307.61
Garage	0		
Year Built	1960	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	031-075-02-10		
DOM/CDOM	121/121	Approx Lot Size	0.1150

### Additional Pictures

**Directions** Hwy 50 to Stockton, second block, house on left

**Public Remarks** This beautiful Tahoe Cabin is cute as a button and in turn-key condition. Great open floor plan and plenty of privacy for the two bedrooms which are divided by two baths, as well as the kitchen, which is situated in the center of the bright living space. Easy indoor/outdoor living allow the large sliding glass doors

as well as the Bedroom Suite with it's own tastefully tiled bath make this property a comfortable first home or wonderful vacation get-away. To top it off - you will find a large variety of Tahoe's greatest restaurants as well as the Upper Truckee Meadow within a very short walking distance from this well cared for property.

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## Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/15/16	Listing # 126704 County: El Dorado	1045 Carson Ave, South Lake Tahoe, CA 96150-3108 Cross St: Chris Ave.	Listing Price: \$375,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Tahoe Sierra 1
Style	Ranch		
Beds	3	Approx Square Feet	1398 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$268.24
Garage	2		
Year Built	1962	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	031-085-08-100		
DOM/CDOM	89/89	Approx Lot Size	0.1150

### Additional Pictures

**Directions** Lake Tahoe Blvd to Carson. Property on left between Chris and William.

**Public Remarks** Beautifully remodeled with a great in town location! Enjoy entertaining family and friends in this single story, open concept home. Featuring a spacious

of the bedrooms has a unique loft built in for more versatility or shared space. Could also be used as an office. Further attributes include new wood floors throughout, carpet in bedrooms, interior/exterior paint, a large two car garage with new doors, and plenty of parking. Don't forget to check out all the closet built ins. Come take a look at this charming home and make it your Tahoe dream home today!

Active Pending 12/16/16	Listing # 126740 County: El Dorado	1909 B St, South Lake Tahoe, CA 96150-6276	Listing Price: \$268,888
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Property Type	Residential	Property Subtype	Single Family
Area	Y Area	Subdivision	Unavail
Beds	1	Approx Square Feet	583 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$461.21
Garage	0		
Year Built	1945	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	032-276-10-100		
DOM/CDOM	74/74	Approx Lot Size	0.1150

### Additional Pictures

**Directions** Lake Tahoe Blvd then left on Tata and right on B street.

**Public Remarks** Upgraded Tahoe cabin! This charming knotty pine cabin has been updated and well maintained and is currently used as a successful vacation rental. Selling fully furnished and tastefully decorated, this property is ideal for a weekend Tahoe getaway. The open living area has beautiful knotty pine walls, hardwood flooring, and gas stove with custom river rock and a timber mantle. The kitchen has a gas stove, tile flooring, and a built in dishwasher. The rear yard is fully fenced and includes a

affordable opportunity to purchase a turn key cabin in Tahoe!

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# Client Summary Report

Listings as of 01/09/17 at 11:31am

Active Pending 12/30/16	Listing # 126817 County: El Dorado	1865 B St, South Lake Tahoe, CA 96150 Cross St: Margaret Ave	Listing Price: \$539,000
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Property Type	Residential	Property Subtype	Single Family
Area	Y Area	Subdivision	Unavail
Beds	4	Approx Square Feet	2159 Assessor
Baths(FH)	3 (2 1)	Price/Sq Ft	\$249.65
Garage	2		
Year Built	2016	Lot Sq Ft(approx)	4991 ((Tax Data))
APN	032-274-07-100		
DOM/CDOM	52/52	Approx Lot Size	0.1146

## Additional Pictures

**Public Remarks** New Construction, 4 bedroom 2.5 bathrooms 2 car garage mountain style chalet just completed 11-1-16. This home has shaker style doors, trim and cabinetry in alder. Open floor plan with vaulted ceiling tasteful fixtures and finishes. Stone fireplace, granite slab counters and slate entry. The kitchen defines gourmet with stainless steel appliances including 6 burner Thermador gas range and large pantry. The master suite features two walk-in-closets, lavish bath aw/dual vanity jetted tub and stall shower. All outside cables, telephone lines and electrical wiring are underground. Large deck and fenced yard.

Pending - DoNot Show 12/28/16 Listing # 126836 County: El Dorado	830 Nahane Dr, Meyers, CA 96150 Cross St: South Upper Truckee	Listing Price: \$394,900
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Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 2	Subdivision	Christmas Valley 2
Style	A-Frame		
Beds	3	Approx Square Feet	1320 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$299.17
Garage	0		
Year Built	1974	Lot Sq Ft(approx)	6011 ((Tax Data))
APN	035-286-02-100		
DOM/CDOM	54/257	Approx Lot Size	0.1380

## Additional Pictures

**Directions** South Upper Truckee, Right on Nahane Drive, Home is on Left hand side.

**Public Remarks** Amazing opportunity for a truly turn key property located in the heart of South Lake Tahoe. 3 Bedroom 2 Bath beauty that backs up to an amazing forest surrounded by mountains. This home comes fully furnished! Great opportunity for year round living or as an investment property/weekend getaway. Only 5 minutes from Lake Tahoe, 15 min from casinos and 13 minutes to Sierra at Tahoe. WiFi available for easy internet and phone access. Doors are triple latched bear resistant to keep unwanted visitors away. All items in the house are included in sale! Easy to show.

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# Client Summary Report

Listings as of 01/09/17 at 11:31am

<b>Pending - DoNot Show 12/23/16 Listing # 126821</b> County: El Dorado	<b>1793 Arrowhead Ave, South Lake Tahoe, CA 96150-5227</b> Cross St: Mojave	<b>Listing Price: \$324,900</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Meyers	<b>Subdivision</b>	Juniper Park
<b>Style</b>	Ranch		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1080 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$300.83
<b>Garage</b>	2		
<b>Year Built</b>	1974	<b>Lot Sq Ft(approx)</b>	5971 ((Tax Data))
<b>APN</b>	034-252-16-100		
<b>DOM/CDOM</b>	49/49	<b>Approx Lot Size</b>	0.1371

## Additional Pictures

**Directions** From 50 take Apache Ave North, right on Arrowhead to address on your right

**Public Remarks** Cozy 3 bedroom 2 bathroom home nestled in the trees of South Lake Tahoe. Less than 1 mile from beautiful Lake Baron. New carpet, interior paint, exterior paint, appliances, roof and upgraded lighting. The home also has newer dual pane windows and glass slider. This is a wonderful place to call home or the perfect getaway to call a second home. 2 car garage offers plenty of additional room for storage.

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