

Client Summary Report

Active 12/20/16	Listing # 126912 County: El Dorado	3357 Warr Rd, South Lake Tahoe, CA 96150 Cross St: Walkup	Listing Price: \$379,000
-----------------	---------------------------------------	--	--------------------------



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Walkup Woods
Beds	3	Approx Square Feet	1409 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$268.99
Garage	2	Lot Sq Ft(approx)	10555 ((Tax Data))
Year Built	1962		
APN	025-205-05-100		
DOM/CDOM	20/20	Approx Lot Size	0.2423

Additional Pictures

Directions Pioneer Trail to Walkup, Right on Warr, house on the left

Public Remarks GREAT central location just minutes from Heavenly and Lake Tahoe! This 3 bedroom home features an open floor plan with access to the over sized back yard. In addition to the spacious 3 bedrooms, there is a large bonus room that makes an ideal 4th sleeping area or game room. Located just steps from the new bike path that leads to the Bijou meadow, this property is ideal for a local family or would make a great 2nd home/vacation get away. The home is being sold furnished.

Active 12/12/16	Listing # 126882 County: El Dorado	1563 Black Bart Ave, South Lake Tahoe, CA 96150 Cross St: Black Bart Circle	Listing Price: \$315,000
-----------------	---------------------------------------	--	--------------------------



Property Type	Residential	Property Subtype	Single Family
Area	Black Bart	Subdivision	Sierra Meadows 2
Style	Ranch		
Beds	2	Approx Square Feet	972 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$324.07
Garage	0	Lot Sq Ft(approx)	9997 ((Tax Data))
Year Built	1960		
APN	025-312-12-100		
DOM/CDOM	28/28	Approx Lot Size	0.2295

Additional Pictures

Directions Pioneer Trail to Black Bart Ave.

Public Remarks Walk to two gorgeous meadows and just minutes to Heavenly Ski Resort from this cute ranch style home on a large 10,000 SF lot. Plenty of room to park your boat or RV using either the double gates on the left or right of the property, plus lots of parking on and to the left of the circular drive. Enjoy meadow views from the

surround and has the great room feel open to the kitchen with large center island and dining area with sliding glass door to the side deck and yard. Both bedrooms are spacious and the bath has pine cabinetry and walls with mosaic style ceramic tile. Recent upgrades of composition roof, high quality vinyl dual pane windows, wood blinds, flooring, appliances, interior paint, vinyl railings on the front porch and bear proof trash container makes this home perfect as a second home or primary residence.

Featured properties may not be listed by the office/agent presenting this brochure.
 Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
 Copyright ©2017 Rapattoni Corporation. All rights reserved.
 U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/09/17 at 11:23am

Active 12/16/16	Listing # 126894 County: El Dorado	2367 Wasabe Dr, Meyers, CA 96150-5108 Cross St: Shakori	Listing Price: \$700,000
	Property Type Residential Area Christmas Valley 1 Style Contemporary Beds 3 Baths(FH) 3 (2 1) Garage 2 Year Built 2004 APN 035-233-15-100 DOM/CDOM 24/24	Property Subtype Single Family Subdivision Tahoe Paradise 53 Approx Square Feet 2752 Tax Data Price/Sq Ft \$254.36 Lot Sq Ft(approx) 7193 ((Tax Data)) Approx Lot Size 0.1651	

Additional Pictures

Directions 89 to either Wasabe or Shakori

Public Remarks Beautiful in design and appointment, this Christmas Valley home offers great living and mountain views, just a stroll to the N. Upper Truckee river and bordered by USFS lot. Vaulted ceilings in the Great Room and Master Suite lend additional spaciousness accented by a thoughtful use of designer windows. A 4th. bedroom can be finished in the current Family Room with installation of wall and door. The sizeable loft is accessed from the circular stairs and could easily serve for recreation or overflow sleeping quarters. Appreciate the fully equipped kitchen inviting flavorful interaction with the rest of the Great Room. Spoil yourself with the large

and utility of this contemporary residence assures years of enjoyable living. Call for an easy preview today.

Active 12/24/16	Listing # 126917 County: El Dorado	2380 Wasabe Dr, South Lake Tahoe, CA 96150 Cross St: Shakori	Listing Price: \$749,000
	Property Type Residential Area Christmas Valley 1 Beds 4 Baths(FH) 3 (2 1) Garage 2 Year Built 2017 APN 035-241-03-100 DOM/CDOM 16/16	Property Subtype Single Family Subdivision Tahoe Paradise 53 Approx Square Feet 2576 Plans Price/Sq Ft \$290.76 Lot Sq Ft(approx) 7187 ((Tax Data)) Approx Lot Size 0.1650	

Additional Pictures

Directions Hwy 89 to right on Wasabe or Shakori

Public Remarks Enjoy the best of both worlds....fabulous setting backing to acres of National Forest land with outstanding mountain views AND a brand new, custom, mountain styled home. The pictures tell the story. This unique property is within walking distance of the Upper Truckee River, with trails right out your back door. The exterior is a collaboration of natural stone, cedar, log, mahogany, alder, and redwood in addition to the paver stone driveway. Inside features warm colors, stone fireplace with log mantle, acacia wood floors, granite, alder doors, natural stone, bronze fixtures, and views from nearly every room. The kitchen has an abundance of counter

a myriad of recreational adventures awaiting.

Featured properties may not be listed by the office/agent presenting this brochure.
Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
Copyright ©2017 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/09/17 at 11:23am

Active 12/01/16	Listing # 126852 County: El Dorado	2259 Rimrock Trl, South Lake Tahoe, CA 96150 Cross St: Marshall Trail	Listing Price: \$789,000
	Property Type Residential Area Montgomery Estates Style Other/See Remarks Beds 4 Baths(FH) 3 (3 0) Garage 2 Year Built 1973 APN 025-813-12-100 DOM/CDOM 39/39	Property Subtype Subdivision Approx Square Feet 2128 Tax Data Price/Sq Ft \$370.77 Lot Sq Ft(approx) 7999 ((Tax Data)) Approx Lot Size 0.1836	Single Family Unavail 2128 Tax Data \$370.77 7999 ((Tax Data)) 0.1836

Additional Pictures

Directions marshall trail to rim rock

Public Remarks Clean and modern aesthetics blended with warmth in this fully remodeled home in the highly desirable neighborhood called Montgomery Estates. The surrounding open spaces and mountain views are brought indoors through the numerous windows. Warmth is created within using maple hardwood flooring, natural light, organic wall colors and a luxurious horizontal gas fireplace, which is the focal point of the upstairs living space. The kitchen boasts light and dark modern cabinetry, stainless steel appliances, stainless steel range hood and Caesarstone quartz countertops. Other features of this contemporary home include large closets in upstairs bedrooms, a second living space/den downstairs, recessed lighting and high-end fixtures and appointments. Extensive use of slate glass and vessel sinks accent the bathrooms. Storage is abundant throughout the house, in the garage and underneath the garage. A truly unique residence you would be proud to call home. Schedule your showing today.

Active 12/05/16	Listing # 126875 County: El Dorado	1993 Jicarilla Dr, South Lake Tahoe, CA 96150-5839 Cross St: Pioneer Trail	Listing Price: \$389,000
	Property Type Residential Area Pioneer Trail Beds 3 Baths(FH) 2 (2 0) Garage 0 Year Built 1975 APN 033-884-15-100 DOM/CDOM 35/35	Property Subtype Subdivision Approx Square Feet 1056 Tax Data Price/Sq Ft \$368.37 Lot Sq Ft(approx) 13068 ((Tax Data)) Approx Lot Size 0.3000	Single Family Tahoe Paradise Addition 4 1056 Tax Data \$368.37 13068 ((Tax Data)) 0.3000

Additional Pictures

Directions Pioneer Trail to Jicarilla

Public Remarks Enjoy Lake Tahoe year round from this beautiful 3 bedroom, 2 bath home. Stylishly updated & set on a double lot, this house exudes modern Tahoe warmth. The kitchen boasts plenty of natural light to show off custom alder cabinets & poured concrete counters. Fresh paint inside & outside the home with pine accents throughout, new carpet in all bedrooms. Master bathroom enjoys radiant heat under the porcelain tile floors & contemporary subway tile shower. This home is cozy & warm with a gas stove & newer adjustable wall heaters in every room. Storage shed to hold the toys & plenty of space on the 1/3 acre lot. New redwood deck in back to enjoy the sunshine & across the street from forest land with trails galore out your front door.

Featured properties may not be listed by the office/agent presenting this brochure.
Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
Copyright ©2017 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/09/17 at 11:23am

Active 12/15/16	Listing # 126892 County: El Dorado	2186 Butler Ave, South Lake Tahoe, CA 96150-4428 Cross St: Tahoe Island Drive	Listing Price: \$345,000
	Property Type Residential Area Tahoe Island Drive Beds 3 Baths(FH) 2 (2 0) Garage 0 Year Built 1973 APN 023-663-04-100 DOM/CDOM 25/25	Property Subtype Single Family Subdivision Unavail Approx Square Feet 1222 Tax Data Price/Sq Ft \$282.32 Lot Sq Ft(approx) 8428 ((Tax Data)) Approx Lot Size 0.1935	

Additional Pictures

Public Remarks What a terrific home for first time home buyers or those looking for a weekend getaway! Located in a quiet, established neighborhood this home is a convenient mudroom, an open kitchen and a sunny back deck. Come see this charming chalet for yourself!

Active 12/06/16	Listing # 126861 County: El Dorado	2048 Venice Dr, South Lake Tahoe, CA 96150 Cross St: Christie	Listing Price: \$569,000
	Property Type Residential Area Tahoe Keys Style Ranch Beds 3 Baths(FH) 2 (2 0) Garage 2 Year Built 1975 APN 022-351-12-100 DOM/CDOM 34/34	Property Subtype Single Family Subdivision Tahoe Keys Units 5 Approx Square Feet 1462 Tax Data Price/Sq Ft \$389.19 Lot Sq Ft(approx) 8246 ((Tax Data)) Approx Lot Size 0.1893	

Additional Pictures

Public Remarks Peaceful waterfront location with this Tahoe Keys single story home. Great setting with a quality/rebuilt dock on Mount Tallac lagoon. Also included is a prime, end of dock boat slip (E-35) in the Tahoe Keys Beach and Harbor Association. This home is in excellent condition and has been remodeled. Gas fireplace with carpeted bedrooms. This house sells mostly furnished - current vacation rental permit with City of South Lake Tahoe and Tahoe Keys Property Owners Association. Amenities include private beach access, indoor and outdoor pools, and tennis and basketball courts.

Featured properties may not be listed by the office/agent presenting this brochure.
Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
Copyright ©2017 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/09/17 at 11:23am

Active 12/26/16	Listing # 126919 County: El Dorado	629 Alpine Dr, South Lake Tahoe, CA 96150-6618 Cross St: Venice Drive	Listing Price: \$775,000
-----------------	---------------------------------------	--	--------------------------



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Tahoe Keys Units 4
Beds	4	Approx Square Feet	2184 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$354.85
Garage	2		
Year Built	1977	Lot Sq Ft(approx)	10244 ((Tax Data))
APN	022-331-02-100		
DOM/CDOM	14/14	Approx Lot Size	0.2352

Additional Pictures

Public Remarks Located in the perfect spot! Boat dock on the lake. Potential to add more rooms.

Active 12/09/16	Listing # 126874 County: El Dorado	378 Crystal Ct, South Lake Tahoe, CA 96150 Cross St: Kokanee	Listing Price: \$839,000
-----------------	---------------------------------------	---	--------------------------



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Makai Isle
Beds	3	Approx Square Feet	1728 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$485.53
Garage	2		
Year Built	1973	Lot Sq Ft(approx)	13133 ((Tax Data))
APN	022-251-45-100		
DOM/CDOM	31/31	Approx Lot Size	0.3015

Additional Pictures

Directions Venice to Emerald to Kokanee to Crystal Ct

Public Remarks If you like your pizza shaped lot crust on the water, this slice is for you: It's the center cul-de-sac position on one of the most quiet streets in the Keys and you've got almost 100' feet on the water! You're so close to the lake, you can see it. Views and water are advantaged by waterfront living both downstairs and up. Upstairs there are three waterfront bedrooms all with sliding doors out to waterfront decks. Downstairs, more sliders, decks and a big deep water dock right out the back door. Recently remodeled inside and out including paint, carpet, vinyl, counters, cabinets and kitchen appliances. Very rare opportunity for expansion in the Keys with a smaller house on one of the bigger, better lots out there.

Featured properties may not be listed by the office/agent presenting this brochure.
Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
Copyright ©2017 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/09/17 at 11:23am

Active 12/30/16	Listing # 126943 County: El Dorado	1955 Marconi Way, South Lake Tahoe, CA 96150-6636 Cross St: Emerald	Listing Price: \$919,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe Keys Other/See Remarks 3 3 (2 1) 2 1990 022-241-28-100 10/10	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 7809 ((Tax Data)) Approx Lot Size 0.1793

Additional Pictures

Directions Venice to Emerald, Left on Marconi Way

Public Remarks Hurry to own the best in waterfront living! Perfectly situated overlooking two waterways with captivating views of Mount Tallac, this home offers upstairs

flooring, lighting, special window treatments and so much more! The master bedroom suite is cozy with a jetted tub and a private outdoor deck. Look outside and you'll find a paver driveway, new paint, upper and lower decks off the living areas, a large fenced yard, waterside party deck and a deep water dock for multiple boats. Show to the most meticulous buyer, attractively priced in a premium Tahoe Keys location... this home won't last!

Active 12/06/16	Listing # 126862 County: El Dorado	419 Emerald Dr, South Lake Tahoe, CA 96150 Cross St: Venice	Listing Price: \$1,050,000
	Property Type Area Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe Keys 3 3 (2 1) 2 1990 022-251-80-100 34/34	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 6288 ((Tax Data)) Approx Lot Size 0.1444

Additional Pictures

Directions Venice to Emerald

Public Remarks Glorious sunrises from the upstairs deck will be just one of the joys of living in the Tahoe Keys. The expansive grand entry draws your eyes toward the vaulted ceilings, custom bookshelves, and cabinetry within the great room's open floor plan. This meticulously maintained home was designed for entertaining. While seated in front of the cozy fireplace, the large windows to the left look up at Heavenly Ski Resort as well as Freel Peak. To the right you will witness the impressive snow-capped vista of Mt.Tallac. A gourmet kitchen complete with modern stainless steel appliances is sure to satisfy the most demanding chef. Adjacent to the generous master suite is a Jacuzzi tub, separate walk in shower, and a deep walk in closet. The lower level features two spacious bedrooms, a full bath, and an ample sized family room, warmed by a glowing gas fireplace. The two-boat backyard dock is your escape to Lake Tahoe. 3D Tour: <https://my.matterport.com/show/?m=DYBnsER51us>

Featured properties may not be listed by the office/agent presenting this brochure.
Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
Copyright ©2017 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/09/17 at 11:23am

Active 12/11/16	Listing # 126878 County: El Dorado	1661 Venice Dr, South Lake Tahoe, CA 96150 Cross St: 15th St.	Listing Price: \$1,125,000
-----------------	---------------------------------------	--	----------------------------



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Tahoe Keys 01
Style	Split Level		
Beds	3	Approx Square Feet	2414 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$466.03
Garage	2		
Year Built	1990	Lot Sq Ft(approx)	8538 ((Tax Data))
APN	022-322-54-100		
DOM/CDOM	29/29	Approx Lot Size	0.1960

Additional Pictures

Directions From Hwy 50 turn on Tahoe Keys Blvd - left on Venice Dr. From Hwy 89 turn on 15th St - left on Venice Dr. House on right hand side.

Public Remarks This meticulously maintained home sits on one of the quietest streets in the Keys and the extra wide waterway provides quick access to the open waters of Lake Tahoe. Roomy upstairs living features floor to ceiling windows for views of Mt. Tallac and the Keys channels. An open, light infused floor plan with southern exposure leads to the spacious kitchen with two wine bars, all new gourmet quality stainless steel appliances and wraparound countertops for entertaining. The large upstairs master bedroom has an en suite master bath with both a soaker tub and a steam shower for defrosting after cold winter days. Entertain downstairs in the den area with a wet bar and quick access to the walkout patio for barbecuing and outdoor fun. A horseshoe boat dock allows for plenty of boat parking. This home has never been rented and rarely used as a second home and it shows in the quality and flawlessly maintained cleanliness of this bright, open and roomy Tahoe Keys home!

Active 12/15/16	Listing # 126893 County: El Dorado	2137 Venice Dr, South Lake Tahoe, CA 96150-6711 Cross St: Tahoe Keys Blvd.	Listing Price: \$1,349,000
-----------------	---------------------------------------	---	----------------------------



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Tahoe Keys 01
Beds	4	Approx Square Feet	3325 Assessor
Baths(FH)	4 (3 1)	Price/Sq Ft	\$405.71
Garage	3		
Year Built	1992	Lot Sq Ft(approx)	15246 ((Assessor))
APN	022-031-67-100		
DOM/CDOM	25/25	Approx Lot Size	0.3500

Additional Pictures

Directions Tahoe Keys Blvd to Venice Dr.

Public Remarks An abundance of sunshine floods this expansive home on a double lot in the Tahoe Keys. Entering the home, views of a boater's paradise fill the wall of windows and the large downstairs living is warmly inviting. With the kitchen and living room opening up to the large, fenced yard, access to the overwater party deck and boat dock, on deep water, is convenient. This floor also offers the oversized three car garage, laundry room, a half bath and a bonus room with a fireplace. Upstairs hosts the spacious master bedroom, three additional bedrooms and two baths. With 3,325 square feet in total, sunny south orientation and a well-designed floorplan, this home is a must see!

Featured properties may not be listed by the office/agent presenting this brochure.
Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
Copyright ©2017 Rapattoni Corporation. All rights reserved.



U.S. Patent 6,910,045

Client Summary Report

Listings as of 01/09/17 at 11:23am

Active 12/28/16	Listing # 126924 County: El Dorado	2025 Marconi Way, South Lake Tahoe, CA 96150 Cross St: Emerald	Listing Price: \$1,458,000
	Property Type Residential Area Tahoe Keys Style Split Level Beds 4 Baths(FH) 3 (2 1) Garage 2 Year Built 2004 APN 022-232-07-100 DOM/CDOM 12/12	Property Subtype Single Family Subdivision Aloha Isle Approx Square Feet 2422 Tax Data Price/Sq Ft \$601.98 Lot Sq Ft(approx) 13149 ((Tax Data)) Approx Lot Size 0.3019	

Additional Pictures

Directions Venice to Emerald, Right on Marconi, end of cul-de-sac

Public Remarks Just like new! Welcome to the highly desirable Tahoe Keys, A special place for those who appreciate the beauty & serenity of waterside living! This beautiful custom 4 bdrm home is 'one-of-a-kind' from design to quality & is sold furnished. An uniquely styled open floor plan with upstairs living having an European flair for entertaining & large gatherings. Discover the vaulted beam ceilings with sophisticated low-voltage lights that add an accent & elegance while keeping the Mountain retreat style on a waterside setting. Location, Location, Location at the end of a quiet cul-de-sac & having 82 feet of water frontage for outdoor entertaining & relaxation. This newer home features a streaming floating steel staircase, custom cherry wood cabinetry, naturally finished alder wood throughout the home, highest quality ruby red granite imported from India for the foyer, bar & kitchen,has solid 6 inch oak flooring throughout. Large trex boat dock accommodates 3 boats. Only 10 min to lake access.

Active 12/15/16	Listing # 126923 County: El Dorado	1893 Bella Coola Dr, South Lake Tahoe, CA 96150-4763 Cross St: Apache Ave.	Listing Price: \$455,000
	Property Type Residential Area Tahoe Paradise Style Ranch Beds 3 Baths(FH) 2 (2 0) Garage 2 Year Built 1964 APN 034-112-05-100 DOM/CDOM 25/25	Property Subtype Single Family Subdivision Tahoe Paradise 11 Approx Square Feet 1176 Tax Data Price/Sq Ft \$386.90 Lot Sq Ft(approx) 10653 ((Tax Data)) Approx Lot Size 0.2446	

Additional Pictures

Directions State Hwy 50 West, Left on Apache Ave., Right on Bella Coola Dr., House on Rt.

Public Remarks This beautiful custom remodel is in wonderful condition in the highly sought after Tahoe Paradise subdivision, away from the hustle and bustle of downtown yet still close enough to ski resorts and beaches! Dual pane windows throughout, two sliding glass doors, one in the dining room and one in the master bedroom to enjoy the beautiful deck. There is no better place to enjoy your morning coffee or barbecuing in the enchanting Tahoe afternoons with an automatic Sunsetter awning. The home is three bedrooms and two full baths along with a large two car garage. This home is incredibly maintained and move-in ready!!

Featured properties may not be listed by the office/agent presenting this brochure.
 Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
 Copyright ©2017 Rapattoni Corporation. All rights reserved.
 U.S. Patent 6,910,045

