

Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold Before Distrib. 10/05/16 Listing # 126680		3785 Paradise Ave, South Lake Tahoe, CA 96150-8533		Listing Price: \$279,000	
County: El Dorado		Cross St: Wildwood			
	Property Type		Residential	Property Subtype	
	Area		Bijou 1	Subdivision	
	Beds		1	Approx Square Feet	
	Baths(FH)		1 (1 0)	Price/Sq Ft	
	Garage		0		
	Year Built		1958	Lot Sq Ft(approx)	
	APN		027-082-29-100	4971 ((Tax Data))	
	DOM/CDOM		66/66	Approx Lot Size	
Selling Price		\$230,000	SP % LP	82.44	

Public Remarks Entered for Historical Purposes

Sold Before Distrib. 10/07/16 Listing # 126690		2107 Lukins Way, South Lake Tahoe, CA 96150		Listing Price: \$689,000	
County: El Dorado		Cross St: Emerald Bay Road			
	Property Type		Residential	Property Subtype	Single Family
	Area		Tahoe Island Drive	Subdivision	Lukins 1
	Beds		4	Approx Square Feet	2494 Assessor
	Baths(FH)		3 (3 0)	Price/Sq Ft	\$276.26
	Garage		2		
	Year Built		2016	Lot Sq Ft(approx)	5314 ((Tax Data))
	APN		023-102-41-100		
	DOM/CDOM		74/74	Approx Lot Size	0.1220
Selling Price	\$689,000	SP % LP	100.00		

Public Remarks Brand new custom home located near Camp Richardson Resort and bike trails leading to Tahoe's famous beaches! This well designed home has 4 bedrooms, 3 full bathrooms, and a spacious downstairs family/game room. The over-sized custom kitchen has ample counter space, rich honey glazed alder cabinetry, slab granite counter tops, and stainless steel appliances. The great room is perfect for entertaining and includes tall vaulted ceilings, laminate hardwood throughout, and a gas fireplace with a gorgeous rock and tile facade. Downstairs you will find a large living area with a second custom gas fireplace, two spacious bedrooms, and a third full bathroom. Each bathroom is finished with custom tile, rich natural stone, and slab granite counter tops. Built with outdoor living in mind there is an over-sized upper and lower rear deck with stairs leading below, as well as a private balcony off of the master suite. Other features include an on demand water heater, paving stone driveway, and more!

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 U.S. Patent 6,910,045



Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/18/16 (Thank you!!)	Listing # 126553 County: El Dorado	3045 Nevada Ave, South Lake Tahoe, CA 96150 Cross St: Los Angeles	Listing Price: \$369,000
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Property Type	Residential	Property Subtype	Single Family
Area	Al Tahoe	Subdivision	Al Tahoe 1
Style	Chalet		
Beds	3	Approx Square Feet	1188 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$310.61
Garage	0		
Year Built	1971	Lot Sq Ft(approx)	6011 ((Tax Data))
APN	026-104-13-100		
DOM/CDOM	47/47	Approx Lot Size	0.1380

Selling Price \$369,000 SP % LP 100.00

[Additional Pictures](#)

Directions Hwy 50, turn onto Los Angeles. House is on corner of Los Angeles and Nevada.

Public Remarks Coming Soon! Delightful chalet in Al Tahoe, a short walk to the Lake. The Tax Assessor says 3 bedrooms/2 Baths. One Bedroom and Bath downstairs. 2 sleeping areas and a bathroom in the loft. New wrap around deck, finishing touches inside are in the works, carpets cleaned and will be ready for viewing in 2 weeks. Large Storage Shed in the back. Can be shown unfinished, with an appt. and some notice.

Sold 10/06/16	Listing # 125720 County: El Dorado	926 Edgewood Cir, South Lake Tahoe, CA 96150-7816 Cross St: Hwy 50	Listing Price: \$409,000
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Property Type	Residential	Property Subtype	Single Family
Area	Al Tahoe	Subdivision	Trout Creek
Style	Ranch		
Beds	3	Approx Square Feet	1596 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$242.50
Garage	2		
Year Built	1972	Lot Sq Ft(approx)	8407 ((Tax Data))
APN	026-221-10-100		
DOM/CDOM	166/166	Approx Lot Size	0.1930

Selling Price \$387,030 SP % LP 94.63

[Additional Pictures](#)

Public Remarks Move in to comfort with this pride of ownership single level home. Meticulously maintained 3 bedrooms, 2 full baths, with open living floor plan. There is a 600 sq. ft. heated garage and RV parking. The kitchen features custom oak cabinets, oak floors, breakfast bar, and updated appliances. The ceiling and walls throughout were all redone. Dual Zone Hydronic heat and upgraded Low E windows makes for an efficient home. Master suite has a private deck and remodeled bath. Laundry room with wet sink. Fully landscaped & fenced yard. Unique secluded street with very little traffic. An easy walk to Meadow, Lake, and shopping. Move in condition.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/07/16	Listing # 125212	3167 Bellevue Ave, South Lake Tahoe, CA 96150	Listing Price: \$430,000
	County: El Dorado	Cross St: Lakeview	



Property Type	Residential	Property Subtype	Single Family
Area	AI Tahoe	Subdivision	AI Tahoe 2
Beds	4	Approx Square Feet	1624 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$243.23
Garage	1		
Year Built	1951	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	026-023-14-100		
DOM/CDOM	296/296	Approx Lot Size	0.1150

Selling Price \$395,000 SP % LP 91.86

[Additional Pictures](#)

Directions Hwy 50 to Lakeview left on Bellevue house on right

Public Remarks Ideally located, Lake Tahoe cabin just steps from the meadow and beaches, knotty pine wood work, brand new carpeting, lovely gas fireplace and lots of room for family and friends!

Sold 10/17/16 (Quickly)	Listing # 126601	3363 Bruce Dr, South Lake Tahoe, CA 96150	Listing Price: \$349,500
	County: El Dorado	Cross St: Glenwood	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Rancho Bijou 1
Style	Ranch		
Beds	3	Approx Square Feet	1206 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$277.78
Garage	1		
Year Built	1964	Lot Sq Ft(approx)	6032 ((Tax Data))
APN	025-393-13-100		
DOM/CDOM	40/40	Approx Lot Size	0.1385

Selling Price \$335,000 SP % LP 95.85

[Additional Pictures](#)

Directions Glenwood to Bruce

Public Remarks This darling home is in a quiet neighborhood, centrally located just minutes from Heavenly Ski Resort, Lake Tahoe & the Casino corridor. It is well maintained, clean & in great condition. Very functional & well equipped with natural gas heating to keep you cozy & warm throughout the winter. This home is perfect for either a vacation home or a primary residence. Come see it soon it won't last long...

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/06/16	Listing # 126471	3487 Ralph Dr, South Lake Tahoe, CA 96150	Listing Price: \$339,000
	County: El Dorado	Cross St: Pioneer Trail	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Rancho Bijou 3
Beds	2	Approx Square Feet	1102 Tax Data
Baths(FH)	2 (1 1)	Price/Sq Ft	\$307.62
Garage	0		
Year Built	1964	Lot Sq Ft(approx)	10166 ((Tax Data))
APN	025-551-26-100		
DOM/CDOM	49/49	Approx Lot Size	0.2334

Selling Price \$339,000 SP % LP 100.00

[Additional Pictures](#)

Directions Take Pioneer Trail to Ralph.

Public Remarks This is it folks. The quintessential Tahoe cabin. Located close to both Heavenly and Lake Tahoe, this cabin has it all. Lustrous pine accents, open beam vaulted ceilings, beautifully remodeled bedrooms, baths and kitchen, a large lot and year round tranquility. Downstairs living is centered around the open wood-burning fireplace as well as the lofty ceilings and abundance of natural light. The kitchen is a rare find with it's elegant choices of tile, alder cabinets, stainless steel appliances, storage and efficiency. From here one can step out to the roomy back deck ideal for entertainment or just hanging out and enjoying the fresh air. Also located on the main floor is a charming bedroom and a full bath. Upstairs is the second loft style bedroom and a half bath for convenience. The metal roof and exterior wood siding add to the overall ambiance package. Winter's around the corner - get ready for a season of Paradise.

Sold 10/18/16	Listing # 126484	3421 Warr Rd, South Lake Tahoe, CA 96150	Listing Price: \$369,000
	County: El Dorado	Cross St: Herbert	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Bijou Park
Beds	2	Approx Square Feet	1284 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$272.59
Garage	1		
Year Built	1970	Lot Sq Ft(approx)	8677 ((Tax Data))
APN	025-193-31-100		
DOM/CDOM	62/62	Approx Lot Size	0.1992

Selling Price \$350,000 SP % LP 94.85

[Additional Pictures](#)

Directions From Pioneer. Turn on Herbert then left on Warr

Public Remarks If you are looking for a great ski cabin or full time residence than look no further. The large loft can sleep at least 6 people so this could also be a great vacation rental however the owner has only used for his personal enjoyment. This lovely 2 Bedroom Home has undergone an extensive remodel in 2014 with new kitchen appliances, Travertine flooring, Carpet, and laminate flooring. This home is located in a desirable location that is only minutes from Heavenly, the Lake, and casino area. The owner even installed a new front porch and redwood deck in the back yard and new A/C unit. The spa on the back deck is the ultimate place to relax after a day that is fun filled with Lake Tahoe outdoor activities. The single car garage has doors on both sides for drive through convenience. The backyard is spacious and even has a small storage shed. The living room has high vaulted ceilings, a gas stove, and a large flatscreen Samsung with Speakers wired in the walls for Surround Sound.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/20/16	Listing # 126579	3408 Bruce Dr, South Lake Tahoe, CA 96150	Listing Price: \$389,000
	County: El Dorado	Cross St: Glenwood	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Rancho Bijou 1
Style	Ranch		
Beds	3	Approx Square Feet	1279 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$298.67
Garage	1		
Year Built	1959	Lot Sq Ft(approx)	6024 ((Tax Data))
APN	025-394-04-100		
DOM/CDOM	41/41	Approx Lot Size	0.1383

Selling Price \$382,000 SP % LP 98.20

[Additional Pictures](#)

Directions Pioneer Trail to Glenwood, then right on Bruce.

Public Remarks Loved by one family for 50+ years! This well maintained 3bdrm, 2 ba., home is less than 5 minutes to Heavenly Ski Resort, Heavenly Village Gondola, Bijou Golf Course, the Casino Corridor, Ski Run Marina, hiking, biking, shopping & of course the Lake Tahoe itself. This well cared for home has been delightfully updated; an open flow from the front living space greets you with maple flooring, warm colors & plenty of sunshine from the large windows. Soft close maple cabinetry & other special features to provide easy accessibility & storage in well laid out kitchen. Beautiful granite counters accommodate the stainless steel refrigerator and sink. The kitchen also has an induction range to enjoy special family meals in the separate dining area. Both baths feature upgrades of natural, granite and slab stone with elegant tile and a jetted tub & skylight in the main bathroom. The landscaping in the front back yards are impeccable & expansive back yard & patio is gorgeous. Paver stone driveway

Sold 10/25/16	Listing # 126308	3419 Warr Rd, South Lake Tahoe, CA 96150	Listing Price: \$425,000
	County: El Dorado	Cross St: Herbert	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Bijou Park
Style	Chalet		
Beds	3	Approx Square Feet	1520 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$269.74
Garage	1		
Year Built	1971	Lot Sq Ft(approx)	8668 ((Tax Data))
APN	025-193-30-100		
DOM/CDOM	101/101	Approx Lot Size	0.1990

Selling Price \$410,000 SP % LP 96.47

[Additional Pictures](#)

Public Remarks Feeling those good vibrations from the moment you drive up to this charming Tahoe chalet. Downstairs living leads into the living room with lofty vaulted ceilings lifting to the second floor. The stone hearth, gas fireplace and log accents assures one of a cozy retreat year round. The dining area is adjacent to French doors leading out to the sunny patio area. And what a yard! Wait until you see it. The kitchen features lots of storage and cabinet space and lovely air flow. Down the hall is a large bedroom and a full bath including a separate mirrored vanity. The full laundry room is hard to beat and leads into the backyard for extra convenience. Upstairs are two more bedrooms, one which is an open loft overlooking the downstairs. The bath features a cabin-style theme. Among improvements are: a new electric panel, newer patio in the back designed for a hot tub, new paint and a newer kitchen. Best of all is the easy access to Heavenly and downtown entertainment.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/04/16	Listing # 126510	1095 Long Valley Ave, South Lake Tahoe, CA 96150-8128	Listing Price: \$278,000
	County: El Dorado	Cross St: Pickett	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 2	Subdivision	Bijou Pines
Style	Cabin		
Beds	3	Approx Square Feet	1272 Tax Data
Baths(FH)	2 (1 1)	Price/Sq Ft	\$213.05
Garage	0		
Year Built	1951	Lot Sq Ft(approx)	4971 ((Tax Data))
APN	027-224-05-100		
DOM/CDOM	40/40	Approx Lot Size	0.1141

Selling Price \$271,000 SP % LP 97.48

[Additional Pictures](#)

Directions Rufus Allen to Pickett to Long Valley

Public Remarks Old Style Cabin located in the popular Bijou Pines neighborhood. It is charming, affordable, and centrally located. Close to the lake, Heavenly Valley, shopping, casinos, pool and the recreation center. The list goes on and on. Newer vinyl windows, freshly painted inside and out, new carpets. LARGE WORKSHOP with room for an office. This cabin has a lot to offer.

Sold 10/11/16	Listing # 126005	1092 Juniper Ave, South Lake Tahoe, CA 96150	Listing Price: \$449,000
	County: El Dorado	Cross St: Pickett	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 2	Subdivision	Bijou Pines
Style	Ranch		
Beds	3	Approx Square Feet	1456 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$274.73
Garage	2		
Year Built	1992	Lot Sq Ft(approx)	9583 ((Tax Data))
APN	027-222-13-100		
DOM/CDOM	92/92	Approx Lot Size	0.2200

Selling Price \$400,000 SP % LP 89.09

[Additional Pictures](#)

Directions Lake Tahoe Blvd, to Rufus Allen, to Pickett, left on Juniper. House on left.

Public Remarks Bijou Pines is an Old Tahoe cabin neighborhood. 2 Blocks walking distance to the Lake, Safeway, skating rink & Rec Center swimming pool, Bijou Golf Course, meadow & Lakeview Commons! 5 minutes from Heavenly, 10 minutes from the Casinos, and walking distance to local restaurants. This house sits on two lots and buyer could easily add a second story. Designed by Ben Fagan and built to last. Very low maintenance built by Cole Enterprises.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/26/16	Listing # 126352	825 Nahane Dr, Meyers, CA 96150-4103	Listing Price: \$385,000
	County: El Dorado	Cross St: South Upper Truckee	



Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 2	Subdivision	Tahoe Paradise 60
Beds	3	Approx Square Feet	1056 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$360.32
Garage	2		
Year Built	1976	Lot Sq Ft(approx)	6490 ((Tax Data))
APN	035-285-14-100		
DOM/CDOM	93/93	Approx Lot Size	0.1490

Selling Price \$380,500 SP % LP 98.83

[Additional Pictures](#)

Directions South Upper Truckee to Nahane

Public Remarks This inviting home is perfect for a primary residence or that quaint getaway. It is updated with granite counters, stainless appliances, and wood floors. The high profile range and dishwasher are both new. Great location, Truckee River within walking distance and short distance to all of the local ski resorts. Lot to the left is State owned for added privacy.

Sold 10/11/16	Listing # 125947	941 Kekin St, Meyers, CA 96150-5162	Listing Price: \$499,000
	County: El Dorado	Cross St: Sut	



Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 2	Subdivision	Tahoe Paradise 60
Style	Chalet		
Beds	3	Approx Square Feet	1750 Other
Baths(FH)	2 (2 0)	Price/Sq Ft	\$269.71
Garage	1		
Year Built	1972	Lot Sq Ft(approx)	16101 ((Tax Data))
APN	035-271-14-100		
DOM/CDOM	136/136	Approx Lot Size	0.3696

Selling Price \$472,000 SP % LP 94.59

[Additional Pictures](#)

Directions Hwy 50 to Sut to Kekin

Public Remarks River setting-Lake Tahoe location-Find your way home to Tahoe and this immaculately remodeled spacious Mountain Chalet. Enjoy the Lake Tahoe lifestyle right out your door from this 1750 sq ft. two story 3 bdrm/plus LARGE LOFT, 2 baths & oversized 1 car garage/workshop, set on nearly half acre terraced park. Wander down to the Truckee River & trails that connect you with Tahoe's natural wonders. Covered front porch sets the tone & invites you home (or enter through garage to step up versatile bonus room; office, pantry or storage, utility or creative space) step outside on the expansive decking areas with a mind on outdoor entertaining. Step into the Dining Rm, kitchen and great room where you leave your worries behind..Great room is anchored by the rock wall facia & fireplace, plus 2 bdms and bath/laundry on entry floor. Upstairs find the lg loft, bdrm & 2nd ba. Home fits the whole family and then some!

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/03/16	Listing # 126513 County: El Dorado	2800 Santa Claus Dr, South Lake Tahoe, CA 96150-5135 Cross St: Reindeer Way	Listing Price: \$562,000
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Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 2	Subdivision	Christmas Valley
Beds	4	Approx Square Feet	2388 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$235.34
Garage	2		
Year Built	1974	Lot Sq Ft(approx)	9975 ((Tax Data))
APN	036-412-12-100		
DOM/CDOM	38/38	Approx Lot Size	0.2290

Selling Price \$562,000 SP % LP 100.00

[Additional Pictures](#)

Directions Highway 89 in Meyers to Reindeer to Santa Claus.

Public Remarks Newer mountain view property in Christmas Valley! This like new custom home was completely rebuilt and a major addition was finished in 2010. Located directly across from Forest Service Land and near miles of hiking and biking trails this is the perfect opportunity for the outdoor enthusiast. The open interior includes 4 bedrooms, 3 full bathrooms, plus a loft. The living area has tall vaulted ceilings, a custom river rock gas fireplace, and gorgeous mountain views. The upgraded kitchen has rich American cherry cabinets, granite slab counters, stainless steel appliances, and a walk in pantry. The master suite has an oversize bathroom with a dual sink vanity, soaking tub, and a travertine shower with body sprays. Upstairs is a loft with a 4th bedroom and a full bathroom perfect for guests. There is plenty of parking for toys with an oversize two car garage and outdoor RV parking. The covered porch and rear deck are perfect areas to enjoy the fully landscaped grounds and majestic views.

Sold 10/25/16	Listing # 125214 County: El Dorado	2820 Santa Claus Dr, South Lake Tahoe, CA 96150 Cross St: Reindeer Way	Listing Price: \$679,900
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Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 2	Subdivision	Christmas Valley
Style	Split Level		
Beds	4	Approx Square Feet	2792 Assessor
Baths(FH)	3 (3 0)	Price/Sq Ft	\$243.19
Garage	2		
Year Built	2015	Lot Sq Ft(approx)	10019 ((Assessor))
APN	036-412-15-100		
DOM/CDOM	313/313	Approx Lot Size	0.2300

Selling Price \$679,000 SP % LP 99.87

[Additional Pictures](#)

Directions Hwy 89, Santa Claus

Public Remarks Lake Tahoe So Shore presents this New Home Custom Beauty - Be home for the upcoming fall colors season. Nothing but the finest throughout this 2800 sq ft 2 story split level home, located in Christmas Valley. Near ski resorts, hiking and biking trails. Minutes to all the So Shore hot spots! Unique amenities and floor plan will separate this home from the others by its quality craftsmanship throughout the 4 spacious bdrm (2 on ea floor), 3 full baths, oversized downstairs family room and upstairs great room living, gourmet kitchen and dining. Then, the impressive master bdms, all with fireplaces to keep you warm during the snowy, cold winter nights during the holiday season! Oversized 650 sq ft garage, fenced and landscaped yard, views for days, stunning sunrise and sunsets to be enjoyed from this amazing home.

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Listings as of 11/10/16 at 1:02pm

Sold 10/03/16	Listing # 126064	911 Han St, South Lake Tahoe, CA 96150-5155	Listing Price: \$1,580,000
	County: El Dorado	Cross St: Blitzen	



Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 2	Subdivision	Tahoe Paradise 58
Style	Contemporary		
Beds	5	Approx Square Feet	4054 Plans
Baths(FH)	4 (4 0)	Price/Sq Ft	\$347.80
Garage	4		
Year Built	2011	Lot Sq Ft(approx)	56628 ((Tax Data))
APN	036-611-13-100		
DOM/CDOM	111/111	Approx Lot Size	1.3000

Selling Price \$1,410,000 SP % LP 89.24

[Additional Pictures](#)

Directions Take Hwy 89 to Han St, drive through Blitzen and continue to far end of Han.

Public Remarks An enchanting retreat for those seeking privacy and scenic beauty, this special home is unmatched in its setting, quality and detail. This breathtaking 1.3 acre parcel has 250' of the flowing waters of the Upper Truckee River running through its verdant landscape that mirror the towering mountains that surround. Carefully planned the interior boasts such features as true divided light wood windows wrapped in rustic cedar trim that tie perfectly with rich lpe flooring & Fir doors. A beautifully appointed gourmet kitchen with Sub-Zero fridge, Wolfe range and Miele dishwasher open to the spacious living room that showcases an impressive wood burning stone fireplace. An inspiring Master Suite with sitting area and gas fireplace overlooks the serene setting with views of the nearby river. Well thought out, 4 full baths tender tasteful and unique finishes and fixtures. The 5th bedroom doubles as an enormous gaming area or rec room that sits above one of 2 garages that afford 4 total spaces.

Sold 10/05/16	Listing # 125923	1479 Crystal Air Dr, South Lake Tahoe, CA 96150	Listing Price: \$284,888
	County: El Dorado	Cross St: Elks Club Drive	



Property Type	Residential	Property Subtype	Single Family
Area	Country Club Estates	Subdivision	Tahoe Paradise 48
Style	A-Frame		
Beds	2	Approx Square Feet	992 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$257.06
Garage	0		
Year Built	1973	Lot Sq Ft(approx)	8015 ((Tax Data))
APN	081-064-07-100		
DOM/CDOM	133/133	Approx Lot Size	0.1840

Selling Price \$255,000 SP % LP 89.51

[Additional Pictures](#)

Directions Pioneer Trail to Elks Club Drive left on Crystal Air Drive or Highway 50 to Elks Club Drive right on Crystal Air Drive.

Public Remarks Beautiful Lake Tahoe A-Frame in Country Club Estates with great chalet feel! knotty pine walls and vaulted wood beamed ceilings plus 2 skylights. Layout includes Two Bedrooms plus a Loft that can be used as a 3rd bedroom, an office, or media/game room. Property includes two decks, one in the front and on in the back yard. The large rear deck has built in benches and table.

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Sold 10/06/16	Listing # 126586	716 Wentworth Ln, South Lake Tahoe, CA 96150-3765	Listing Price: \$329,000
	County: El Dorado	Cross St: 13th	



Property Type	Residential	Property Subtype	Single Family
Area	Gardner Mountain	Subdivision	Gardner Mountain 5
Beds	2	Approx Square Feet	1036 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$317.57
Garage	1		
Year Built	1962	Lot Sq Ft(approx)	6597 ((Tax Data))
APN	023-694-21-100		
DOM/CDOM	27/27	Approx Lot Size	0.1514

Selling Price \$329,000 SP % LP 100.00

[Additional Pictures](#)

Directions Highway 89 to 13th then right on Wentworth

Public Remarks Tastefully remodeled Gardner Mountain property! This well maintained 2 bedroom/2 bathroom home has had a recent and complete interior facelift with attention to detail. The well designed layout offers a spacious and open living area with laminate flooring and a beautiful stone fireplace and gas insert. The kitchen overlooks the living area and has maple raised panel cabinets with soft close hinges, solid surface quartz counters, and a travertine back splash. The two full bathrooms have new tile, custom vanities, and updated fixtures. The rear deck overlooks the quiet fully fenced back yard and has mountain and forest views. Located in the Gardner Mountain area near miles of trails and close to the beaches and resorts, this property is a must see!

Sold 10/05/16	Listing # 126072	800 Taylor Way, South Lake Tahoe, CA 96150-3723	Listing Price: \$390,000
(nice job)	County: El Dorado	Cross St: shady Lane	



Property Type	Residential	Property Subtype	Single Family
Area	Gardner Mountain	Subdivision	Gardner Mountain 4
Style	Chalet		
Beds	3	Approx Square Feet	1720 Appraiser
Baths(FH)	3 (1 2)	Price/Sq Ft	\$226.74
Garage	2		
Year Built	1968	Lot Sq Ft(approx)	6534 ((Tax Data))
APN	023-632-05-100		
DOM/CDOM	74/74	Approx Lot Size	0.1500

Selling Price \$390,000 SP % LP 100.00

[Additional Pictures](#)

Directions hwy 50 to 10th up the hill to Taylor turn right house is on the left

Public Remarks Options galore, The main house is 1220 Sq. ft. with a 500 sq. ft. mother-in-law over the detached 2 car garage. The lot next door is not being sold with the house. Owner may consider selling. The main house features 2 bedrooms and 2 bathrooms with a loft. The kitchen has been remodeled with 16" travertine tile, granite countertops, new cabinets, and new stainless steel appliances. The windows were replaced in 2010 and are boxed in Redwood. The forced air heater was replaced in 2010. The hot water heater was replaced in 2013. Downstairs bathroom was remodeled The Apartment over the detached garage is 500 sq. ft. and features a remodeled full kitchen and bathroom. The kitchen has been upgraded with new cabinets and granite countertops as well as the bathroom. Gas freestanding fireplace was installed in 2010. The hot water heater was replaced in 2009. The garage is an oversized garage with a laundry area and overhead Reznor heater. The unit above the garage is legal, see docs

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/05/16	Listing # 126483	1327 Wildwood Ave, South Lake Tahoe, CA 96150	Listing Price: \$156,000
	County: El Dorado	Cross St: needle peak	



Property Type	Residential	Property Subtype	Single Family
Area	Heavenly Valley	Subdivision	Heavenly Valley Heights
Beds	3	Approx Square Feet	2032 Tax Data
Baths(FH)	2 (1 1)	Price/Sq Ft	\$88.09
Garage	2		
Year Built	1958	Lot Sq Ft(approx)	6970 ((Tax Data))
APN	028-280-11-100		
DOM/CDOM	113/113	Approx Lot Size	0.1600

Selling Price \$179,000 SP % LP 114.74

[Additional Pictures](#)

Directions ski run to needle peak to wildwood

Public Remarks Lowest priced piece of real estate in Tahoe! This fixer has lots of potential but consider it more as a tear down, where you can start anew. Located on a private road a few minutes to California lodge at Heavenly, it has filtered views of the lake and a Forest Service lot across property! Buyer to diligently investigate with City Building Dep and Tax Assessor. Shed to be removed at buyer expense as it is on boundary with neighbor's lot. A site assessment by TRPA (Tahoe Regional Planning Agency) is highly recommend at buyer expense to verify buildable footprint allowed if house is demolished. Next door lot on 1325 Wildwood (MLS # 126207) is for sale and site being prep to be built on.

Sold 10/26/16	Listing # 126348	4086 Saddle Rd, South Lake Tahoe, CA 96150	Listing Price: \$669,000
(Great job, Angela)	County: El Dorado	Cross St: Keller	



Property Type	Residential	Property Subtype	Single Family
Area	Heavenly Valley	Subdivision	Lakeview Tahoe 1
Beds	3	Approx Square Feet	1565 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$418.53
Garage	2		
Year Built	1988	Lot Sq Ft(approx)	30056 ((Tax Data))
APN	028-151-02-100		
DOM/CDOM	92/92	Approx Lot Size	0.6900

Selling Price \$655,000 SP % LP 97.91

[Additional Pictures](#)

Directions Pioneer Trail to Keller; left on Saddle; Property on right past 2nd Keller

Public Remarks Bring your most discriminating buyer quickly. This stunning Bavarian style cedar home, on a half-acre lot, has a magnificent lake view. Surrounded on three sides by USFS land, its quiet mountainside location feels remote though it's within minutes of all the amenities of SLT. The highest quality craftsmanship is seen throughout in the European radiant and convection stucco fireplace in the vaulted ceiling living room. Also seen in wood casement windows, 4x8 cedar tongue in groove siding, and custom bathrooms featuring a large jetted tub in the Master bath. Classic chalet inspired tile in the kitchen and authentic hand painted tole detailing on the fireplace mantel and kitchen trim highlight the attention to detail in this truly one of a kind home. Upgrades include a new gas cook-top, dishwasher, oven, carpet, and lighting in 2015, roof in 2013. A beauty like this doesn't come around very often. Turnkey ready for rental use or your beautiful mountain home.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/05/16	Listing # 126383	2495 Conestoga St, South Lake Tahoe, CA 96150-3504	Listing Price: \$254,900
	County: El Dorado	Cross St: Silver Dollar	



Property Type	Residential	Property Subtype	Single Family
Area	Highland Woods	Subdivision	Ccr Village
Style	Ranch		
Beds	3	Approx Square Feet	1056 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$246.21
Garage	0		
Year Built	1975	Lot Sq Ft(approx)	7690 ((Assessor))
APN	031-281-14-100		
DOM/CDOM	57/57	Approx Lot Size	0.1765

Selling Price \$260,000 SP % LP 102.00

[Additional Pictures](#)

Directions Lake Tahoe Blvd. to Silver Dollar, left on Conestoga.

Public Remarks Single level ranch style home is only a short jaunt away from the meadow, Truckee River, and captivating shores of Lake Tahoe! Close to miles of bike paths too. Fully fenced flat lot with a large storage shed in back. 3 bedrooms total with a true master, and 2 full baths give a great framework for your remodel project. This home was occupied by renters for over 14 years and needs a complete overhaul. Seller has priced accordingly and is selling As Is. Pest and home inspections are on file and attached in the MLS.

Sold 10/25/16	Listing # 125858	936 Rubicon Trl, South Lake Tahoe, CA 96150-2829	Listing Price: \$395,000
	County: El Dorado	Cross St: Brockway Ave.	



Property Type	Residential	Property Subtype	Single Family
Area	Highland Woods	Subdivision	Highland Woods (Res) 2
Style	Gambrel		
Beds	3	Approx Square Feet	1408 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$279.83
Garage	2		
Year Built	1983	Lot Sq Ft(approx)	6726 ((Tax Data))
APN	031-314-20-100		
DOM/CDOM	162/162	Approx Lot Size	0.1544

Selling Price \$394,000 SP % LP 99.75

[Additional Pictures](#)

Directions Hwy 50 to Rubicon Trail

Public Remarks IMMACULATE as pride of ownership shows through with this Highland Woods 3 bedroom, 2 bath home with a double car garage. This home has many recent upgrades including gorgeous slab granite counter tops in the kitchen, newer flooring throughout, newer vinyl clad double pane windows, newer tile in the upstairs stall shower, park-like landscaped back yard with a handy shed. You will appreciate the completely covered walkway from the 2-car garage to the front door. Downstairs beyond the tiled entry is a warm, inviting living room with a newer free standing gas stove, dining area, spacious kitchen and a separate laundry room with laundry sink and pantry. Upstairs are all 3 bedrooms—the largest (master) has a parquet hardwood floors and a private balcony. Perfect condition—Move right in! Location is also a huge plus—close to Lake Tahoe, Heavenly Ski Resort and just seconds to the city bike trail system.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/20/16	Listing # 126571 County: El Dorado	2925 Pinewood Dr, South Lake Tahoe, CA 96150-2804 Cross St: Creekwood Dr	Listing Price: \$399,000			
	Property Type	Residential	Property Subtype	Single Family		
	Area	Highland Woods	Subdivision	Highland Woods (Res) 1		
	Style	Chalet				
	Beds	3	Approx Square Feet	1280 Tax Data		
	Baths(FH)	2 (2 0)	Price/Sq Ft	\$311.72		
	Garage	2				
	Year Built	1977	Lot Sq Ft(approx)	6630 ((Tax Data))		
	APN	031-342-17-100				
	DOM/CDOM	41/41	Approx Lot Size	0.1522		

Selling Price \$399,000 SP % LP 100.00

[Additional Pictures](#)

Directions Silver Dollar Ave to Springwood Dr (L) to Creekwood Dr (R) to Pinewood Dr. House on Corner lot.

Public Remarks This South Lake Tahoe residence is located at Highland Woods, one of only a few local neighborhoods with underground utilities. Vacant, State of California land borders the north and western boundaries providing easy access to the Truckee River and Lake Tahoe. Not many visitors know about the area and so neighborhood residents enjoy the land for themselves. Of course you need a place to stay and this updated, Chalet style home may just be the thing for you and your family. Totally remodeled within the last few years the home is sold furnished and all you really need are your hiking boots, skis and a tooth brush. It's been a nice second, family home for the current residents. There are plenty of extra beds for your guests with two bedrooms upstairs along with a good sized bedroom downstairs. Granite counter tops in the kitchen, new flooring and an easy to maintain yard make the home complete. Easy to show. Call to schedule an appointment today.

Sold 10/12/16	Listing # 126309 County: El Dorado	2818 Springwood Dr, South Lake Tahoe, CA 96150-2807 Cross St: Silver Dollar			Listing Price: \$535,000
	Property Type	Residential	Property Subtype	Single Family	
	Area	Highland Woods	Subdivision	Highland Woods (Res) 1	
	Style	Contemporary			
	Beds	4	Approx Square Feet	1708 Tax Data	
	Baths(FH)	2 (2 0)	Price/Sq Ft	\$310.89	
	Garage	2			
	Year Built	1983	Lot Sq Ft(approx)	6403 ((Tax Data))	
	APN	031-323-06-100			
	DOM/CDOM	88/88	Approx Lot Size	0.1470	

Selling Price \$531,000 SP % LP 99.25

[Additional Pictures](#)

Directions Lake Tahoe Blvd to Silver Dollar. Left onto Springwood.

Public Remarks Leave the toolbox behind because this one is ready to go! Fully remodeled in 2012 featuring all new: granite, slate, pergo, paint, roof, furnace, trex decking, windows, and much more! Sitting on a nicely landscaped corner lot, this home is located in the heart of the Mid-Town area; you are walking distance to shopping, restaurants, and the gym! Just a short bike ride to Lake Tahoe! And, only a short drive to skiing, hiking, casinos & nightlife! Large deck off the kitchen leads down to huge fenced backyard; perfect for those large gatherings in the Summer, and doubles as your RV/Boat parking in the Winter. Tastefully furnished including: BIG 65inch flatscreen, bar & wine fridge, and just about everything else you will need to start your new home or vacation getaway. One of the few neighborhoods in Lake Tahoe with underground utilities (wireless :) - Motivated Seller.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/13/16	Listing # 126426	2955 Springwood Dr, South Lake Tahoe, CA 96150-2854	Listing Price: \$725,000
	County: El Dorado	Cross St: Creekwood	



Property Type	Residential	Property Subtype	Single Family
Area	Highland Woods	Subdivision	Highland Woods (Res) 1
Beds	4	Approx Square Feet	2756 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$261.25
Garage	2		
Year Built	1998	Lot Sq Ft(approx)	7579 ((Tax Data))
APN	031-316-04-100		
DOM/CDOM	65/65	Approx Lot Size	0.1740

Selling Price \$720,000 SP % LP 99.31

[Additional Pictures](#)

Directions 50 to silver dollar to Springwood turn left follow all the way around to the Truckee marsh on the left the home is on the left, meadow side
 Public Remarks see agent remarks for booking dates...You are going to love this home on the meadow with just a peak of the lake. Open sunny light and bright. Atrium, hot tub, skylights. Highland woods is one of the kept secrets in South Lake Tahoe city limits. Most of the personal property can stay in this very successful rental. The only neighborhood with underground utilities for an uncluttered feel. Off the kitchen is a spiral staircase leading to a roof top deck for sunset glass of wine and a good book. There is a short walk through the Ca. Conservancy owned property to the beautiful beaches of Lake Tahoe. The front deck is covered and an ideal place to watch the world go by as Springwood leads to the bike bath behind Meeks, garage cabinets, living area down stairs, Copy and paste this link for a tour. http://media.2viewrealestate.com/media/south_lake_tahoe/126426/standard/&contact=none

Sold 10/27/16	Listing # 122653	33996 Fremont Rd #97, Kirkwood, CA 95646	Listing Price: \$428,000
	County: Amador	Cross St: Merrill St	



Property Type	Residential	Property Subtype	Single Family
Area	Kirkwood	Subdivision	Unavail
Style	Chalet		
Beds	4	Approx Square Feet	1150 Appraiser
Baths(FH)	2 (2 0)	Price/Sq Ft	\$365.22
Garage	0		
Year Built	1973		
APN	026-164-00-200		
DOM/CDOM	874/874		

Selling Price \$420,000 SP % LP 98.13

[Additional Pictures](#)

Directions Turn into Kirkwood Meadows Dr.; Turn at first right (Merrill St.); turn left on Fremont Rd.; about two parking bays on your left is the home with a 97 on the side of the building.

Public Remarks The quintessential cabin in the woods. Clearly the nicest cabin under one million on the west side of the Kirkwood valley! At this great price, you cannot miss having this beautifully maintained home for your mountain getaway. Perfect for the family gathering to enjoy a ski vacation in the mountains and come home to a warm cozy chalet style cabin. This Kirkwood cabin has 4 bedrooms, 2 bathrooms, 1,150 square feet and sleeps 10. The home is located on the west side of the Kirkwood valley and provides a quiet environment yet quick access to the slopes via shuttle. The combined living room, dining room and kitchen make for a very nice entertainment setting. The living area has large windows on one side going out to a large deck with views of Red Cliffs and a wood burning fireplace to snuggle up with and keep warm. Upstairs has two bedrooms and downstairs two more with a bathroom on each level. Another 360 sf of basement w/ washer/dryer, inst hot water, furnace, work shop and wood storage

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/19/16	Listing # 123014	760 Hot Springs Rd, Markleeville, CA 96120	Listing Price: \$279,000
	County: Alpine	Cross St: Hwy 89 to Montgomery	



Property Type	Residential	Property Subtype	Single Family
Area	Markleeville	Subdivision	Out Of Area
Beds	2	Approx Square Feet	1440 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$187.50
Garage	0		
Year Built	1976	Lot Sq Ft(approx)	15682 ((Tax Data))
APN	02-372-001-0		
DOM/CDOM	804/804	Approx Lot Size	0.3600

Selling Price \$270,000 SP % LP 96.77

[Additional Pictures](#)

Directions Highway 88 to highway 89, Right on Montgomery, veer left on Hot Springs Road

Public Remarks Lovely home on a large picturesque parcel in Markleeville with 180' of creek frontage. Vaulted ceilings, circular glass fireplace in living room. Open floorplan for living rm, dining rm and kitchen. Bedroom and bathroom downstairs, and enclosed loft with bedroom & full bath. Large back covered deck overlooks expansive lawn area & creek & provides a parklike setting. New propane gas furnace, bamboo wood flooring, vinyl log style siding, hot tub, triple pane vinyl windows and slider. Pride of ownership is evident in the lovely home. Reduced for quick sale. Sold As-Is.

Sold 10/20/16	Listing # 126340	1262 Ute St, South Lake Tahoe, CA 96150-5244	Listing Price: \$315,000
	County: El Dorado	Cross St: Choctow	



Property Type	Residential	Property Subtype	Single Family
Area	Meyers	Subdivision	Unavail
Style	Other/See Remarks		
Beds	2	Approx Square Feet	832 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$370.19
Garage	0		
Year Built	1974	Lot Sq Ft(approx)	12373 ((Tax Data))
APN	034-221-17-100		
DOM/CDOM	90/175	Approx Lot Size	0.2840

Selling Price \$308,000 SP % LP 97.78

[Additional Pictures](#)

Directions Choctow

Public Remarks A rare find in an awesome setting in Meyers! Cozy, sunny single story chalet with large windows on a large sun-drenched lot and adjacent to dense willows that adds to the unique, private setting. 2,267 sf feet of verified coverage allows for possible expansion in the future. Other features include a remodeled kitchen, vinyl double-pane windows, a compliant freestanding wood stove, a front porch and a large deck for entertaining. Perfect for a small starter home with room to grow, a vacation home or investment. Close proximity to Tahoe Paradise Park, three ski resort, the Environmental Magnet School and an abundance of recreation. Call for a showing today. This one will go fast.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/11/16	Listing # 126016	1207 Tomahawk Ln, South Lake Tahoe, CA 96150	Listing Price: \$549,900
	County: El Dorado	Cross St: Arrowhead	



Property Type	Residential	Property Subtype	Single Family
Area	Meyers	Subdivision	Juniper Park
Style	Contemporary		
Beds	4	Approx Square Feet	2111 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$253.43
Garage	2		
Year Built	2012	Lot Sq Ft(approx)	5401 ((Tax Data))
APN	034-251-10-100		
DOM/CDOM	126/126	Approx Lot Size	0.1240

Selling Price \$535,000 SP % LP 97.29

[Additional Pictures](#)

Directions From the 50 South turn right on Apache, continue to Tomahawk and turn right. House will be on your left. On the corner of Tomahawk and Arrowhead.

Public Remarks This Gorgeous Home was built in 2012 and feels like brand new. All the finishing touches have just been completed! A grand 8 foot front door opens to an Italian marble tile accented entry/foyer. The spacious living room features 12 foot ceilings and huge picture windows with gorgeous forest views. Forest service land surrounds the property on two sides. This open-floor-plan with downstairs living includes a kitchen with custom maple cabinets, slab granite counter tops, and top of the line stainless steel appliances. Recessed lighting throughout the house as well as top of the line ceiling fans and light fixtures. The house has three full bathrooms with Italian marble tile and slab-granite counters giving them a spa-like feel. Located on a quiet street, this home is the mountain retreat you've been searching for.

Sold 10/18/16	Listing # 126424	1909 High Meadow Trl, South Lake Tahoe, CA 96150	Listing Price: \$519,000
	County: El Dorado	Cross St: Bonanza	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 4
Beds	3	Approx Square Feet	1724 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$289.73
Garage	2		
Year Built	1982	Lot Sq Ft(approx)	10106 ((Tax Data))
APN	025-743-22-100		
DOM/CDOM	71/71	Approx Lot Size	0.2320

Selling Price \$499,500 SP % LP 96.24

[Additional Pictures](#)

Directions Pioneer Trail to High Meadow Trail

Public Remarks Above it all...the draw of the forest can be felt throughout this beautifully maintained home. 1909 High Meadow Trail has an enviable location just steps from miles of trails while close to town with easy access off Pioneer Trail. This 3 bedroom, 2 bath house is upgraded throughout the interior & exterior for year-round enjoyment. The upper level has an open floor plan with kitchen, living room, master bedroom, bath & 2 decks to bask in the summer sun. Winter evenings are cozy with the newer gas stove & forced air heat. New carpet, paint & luxury vinyl flooring throughout the home. Downstairs find another full bathroom, 2 bedrooms & an additional space for office, workout or hobby room. Soak in the mountain & forest views from the hot tub on the lower deck. The exterior is on-trend with iron railings & fresh stain on the stairs & decks. A 2 car garage to store the Tahoe toys, dog run & shed in the fully fenced back yard.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/20/16	Listing # 125785	1661 Plateau Cir, South Lake Tahoe, CA 96150-7432	Listing Price: \$539,900
	County: El Dorado	Cross St: Cattlemans Trail	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 1
Style	Contemporary		
Beds	3	Approx Square Feet	1682 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$312.13
Garage	2		
Year Built	1978	Lot Sq Ft(approx)	13460 ((Assessor))
APN	080-131-05-10		
DOM/CDOM	164/164	Approx Lot Size	0.3090

Selling Price \$525,000 SP % LP 97.24

[Additional Pictures](#)

Directions Pioneer Trail to Plateau

Public Remarks Lake Tahoe's Lake Christopher and Trout Creek setting with views for days. Enjoy all 4 seasons from this wonderful Montgomery Estates-Meadow Lakes Mountain style furnished chalet, customized & remodeled with 3 bdrms plus loads of room for your overflow in the storage lofts. 2 remodeled baths, open beam ceilings, great room anchored by floor to ceiling rocked fascia gas fireplace, country kitchen with new tile flooring, all arranged to take advantage of the large outdoor entertaining areas and decks posed on this .3 acre parcel to take advantage of the views not only of the meadow and stream but of Heavenly Mountain and the sunrise! Over-sized 2 car garage will hold most of your outdoor recreational toys and your cars too! All new decking off the living room overlooking the meadow.

Sold 10/27/16 (Thanks Karen!)	Listing # 126370	2385 Lupine Trl, South Lake Tahoe, CA 96150	Listing Price: \$575,000
	County: El Dorado	Cross St: Marshall	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 5
Beds	3	Approx Square Feet	1760 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$312.50
Garage	2		
Year Built	1979	Lot Sq Ft(approx)	12545 ((Tax Data))
APN	025-805-02-100		
DOM/CDOM	91/91	Approx Lot Size	0.2880

Selling Price \$550,000 SP % LP 95.65

[Additional Pictures](#)

Public Remarks If you are looking for a property with a private setting and spectacular mountain views, this wonderful custom chalet located in the desirable neighborhood of Montgomery Estates is for you. Situated on a large parcel with forest service lots adjacent on both sides. Downstairs you will find a large kitchen that opens to the living and dining areas, a guest bedroom with french doors that lead to the large wraparound deck, a full bath, and separate laundry room. Upstairs, a full bath, two bedrooms and an alcove, perfect for an office space or overflow guests. Updated with hardwood floors, slate tile, wood wrapped windows, custom closets, butcher block countertops, Jenn-Aire and Bosch stainless steel appliances, hickory cabinets, and air conditioning. Landscaped with automatic sprinklers and drip system. The backyard also includes a large dog run and storage shed. The home is being offered complete with beautiful furnishings. Easy access to hiking and biking trails, casinos and Heavenly.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/13/16	Listing # 126475	1718 Fortune Way, South Lake Tahoe, CA 96150	Listing Price: \$549,000
	County: El Dorado	Cross St: Del Norte	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Unavail
Style	Other/See Remarks		
Beds	3	Approx Square Feet	1628 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$340.91
Garage	2		
Year Built	1971	Lot Sq Ft(approx)	14462 ((Tax Data))
APN	025-593-07-100		
DOM/CDOM	58/58	Approx Lot Size	0.3320

Selling Price \$555,000 SP % LP 101.09

[Additional Pictures](#)

Directions Cold Creek to Fortune Way

Public Remarks Completely remodeled custom home in Montgomery Estates backing to miles of National Forest and with beautiful Mountain views! Recently redone inside and out this home has new cedar and stucco siding, double pane windows, decks, comp roof, interior finishes and more! The open kitchen has knotty alder cabinetry, granite slab counters, and upgraded stainless steel appliances including an Advantium convection oven and a gas range. The living area has maple hardwood flooring, a Mendota gas fireplace with a custom stone surround, and opens up to a spacious deck overlooking the National Forest. The two full bathrooms have been updated with custom tile, new vanities, slab counters, and new fixtures throughout. Downstairs is a spacious master bedroom with his and her closets and a private deck. There is plenty of parking with a longer driveway and a two car garage. Located just minutes from Heavenly Ski Resort along the Cold Creek hiking and biking trail this property is a must see!

Sold 10/03/16	Listing # 126020	1165 Prospector Trl, South Lake Tahoe, CA 96150	Listing Price: \$789,000
	County: El Dorado	Cross St: Golden Bear	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 7
Beds	4	Approx Square Feet	3434 Tax Data
Baths(FH)	4 (2 2)	Price/Sq Ft	\$207.48
Garage	0		
Year Built	2005	Lot Sq Ft(approx)	7710 ((Tax Data))
APN	080-155-14-100		
DOM/CDOM	119/119	Approx Lot Size	0.1770

Selling Price \$712,500 SP % LP 90.30

[Additional Pictures](#)

Public Remarks Large enough for the entire family. This four bedroom 4 bath home has vaulted pine ceilings with sky lights. Open gourmet kitchen. Large master suit with three way fireplace and a jetted tub. This home comes fully furnished including full bar, foosball, billiards, and ping pong table. Relax in the hot tub under the stars. This property has a conservancy lot next door for even more privacy. Excellent second home or vacation rental.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/31/16	Listing # 126390	1914 High Meadow Trl, South Lake Tahoe, CA 96150	Listing Price: \$739,000
	County: El Dorado	Cross St: Pioneer Trail	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 4
Beds	4	Approx Square Feet	2632 Assessor
Baths(FH)	3 (3 0)	Price/Sq Ft	\$275.46
Garage	2		
Year Built	2016	Lot Sq Ft(approx)	8134 ((Tax Data))
APN	025-742-07-100		
DOM/CDOM	89/89	Approx Lot Size	0.1867

Selling Price \$725,000 SP % LP 98.11

[Additional Pictures](#)

Directions Pioneer Trail to High Meadow. Towards the top of High Meadow on the right.

Public Remarks New custom home in Montgomery Estates! Located in one of South Tahoe's most desirable neighborhoods this home is close to hiking/biking trails, Heavenly Ski Resort, and just minutes from the lake and casinos. This custom home was built with attention to detail and includes 4 bedrooms, 3 full bathrooms, and an oversize 2 car garage. The spacious living area has tall vaulted pine T&G ceilings, a custom granite fireplace with log mantle, and hand scraped hickory hardwood flooring. The well designed kitchen boasts top of the line stainless steel appliances, hickory cabinetry, and granite slab counters with chiseled edging. Downstairs includes a second family/game room and laundry room with built in cabinetry. Two large decks overlook the sunny and level lot and even offer filtered lake and mountain views! This property sells partially furnished and is a must see!

Sold 10/24/16	Listing # 125970	2408 Sierra House Trl, South Lake Tahoe, CA 96150-6868	Listing Price: \$774,000
	County: El Dorado	Cross St: High Meadow	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 4
Style	Other/See Remarks		
Beds	4	Approx Square Feet	3384 Tax Data
Baths(FH)	4 (3 1)	Price/Sq Ft	\$221.34
Garage	2		
Year Built	1993	Lot Sq Ft(approx)	13242 ((Tax Data))
APN	025-735-04-100		
DOM/CDOM	148/148	Approx Lot Size	0.3040

Selling Price \$749,000 SP % LP 96.77

[Additional Pictures](#)

Directions Pioneer Trail to High Meadow and left on Sierra House Trail.

Public Remarks Serene and peaceful area that backs up to the forest for hiking, cross-country skiing or snowshoeing. Imagine relaxing on the back deck enjoying nature while reading a book or chatting with friends. This is a wonderful getaway home to make memories with family and friends or rent to vacationers in beautiful South Lake Tahoe. Move-in-ready to use as a residence, vacation home and/or rental property. Custom built home. Furnishings and supplies are negotiable including all linens (sheets, blankets, pillows, towels), kitchenware, furniture, BBQ, two snow blowers, Professional grade 9-ft. regulation Pool Table, Pro-air hockey table, 2 HDTVs 55" & 50" surround sound systems one on the first floor and the other in the Game room on the third floor. Refrigerator, Washer and Dryer. TRPA permitted TUFF Shed in backyard. Great rental income, listed on VRBO at www.vrbo.com/447873. 3 level home and jetted tub in master bathroom.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/14/16	Listing # 126270	2245 Lupine Trl, South Lake Tahoe, CA 96150	Listing Price: \$795,000
	County: El Dorado	Cross St: Marshall Trail	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 4
Style	Split Level		
Beds	5	Approx Square Feet	3645 Seller
Baths(FH)	3 (2 1)	Price/Sq Ft	\$218.11
Garage	3		
Year Built	1997	Lot Sq Ft(approx)	15336 ((Assessor))
APN	025-751-04-100		
DOM/CDOM	98/98	Approx Lot Size	0.3521

Selling Price \$795,000 SP % LP 100.00

[Additional Pictures](#)

Directions Pioneer to Marshall, Marshall to Lupine.

Public Remarks You asked for it! The perfect Tahoe vacation getaway which can accommodate large families located in prestigious Montgomery Estates. Hard to find 5+ bedroom, 3 car heated garage, vacant conservancy lots on each side and open space in back gives a very private and secluded feel in the mountains. And that's not all: Theater room, exercise room, custom wine cellar, Anderson Windows, open feel custom kitchen and family room, beautiful master suite with jetted tub and steam shower. Short walk to either Cold Creek and Trout Creek to enjoy Tahoe at it's best with your family and friends. World famous mountain bikers paradise accessing very near by not to mention hiking, snow shoeing, cross country skiing and Heavenly Valley ski resort within a 10 minute drive. Do not miss this one!

Sold 10/20/16	Listing # 126418	1941 Kickapoo St, South Lake Tahoe, CA 96150-5381	Listing Price: \$349,000
	County: El Dorado	Cross St: N Upper Truckee	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 29
Style	Ranch		
Beds	2	Approx Square Feet	960 Tax Data
Baths(FH)	2 (1 1)	Price/Sq Ft	\$353.65
Garage	0		
Year Built	1971	Lot Sq Ft(approx)	10672 ((Tax Data))
APN	034-542-11-100		
DOM/CDOM	73/227	Approx Lot Size	0.2450

Selling Price \$339,500 SP % LP 97.28

[Additional Pictures](#)

Directions North upper truckee to kickapoo

Public Remarks Looking for a meticulously maintained and recently remodeled cabin in the woods? This is it-recently remodeled cabin with a quiet and tranquil forested location. Enjoy the spacious Azek deck backing to and surrounded by US forest land. This two bedroom cabin is ready to move in with beautiful granite in the kitchen, hardwood floors, and newly updated bathrooms. A wonderful place for a family getaway or vacation home.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/21/16	Listing # 126378	2031 Nez Perce Dr, South Lake Tahoe, CA 96150-5358	Listing Price: \$379,000
	County: El Dorado	Cross St: Mewuk	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 27
Style	Contemporary		
Beds	3	Approx Square Feet	1872 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$192.31
Garage	2		
Year Built	1977	Lot Sq Ft(approx)	10499 ((Tax Data))
APN	034-531-10-100		
DOM/CDOM	81/81	Approx Lot Size	0.2410

Selling Price \$360,000 SP % LP 94.99

[Additional Pictures](#)

Directions No Upper Truckee to Nez Perce to Home (on Mountain side).

Public Remarks Sunny contemporary home on large county lot. This 3 bedroom, 2 bath home has good bones, and will a little spit & polish can be returned to it's original luster. Efficient kitchen with walk-in pantry. MBR with private, sunny deck. Forest Service lot to rear of home & vacant lot next door. Storage sheds in back fenced back yard, with bi-level deck.

Sold 10/24/16	Listing # 126271	763 Kiowa Dr, South Lake Tahoe, CA 96150-5396	Listing Price: \$399,000
	County: El Dorado	Cross St: Delaware	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 22
Style	Split Level		
Beds	3	Approx Square Feet	1549 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$247.90
Garage	1		
Year Built	1976	Lot Sq Ft(approx)	10821 ((Tax Data))
APN	033-422-16-100		
DOM/CDOM	101/101	Approx Lot Size	0.2484

Selling Price \$384,000 SP % LP 96.24

[Additional Pictures](#)

Directions North Upper Truckee to Kiowa

Public Remarks ocaton, location, location! Great North Upper Truckee location, just a short distance to Washoe Meadows State Park to enjoy the Upper Truckee River in the summer and snowshoes or x-country ski in the winter. The home sits on a beautiful large and flat lot that is adjacent to a vacant government owned lot which provides the home with extra privacy. Downstairs living area features an open floor plan along with a master bedroom and bath and another downstairs bedroom, for those not wanting to deal with stairs. Step out the french doors of the master to your private deck or the covered spa. Large upstairs bedroom features a separate deck, a wood burning fireplace and plenty of room for lots of beds or could possibly be used as a game room for those who don't need the extra bedroom. Attached one car garage is very spacious with room for the car and the Tahoe toys. Currently a vacation rental with a great income record. rental with a great income record.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/31/16	Listing # 126059	1793 Delaware St, South Lake Tahoe, CA 96150	Listing Price: \$549,000
	County: El Dorado	Cross St: North Upper Truckee	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 22
Beds	3	Approx Square Feet	2052 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$255.85
Garage	2		
Year Built	1989	Lot Sq Ft(approx)	10225 ((Tax Data))
APN	033-435-04-100		
DOM/CDOM	132/132	Approx Lot Size	0.2347

Selling Price \$525,000 SP % LP 95.63

[Additional Pictures](#)

Directions .

Public Remarks \$30,000 Price Reduction! HIGHLY sought after location backing to State Park Lands with acres and acres of forest behind, and an easy stroll to the Upper Truckee River. Very well maintained contemporary two story home ready for primary or vacation home use. Home has never been rented. Great floor plan with downstairs living and separated family room and living room with the kitchen in the middle. Peaceful and quiet locations like this don't come along too often, hurry on this one!

Sold 10/13/16	Listing # 126084	1453 Mount Olympia Cir, South Lake Tahoe, CA 96150-5511	Listing Price: \$599,000
	County: El Dorado	Cross St: Mount Rainier	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1		
Beds	4	Approx Square Feet	2102 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$278.31
Garage	2		
Year Built	2009	Lot Sq Ft(approx)	10059 ((Tax Data))
APN	033-465-03-100		
DOM/CDOM	119/119	Approx Lot Size	0.2309

Selling Price \$585,000 SP % LP 97.66

[Additional Pictures](#)

Public Remarks If you enjoy peace and quiet, come home to this wonderful mountain retreat that exudes the forest atmosphere with trees stretching to the sky, wildflowers, birds...all surrounding this beautiful home. Forest service lots next door and across the street give this home a great feeling of open space. Lovely interior colors exude warmth and peacefulness and the custom Venetian and semi-smooth drywall texturing add that touch of class. With four bedrooms, there's lots of room for everyone without feeling crowded. Cooks will love preparing meals in the kitchen with the high-end stove, self-closing drawers and gorgeous granite. The great room with its beautiful fireplace opens out to a sunny large deck that's just perfect for outdoor entertainment. At night enjoy the luxurious master suite with its own private deck and gorgeous private bath area. From the time you enter this sanctuary, you'll know that you've found your home!

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/14/16	Listing # 125545	938 Iron Mountain Cir, South Lake Tahoe, CA 96150	Listing Price: \$749,000
	County: El Dorado	Cross St: Tahoe Mountain	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 2	Subdivision	Mt View Estates 10
Beds	4	Approx Square Feet	3657 Tax Data
Baths(FH)	4 (4 0)	Price/Sq Ft	\$195.52
Garage	2		
Year Built	1983	Lot Sq Ft(approx)	10202 ((Tax Data))
APN	033-571-05-100		
DOM/CDOM	204/204	Approx Lot Size	0.2342

Selling Price \$715,000 SP % LP 95.46

[Additional Pictures](#)

Public Remarks Mostly surrounded by open US Forest, this 3627sf, 4bed/4bath craftsman style dwelling stands out compared to competing cookie cutter properties. Steps outside your front door are trails perfect for hiking, cross country skiing, or biking to the shores of Lake Tahoe, Fallen Leaf Lake, and Angora Lake. A great location deserves a great property! The multi zoned hydronic heating system efficiently warms the two large living areas perfect for entertaining multiple families. Second level features a wood trimmed large living room with vaulted ceilings, wood flooring, wood burning fireplace, a master bedroom with a large walk in closet, a kitchen with a Thermador gas range, breakfast nook, and a unique turret tastefully utilized as a dining room large enough to seat a large family during a holiday feast. The entry level features 3 more bedrooms, a steam shower, wood burning fireplace, tile flooring, and family room. Privacy and unobstructed forest views makes this property a MUST SEE!

Sold 10/21/16	Listing # 123423	354 Mackay Ct, Stateline, NV 89449	Listing Price: \$1,575,000
	County: Douglas	Cross St: Cedar Dr	



Property Type	Residential	Property Subtype	Single Family
Area	Nevada	Subdivision	Out of Area
Style	Contemporary		
Beds	4	Approx Square Feet	4435 Assessor
Baths(FH)	6 (3 3)	Price/Sq Ft	\$315.67
Garage	2		
Year Built	1974	Lot Sq Ft(approx)	19166 ((Assessor))
APN	131-823-51-000		
DOM/CDOM	695/695	Approx Lot Size	0.4400

Selling Price \$1,400,000 SP % LP 88.89

[Additional Pictures](#)

Directions SR 207 to Chimney Rock. Take Chimney Rock to Terrace View St (Right). Turn first left on Cedar Dr. Turn left on Mackay Ct. Residence on right. Public Remarks Completely rebuilt after 2003 this totally remodeled residence would make an excellent family home or short term rental property. Located at the end of a private cul-de-sac the residence sits on just less than half an acre and backs to a large 9 acre estate. US Forest Service land is accessible from the property with miles of trails leading you to Round Hill and Nevada Beach. Beautiful lake and forested views can be seen from each room with three outdoor decks providing additional space for guests. The master bedroom, kitchen and main living area are also located on street level for ease of living. Three additional bedrooms and 2 private living areas are located below providing plenty of privacy for you and your guests. Located 10 minutes from Boulder Lodge and our local casinos, the residence also provides a convenient location. For more information or to schedule your appointment contact the seller's representative today.

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/09/16	Listing # 126540	26033 Mesa Dr, Carmel Valley Village, CA 93923	Listing Price: \$935,000
	County: Monterey	Cross St: Atherton	



Property Type	Residential	Property Subtype	Single Family
Area	Out of Area-CA	Subdivision	Out of Area-CA
Style	Ranch		
Beds	2	Approx Square Feet	1152 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$781.25
Garage	1		
Year Built	1952	Lot Sq Ft(approx)	10890 ((Assessor))
APN	009-272-003-000		
DOM/CDOM	41/41	Approx Lot Size	0.2500

Selling Price \$900,000 SP % LP 96.26

[Additional Pictures](#)

Directions Hwy 1 to Atherton to Mesa

Public Remarks Step inside this quintessential Carmel Cottage and feel a sense of peace wash over you. From the refinished hardwood floors, to the new stainless steel appliance, fresh paint and updated baths, you can move right in and start enjoying the Carmel California lifestyle. Large living room with beautiful beamed ceilings and Carmel Stone fireplace. Large parcel lends itself to many possibilities in this popular Hatton Fields neighborhood. Stunning curb appeal, cozy and bright, make this your primary residence or Carmel hideaway.

Sold 10/20/16	Listing # 126610	1848 Ibache St, South Lake Tahoe, CA 96150-5846	Listing Price: \$349,000
	County: El Dorado	Cross St: Susquehanna	



Property Type	Residential	Property Subtype	Single Family
Area	Pioneer Trail		
Beds	2	Approx Square Feet	864 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$410.88
Garage	2		
Year Built	1977	Lot Sq Ft(approx)	9278 ((Tax Data))
APN	080-081-08-100		
DOM/CDOM	35/35	Approx Lot Size	0.2130

Selling Price \$355,000 SP % LP 101.72

[Additional Pictures](#)

Directions Pioneer Trail Jacarilla then turn right to Susquehanna Drive, left on Ibache. House is on the left side.

Public Remarks Completely remodeled county home with high end finishes and attention to detail! This custom home offers both quality and a great setting. The gourmet kitchen includes custom cabinetry, built in refrigerator, granite slab countertops, stainless steel appliances, and a gas range. The living area has rich hardwood flooring, skylights, recessed lighting, and a rock faced Fireplace Extraordinaire. A new spacious composite deck with hot tub hook-ups overlooks the large fully landscaped yard. Additional recent upgrades include new baseboard heaters and fully finished walls in the heated garage. Located near the end of a quiet street close to miles of hiking and biking trails this is the ultimate Tahoe retreat!

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Client Summary Report

Listings as of 11/10/16 at 1:02pm

Sold 10/31/16	Listing # 126188	1157 Kulow St, South Lake Tahoe, CA 96150	Listing Price: \$449,000
	County: El Dorado	Cross St: Minniconju	



Property Type	Residential	Property Subtype	Single Family
Area	Pioneer Trail		
Beds	3	Approx Square Feet	1389 Appraiser
Baths(FH)	2 (2 0)	Price/Sq Ft	\$309.58
Garage	0		
Year Built	1969	Lot Sq Ft(approx)	7194 ((Tax Data))
APN	033-873-10-100		
DOM/CDOM	123/123	Approx Lot Size	0.1652

Selling Price \$430,000 SP % LP 95.77

[Additional Pictures](#)

Directions Pioneer Trail to Susquehana. Turn Left onto Minniconju, Left on Kulow.

Public Remarks Charming Tahoe Chalet with 3 Bedrooms and 2 Baths. Recently remodeled from floor to ceiling including a newer roof. Great room features an open lofted ceiling and wood-burning stove. Conservancy lot next door provides an in the forest feel. Large deck and floor to ceiling windows.

Sold 10/28/16	Listing # 126330	1693 Hekpa Dr, South Lake Tahoe, CA 96150-5926	Listing Price: \$449,000
	County: El Dorado	Cross St: Frontage Rd	



Property Type	Residential	Property Subtype	Single Family
Area	Pioneer Trail	Subdivision	Tahoe Paradise Addition 1
Beds	3	Approx Square Feet	1490 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$291.95
Garage	3		
Year Built	1974	Lot Sq Ft(approx)	13126 ((Tax Data))
APN	033-632-08-100		
DOM/CDOM	99/99	Approx Lot Size	0.3013

Selling Price \$435,000 SP % LP 96.88

[Additional Pictures](#)

Directions Pioneer Trail to Frontage Rd to Hekpa

Public Remarks Spacious single story Tahoe home with easy access to Pioneer Trail for quick trips to the beaches and ski resorts! Bring all your toys lots of room to store them in the 3 car garage plus RV parking. Oak hardwood floors, granite counters, landscaped front and back, fully fenced backyard all of this on a large flat corner lot.

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