

# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/14/16</b>	<b>Listing # 126626</b>	<b>729 Stanford Ave, South Lake Tahoe, CA 96150-2417</b>	<b>Listing Price: \$445,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Bellevue</b>	



<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>	1488 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$299.06
<b>Garage</b>	2	<b>Lot Sq Ft(approx)</b>	6009 ((Tax Data))
<b>Year Built</b>	1974	<b>Approx Lot Size</b>	0.1379
<b>APN</b>	026-097-14-100		
<b>DOM/CDOM</b>	81/81		

## Additional Pictures

**Directions** From Highway 50 turn on to Los Angeles Ave, then take left on Bellevue and then left on Stanford

**Public Remarks** Great location in the Al Tahoe neighborhood, just 1 block from the Trout Creek meadow and 7 blocks from the beach. Enjoy all that Tahoe has to offer in this comfortable 3 bed / 2 bath / 2 car garage home with lots of potential.

<b>Active Pending 11/05/16</b>	<b>Listing # 126753</b>	<b>693 San Francisco Ave, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$474,900</b>
	<b>County: El Dorado</b>	<b>Cross St: Bellevue</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Al Tahoe	<b>Subdivision</b>	Al Tahoe 1
<b>Style</b>	Contemporary	<b>Approx Square Feet</b>	1970 Assessor
<b>Beds</b>	4	<b>Price/Sq Ft</b>	\$241.07
<b>Baths(FH)</b>	3 (2 1)	<b>Lot Sq Ft(approx)</b>	4978 ((Assessor))
<b>Garage</b>	2	<b>Approx Lot Size</b>	0.1143
<b>Year Built</b>	1974		
<b>APN</b>	026-066-04-100		
<b>DOM/CDOM</b>	40/40		

## Additional Pictures

**Directions** Lakeview to Bellevue to San Francisco, on left

**Public Remarks** Make this Lake Tahoe home yours this season! Loads of opportunity come with this 4 bdrm 2.5 bath home. Steps to the meadow and finely filtered lake view. 2000 sq ft. approx, already for your designer updates, remodel or move right in. Freshly painted, large living room anchored by lg fireplace, overlooking state lands and meadow, oversized eat in kitchen that leads to decking for days for those outdoor good times. Setting , views and AL Tahoe location makes this a hot property. Plus Oversized two car garage, and enclosed mud/snow room access to home.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/12/16</b>	<b>Listing # 126674</b>	<b>3727 Larch Ave, South Lake Tahoe, CA 96150-8504</b>	<b>Listing Price: \$289,000</b>
	<b>County: El Dorado</b>	<b>Cross St: sonora</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Bijou 1	<b>Subdivision</b>	Bijou Park Addition
<b>Style</b>	Cabin		
<b>Beds</b>	2	<b>Approx Square Feet</b>	878 Tax Data
<b>Baths(FH)</b>	1 (1 0)	<b>Price/Sq Ft</b>	\$329.16
<b>Garage</b>	0		
<b>Year Built</b>	1959	<b>Lot Sq Ft(approx)</b>	5009 ((Tax Data))
<b>APN</b>	027-136-27-100		
<b>DOM/CDOM</b>	69/69	<b>Approx Lot Size</b>	0.1150

## Additional Pictures

**Directions** ski run left on larch house of left just past Sonora

**Public Remarks** Very cute and cozy 2bd 1ba with upstairs loft located very close to Stateline, Heavenly and the Lake. Quite roomy for the 878 sq ft. Some upgrades in 2006 with carpet and wall heater within the last 2 years. Huge picture window in living room, open beamed wood vaulted ceiling, large stone open fireplace and of course the upstairs loft. True Tahoe Classic Charm.

<b>Active Pending 11/18/16</b>	<b>Listing # 126787</b>	<b>3324 Fir Ave, South Lake Tahoe, CA 96150-8131</b>	<b>Listing Price: \$280,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Juniper</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Bijou 2	<b>Subdivision</b>	Bijou Pines
<b>Beds</b>	2	<b>Approx Square Feet</b>	624 Tax Data
<b>Baths(FH)</b>	1 (1 0)	<b>Price/Sq Ft</b>	\$448.72
<b>Garage</b>	0		
<b>Year Built</b>	1949	<b>Lot Sq Ft(approx)</b>	5811 ((Tax Data))
<b>APN</b>	027-235-02-100		
<b>DOM/CDOM</b>	32/32	<b>Approx Lot Size</b>	0.1334

## Additional Pictures

**Directions** Highway 50 to Rufus Allen to Pickett, to Juniper, to Fir.

**Public Remarks** Charming Bijou Pines cabin! This recently updated mountain cabin has knotty pine interior walls, vertical grain fir hardwood flooring, and half log siding. Located in the desirable Bijou Pines area this cabin is walking distance to the lake and just minutes from Heavenly Ski Resort. Recent upgrades include new new sheet rock and texture, recessed lighting, paint, double pane vinyl windows, a new driveway, and an on demand water heater. The kitchen has a gas range, wood cabinets, and a newer fridge. The remodeled bathroom has upgraded travertine tile and new fixtures. This affordable cabin is being sold fully furnished and will go quickly!

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# Client Summary Report

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<b>Active Pending 11/16/16</b>	<b>Listing # 126369</b>	<b>1308 Herbert Ave, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$350,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Spruce</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Bijou 2	<b>Subdivision</b>	Lake Tahoe
<b>Beds</b>	3	<b>Approx Square Feet</b>	2088 Tax Data
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$167.62
<b>Garage</b>	3		
<b>Year Built</b>	1958	<b>Lot Sq Ft(approx)</b>	14439 ((Tax Data))
<b>APN</b>	025-231-07-100		
<b>DOM/CDOM</b>	136/136	<b>Approx Lot Size</b>	0.3315

## Additional Pictures

**Directions** Pioneer Trail to Herbert

**Public Remarks** PRICE REDUCTION!! Seller very motivated. Looking for a great opportunity property? You've found it in this beautifully landscaped street to street lot. Home was built with love by original and only owner. Plenty of storage and space to enjoy family and friends. With a little love and creativity the possibilities are endless. Property to be sold as is. Make an offer!

<b>Active Pending 11/12/16</b>	<b>Listing # 125671</b>	<b>1369 Chinquapin Dr, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$425,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Meadow Crest Drive</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Black Bart	<b>Subdivision</b>	Meadow Heights
<b>Beds</b>	3	<b>Approx Square Feet</b>	1728 Assessor
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$245.95
<b>Garage</b>	0		
<b>Year Built</b>	1960	<b>Lot Sq Ft(approx)</b>	6621 ((Tax Data))
<b>APN</b>	025-342-14-100		
<b>DOM/CDOM</b>	234/234	<b>Approx Lot Size</b>	0.1520

## Additional Pictures

**Directions** Black Bart to Meadow Crest, right on Chinquapin, home is located on left hand side.

**Public Remarks** Looking for a nice Meadow front Property. This 3 bedroom 2 bath home with loft is minutes to the Lake, Heavenly Ski Resort and downtown. With views of home.

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# Client Summary Report

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<b>Active Pending 11/10/16</b>	<b>Listing # 126343</b>	<b>2656 S Upper Truckee Rd, Meyers, CA 96150-5110</b>	<b>Listing Price: \$399,500</b>
	<b>County: El Dorado</b>	<b>Cross St: Kekin</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Christmas Valley 2	<b>Subdivision</b>	Tahoe Paradise 60
<b>Beds</b>	3	<b>Approx Square Feet</b>	1524 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$262.14
<b>Garage</b>	0		
<b>Year Built</b>	1969	<b>Lot Sq Ft(approx)</b>	6663 ((Tax Data))
<b>APN</b>	035-273-17-100		
<b>DOM/CDOM</b>	143/143	<b>Approx Lot Size</b>	0.1530

## Additional Pictures

**Directions** Take South Upper Truckee off Hwy 50. Home is on the right.

**Public Remarks** Ahhh! Breathe in the mountain air. Nothing else like it. This lovingly remodeled Tahoe chalet features an elegant blend of mountain-style living with the freshness of newness throughout. Located on a large corner lot, this property is within a short walk to the Truckee river, features mountain views and has plenty of parking for an RV. Downstairs living includes the inviting living room with a rock hearth and gas fireplace. Step into the sunny dining area and kitchen and you will be wowed by the abundance of cabinet and counter space. From here, you can step out onto the back deck and enjoy the warmth of the sun. Also on this floor are two guest bedrooms and a full bath. The entire upstairs is a brand new and charming master suite. Also located on this floor is the laundry and a small alcove area that would serve well for a small desk or writing area. Upgrades include floors, paint, electrical, doors, and much more. This is one you MUST see. Especially at this price.

<b>Active Pending 11/01/16</b>	<b>Listing # 126218</b>	<b>3296 Panorama Dr, South Lake Tahoe, CA 96150-5113</b>	<b>Listing Price: \$539,000</b>
	<b>County: El Dorado</b>	<b>Cross St: W. River Park Dr.</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Christmas Valley 2	<b>Subdivision</b>	River Park Estates 2
<b>Style</b>	Ranch		
<b>Beds</b>	3	<b>Approx Square Feet</b>	2262 Tax Data
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$238.28
<b>Garage</b>	3		
<b>Year Built</b>	2001	<b>Lot Sq Ft(approx)</b>	12800 ((Tax Data))
<b>APN</b>	036-561-03-100		
<b>DOM/CDOM</b>	158/158	<b>Approx Lot Size</b>	0.2938

## Additional Pictures

**Directions** Hwy 89, right on Portal, Right on S. Upper Truckee, left on W. River Park, right on Panorama

**Public Remarks** Impressive home with open floor plan and vaulted ceilings featuring a great room that flows onto a large deck for entertaining. Large kitchen with granite counter tops and island room enough for the whole family. Marble and granite accents the spacious bathrooms. Large downstairs room can be used as a family

Backs to Forest Service land with a dirt hiking/biking trail as well as acres of land for Winter sports fun. Three car garage with paver stone driveway and RV/Boat parking.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/17/16</b>	<b>Listing # 126183</b>	<b>1540 Tam O Shanter Dr, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$399,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Elks Club Drive</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Country Club Estates	<b>Subdivision</b>	Country Club Heights 2
<b>Beds</b>	3	<b>Approx Square Feet</b>	1453 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$274.60
<b>Garage</b>	0		
<b>Year Built</b>	1976	<b>Lot Sq Ft(approx)</b>	12371 ((Tax Data))
<b>APN</b>	033-222-04-100		
<b>DOM/CDOM</b>	164/164	<b>Approx Lot Size</b>	0.2840

## Additional Pictures

**Directions** From Emerald Bay Road turn up Elks Club Drive. Right on Tam O Shanter. House down on right.

**Public Remarks** Nestled in the pines and set back from the street, this property is in a perfect location for privacy and seclusion. Built by the current owners, this one story rancher has been recently updated with new windows, paint, flooring, and bathrooms. The open living room and back deck offer plenty of room to entertain for large family gatherings. Enjoy the large county lot on over 1/4 acre. The unbuildable conservancy lot next door has forested views. Located just minutes from the Lake, this a prime location for year round outdoor recreation. Walk or bike to the Lake Tahoe Golf Course, Washoe State Park, Truckee River, and new bike path. Plus, it is located near three world class ski resorts: Heavenly, Sierra at Tahoe, and Kirkwood. This home is a must see in person.

<b>Active Pending 11/25/16</b>	<b>Listing # 126628</b>	<b>1547 Skyline Dr, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$439,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Elks Club</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Country Club Estates	<b>Subdivision</b>	Tahoe Paradise 48
<b>Style</b>	Chalet		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1384 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$317.20
<b>Garage</b>	0		
<b>Year Built</b>	1976	<b>Lot Sq Ft(approx)</b>	7841 ((Tax Data))
<b>APN</b>	081-072-05-100		
<b>DOM/CDOM</b>	81/81	<b>Approx Lot Size</b>	0.1800

## Additional Pictures

**Directions** Hwy 50 right on Elks Club right on Skyline, house on the left.

**Public Remarks** Here is the Tahoe chalet you have been looking for! Solid built with two bedrooms downstairs and one bedroom upstairs with an additional enclosed loft room that can be used in multiple ways! Full bath upstairs and downstairs. Open living downstairs to give you the space you need for entertaining! Enjoy the wrap around trek deck as you enjoy the view of the Crystal Range mountains or watch the kids play in the back yard while you enjoy a family BBQ. Centrally located to all of the fun in Tahoe!

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/01/16</b>	<b>Listing # 126492</b>	<b>1760 Thunderbird Ct, South Lake Tahoe, CA 96150-4933</b>	<b>Listing Price: \$499,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Elks Club</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Country Club Estates	<b>Subdivision</b>	Tahoe Paradise 48
<b>Beds</b>	3	<b>Approx Square Feet</b>	1858 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$268.57
<b>Garage</b>	2		
<b>Year Built</b>	1991	<b>Lot Sq Ft(approx)</b>	17525 ((Tax Data))
<b>APN</b>	081-042-04-100		
<b>DOM/CDOM</b>	115/115	<b>Approx Lot Size</b>	0.4023

## Additional Pictures

**Public Remarks** This newly remodeled home features a private location perched above a quite county cul-de-sac. A long driveway leads up to your parking area, two car garage, and large .4 acre parcel. The main living level features a newly refinished fireplace, French doors leading to the back deck, high ceilings, and large windows

The main level master bedroom includes a walk in closet, and luxurious bathroom with travertine tile, double vanity, large jetted tub and a separate stall shower. Upstairs are two more spacious bedrooms and a fully updated shared bathroom. The move in ready condition and unique setting of this home are a rare find in this price range. Priced to sell fast so don't hesitate, call for more details or to schedule a showing today!

<b>Active Pending 11/18/16</b>	<b>Listing # 126615</b>	<b>1603 Bel Aire Cir, South Lake Tahoe, CA 96150-4919</b>	<b>Listing Price: \$728,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Elks Club Dr</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Country Club Estates	<b>Subdivision</b>	Country Club Heights 1
<b>Style</b>	Split Level		
<b>Beds</b>	4	<b>Approx Square Feet</b>	2733 Tax Data
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$266.37
<b>Garage</b>	3		
<b>Year Built</b>	2005	<b>Lot Sq Ft(approx)</b>	11748 ((Tax Data))
<b>APN</b>	033-212-05-100		
<b>DOM/CDOM</b>	81/81	<b>Approx Lot Size</b>	0.2697

## Additional Pictures

**Directions** Take Elks Club Dr from Hwy 50, turn left on Bel Aire.

**Public Remarks** This custom built home offers the warmth, quality and tasteful accommodations of a true mountain lodge with the modern finishes and amenities you'd expect with a residence of its kind. Hand-hewn cedar log siding & columns blend the exterior seamlessly with the private setting created by the forested conservancy owned parcels that surround the property. This substantial county parcel is also completely fenced with wrought iron that includes a security gate and comes w/ a 3-car garage. Enjoy dramatic sunsets and distant views of Angora Peak from Alder encased windows in the home's great room or from the rear upper deck that spans the width of the home. The kitchen defines gourmet with commercial built-in appliances framed by custom cabinetry constructed of hand scraped exotic hardwood. An opulent master suite features a river rock fireplace, lavish bath w/ dual vanity, wall mount faucets, jetted tub and stall shower. A lower family offers room for kids or guests. Furnishings negotiable.

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<b>Active Pending 11/06/16</b>	<b>Listing # 125639</b>	<b>1433 Glen Eagles Rd, South Lake Tahoe, CA 96150-4961</b>	<b>Listing Price: \$749,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Elks Club rd.</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Country Club Estates	<b>Subdivision</b>	Tahoe Paradise 48
<b>Style</b>	Chalet		
<b>Beds</b>	4	<b>Approx Square Feet</b>	2764 Tax Data
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$270.98
<b>Garage</b>	2		
<b>Year Built</b>	2013	<b>Lot Sq Ft(approx)</b>	30262 ((Tax Data))
<b>APN</b>	081-043-03-100		
<b>DOM/CDOM</b>	247/247	<b>Approx Lot Size</b>	0.6947

## Additional Pictures

**Directions** Pioneer Trail to Elks Club up 3 blocks then right on Glen Eagles on your right almost to the end

**Public Remarks** Spectacular Soaring Ceilings, Sun, Seclusion, & Views from this Super Chalet! Enter this great room with hickory floors, rugged rock fireplace, framed by a wall of windows, adjacent to forest service property, gazing out to the Sierra Nevada! Pine ceilings with alder doors & casings, leading into the stunning kitchen with hickory cabinets, designer granite counters, breakfast bar & stainless appliances. Master suite with large jetted tub, travertine floors, walk-in closet, hickory cabinets, slab counters, double sinks, & separate shower. Iron railed staircase leads up to guest rooms, sitting area, with views of Mt. Tallac & Desolation Wilderness. Ascending upwards is a loft/ office with full panoramas through the glass walls. Sun drenched living awaits the lucky buyer, with hiking and biking trails at the end of the cul-de-sac. Your Tahoe Dream Ski Chalet is a Reality!!!

<b>Active Pending 11/14/16</b>	<b>Listing # 126667</b>	<b>714 Tata Ln, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$299,000</b>
	<b>County: El Dorado</b>	<b>Cross St: 13th</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gardner Mountain	<b>Subdivision</b>	Gardner Mountain
<b>Beds</b>	3	<b>Approx Square Feet</b>	1152 Tax Data
<b>Baths(FH)</b>	1 (1 0)	<b>Price/Sq Ft</b>	\$259.55
<b>Garage</b>	0		
<b>Year Built</b>	1959	<b>Lot Sq Ft(approx)</b>	9974 ((Tax Data))
<b>APN</b>	023-452-05-100		
<b>DOM/CDOM</b>	72/72	<b>Approx Lot Size</b>	0.2290

## Additional Pictures

**Directions** Up 13th, left on Tata on RHS

**Public Remarks** Owner will carry with large downpayment. Well maintained family mountain getaway located in the quite and cozy Gardner Mountain area. Nearly 1200 sq. ft. home is sold furnished. The owner had been working on getting it set up as Vacation Rental and is ready to go. The main bedrooms are downstairs with a large, improved loft as BIG 3rd bedroom if you like. The open chalet" style fireplace sets the tone for those Tahoe Snow Days. Situated in Gardner Mountain offers easy access to (walking distance) all types of trails and hiking as well as close the main road to Historic Camp Richardson and Emerald Bay. Use as your own Tahoe getaway or Vacation Rental or long term rental. Large lot can offer improvement opportunities with appropriate permits etc.

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<b>Active Pending 11/22/16</b>	<b>Listing # 126807</b>	<b>660 Tata Ln, South Lake Tahoe, CA 96150-3909</b>	<b>Listing Price: \$399,000</b>
	<b>County: El Dorado</b>	<b>Cross St: 13th</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gardner Mountain	<b>Subdivision</b>	Unavail
<b>Beds</b>	5	<b>Approx Square Feet</b>	1508 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$264.59
<b>Garage</b>	0		
<b>Year Built</b>	1972	<b>Lot Sq Ft(approx)</b>	9974 ((Tax Data))
<b>APN</b>	023-442-15-100		
<b>DOM/CDOM</b>	26/26	<b>Approx Lot Size</b>	0.2290

## Additional Pictures

**Public Remarks** This newly remodeled Gardner Mountain cabin is offered just in time for the holidays and ski season in Tahoe. Located on a large lot at the end of Tata neighborhood a very upscale feel. Just completed upgrades include all new dual pane vinyl framed windows, new paint in and out, a new redwood deck, and new doors. The kitchen has been redone with new cabinets, stainless appliances, slab granite counters, and tile floors. The two full bathrooms feature new tile bath surrounds, new bronze plumbing fixtures and new slab granite topped vanities. New carpet, laminate floors, lighting, knotty pine doors and trim, and mirrored closet doors round out the list of improvements. Check the comps and you'll see this won't last long. Don't hesitate, call for a showing today!

<b>Active Pending 11/28/16</b>	<b>Listing # 126238</b>	<b>729 Sand Harbor Rd, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$649,000</b>
	<b>County: El Dorado</b>	<b>Cross St: 10th Street</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gardner Mountain	<b>Subdivision</b>	Gardner Mountain 5
<b>Beds</b>	4	<b>Approx Square Feet</b>	2961 Tax Data
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$219.18
<b>Garage</b>	2		
<b>Year Built</b>	2006	<b>Lot Sq Ft(approx)</b>	7138 ((Tax Data))
<b>APN</b>	023-692-02-100		
<b>DOM/CDOM</b>	157/157	<b>Approx Lot Size</b>	0.1639

## Additional Pictures

**Directions** Highway 89 to 13th street then right on Sand Harbor

**Public Remarks** Spacious newer construction home in the Gardner Mountain area! This 2961 square foot, 4 bedroom, 3 full bath home has downstairs living and a second master like bedroom on the main level. The kitchen is tastefully designed with granite slab counters, a Viking gas range, hickory cabinetry and tons of counter/cabinet space. The living area has a beautiful river rock fireplace, maple hardwood flooring, log accents, and surround sound speakers. Upstairs are 3 additional spacious bedrooms including the master bedroom and a second living area/game room. The three bathrooms are finished with custom travertine tile and hickory vanities. The outside living space includes a pergola covered patio with a built in BBQ and gas fire pit. The rear and side yard is landscaped and enclosed with a decorative wrought iron fence. Other great features include boat/rv parking, alarm system, 75 gallon water heater, fresh exterior stain, and more!

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/13/16</b>	<b>Listing # 126413</b>	<b>1627 Choctaw St, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$299,000</b>
	<b>County: El Dorado</b>	<b>Cross St: San Diego</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Meyers	<b>Subdivision</b>	Tahoe Paradise 3
<b>Style</b>	A-Frame		
<b>Beds</b>	2	<b>Approx Square Feet</b>	896 Assessor
<b>Baths(FH)</b>	1 (1 0)	<b>Price/Sq Ft</b>	\$333.71
<b>Garage</b>	0		
<b>Year Built</b>	1959	<b>Lot Sq Ft(approx)</b>	6011 ((Assessor))
<b>APN</b>	034-223-03-100		
<b>DOM/CDOM</b>	129/246	<b>Approx Lot Size</b>	0.1380

## Additional Pictures

**Directions** Hwy 50 to San Diego to Choctaw

**Public Remarks** Looking for love in Lake Tahoe...don't look too far...as you will fall in love with this perfect Tahoe A Frame. While it's small in size, it's huge in space to make can call this your very own home here in lovely Tahoe Paradise! Immaculately cared for and updated to delight throughout this completely remodeled 2 bedroom/ 1 bath charmer. New wood and Travertine flooring throughout, totally new kitchen and bath; shower enclosure, vanity and sink, cabinets, stove, oven and refrigerator, dbl pane windows and newer shutters, new interior designer paint, skylights, newer water heater. Turn key condition, fully furnished with minor exclusions list. Shed included.

<b>Active Pending 11/18/16</b>	<b>Listing # 126570</b>	<b>2055 Arrowhead Ct, South Lake Tahoe, CA 96150-9203</b>	<b>Listing Price: \$309,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Arrowhead</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Meyers	<b>Subdivision</b>	Tahoe Paradise
<b>Style</b>	Cabin		
<b>Beds</b>	2	<b>Approx Square Feet</b>	1064 Tax Data
<b>Baths(FH)</b>	1 (1 0)	<b>Price/Sq Ft</b>	\$290.41
<b>Garage</b>	2		
<b>Year Built</b>	1956	<b>Lot Sq Ft(approx)</b>	10019 ((Tax Data))
<b>APN</b>	034-823-03-100		
<b>DOM/CDOM</b>	94/94	<b>Approx Lot Size</b>	0.2300

## Additional Pictures

**Directions** just past ag inspection station, right on Hopi, left on Arrowhead, left on Arrowhead Ct. last house on the left.

**Public Remarks** Very Sharp and Very Affordable This beautifully remodeled cabin features open beam ceilings, hardwood floors, a modern kitchen and lots of places to store your tools and toys in the over-sized two car garage and gated equipment area. Outside there are large new decks that provide additional living area that overlooks the beautifully landscaped yard. There's a large dog run and winterized kennel attached to the garage. The master bedroom upstairs features big storage closets and a cozy sitting area.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/23/16</b>	<b>Listing # 126767</b>	<b>1051 Mohawk St, South Lake Tahoe, CA 96150-5232</b>	<b>Listing Price: \$345,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Hopi</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Meyers	<b>Subdivision</b>	Tahoe Paradise
<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>	\$319.44
<b>Garage</b>	2		
<b>Year Built</b>	1975	<b>Lot Sq Ft(approx)</b>	10019 ((Tax Data))
<b>APN</b>	034-825-16-100		
<b>DOM/CDOM</b>	38/38	<b>Approx Lot Size</b>	0.2300

## Additional Pictures

**Directions** Hwy 50 right on Hopi left on Mohawk

**Public Remarks** Great location on a cul-de-sac street that borders Forest Service land, Tahoe Paradise Park with Lake Baron and the Truckee River. This furnished house sits on a huge fenced 10,000 sq.ft. sunny, level lot with many upgrades that include a bear box, 2 year old roof and a new electrical box. Nice ranch style 3 bedroom, 2 full bathrooms and 2 car garage.

<b>Active Pending 11/27/16</b>	<b>Listing # 126793</b>	<b>1675 Choctaw St, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$384,000</b>
	<b>County: El Dorado</b>	<b>Cross St: San Diego</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Meyers	<b>Subdivision</b>	Tahoe Paradise
<b>Beds</b>	3	<b>Approx Square Feet</b>	1004 Seller
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$382.47
<b>Garage</b>	0		
<b>Year Built</b>	1960	<b>Lot Sq Ft(approx)</b>	7057 ((Tax Data))
<b>APN</b>	034-221-34-100		
<b>DOM/CDOM</b>	31/31	<b>Approx Lot Size</b>	0.1620

## Additional Pictures

**Directions** Arapahoe to San Diego right to Choctaw

**Public Remarks** Hip log cabin getaway with room to breathe near golf course, river and bike paths. The latest Bickert Brothers' creation is all new from top to bottom. Completely rebuilt from the studs up, this jewel of a cabin has had everything replaced to code, including new roof, electrical, plumbing, windows, and sunny, spacious decks. The list of improvements is too long and nothing went untouched. With an adjacent Forest Service lot and perched above a seasonal stream, this bright gem has a nice sense of space. Large backyard is fully fenced. Come see this fresh twist on a longtime favorite, a real logger with the thoughtful touches and modern, efficient spaces for which the brothers are known. Here is a rare opportunity to own an affordable cabin with their quality, design and integrity. The Brothers insist on it.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/24/16</b>	<b>Listing # 126616</b>	<b>1610 Arapahoe St, South Lake Tahoe, CA 96150-5271</b>	<b>Listing Price: \$389,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Country Club</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Meyers	<b>Subdivision</b>	Country Club Estates 1
<b>Beds</b>	2	<b>Approx Square Feet</b>	1200 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$324.17
<b>Garage</b>	1		
<b>Year Built</b>	1979	<b>Lot Sq Ft(approx)</b>	15028 ((Tax Data))
<b>APN</b>	033-604-02-100		
<b>DOM/CDOM</b>	85/85	<b>Approx Lot Size</b>	0.3450

## Additional Pictures

**Directions** Hwy 50 to Country Club- Left on Arapahoe- House on the right

**Public Remarks** Owners have enjoyed living at this beautiful, serene Lake Tahoe property! This meticulous 2-bdrm, 2-bth is home is PERFECT for the outdoor enthusiasts. Located in a neighborhood with many trails for hiking, biking, cross country skiing & minutes away from several ski resorts. This private home has been very well maintained and is not your typical Tahoe house. This Single Story gem is an island of privacy- surrounded by a mixture of federal, state, and private land. The amazing open floor plan living area has a gorgeous kitchen, new in 2014, with custom alder cabinets, stainless appliances, and granite slab counter-tops, along with newer wood laminate flooring throughout the house. There are two large bedrooms, the master with an en suite bath; the other bedroom is used as an office. A house this size would split the two bedrooms into three, but here remain two large rooms. A classic woodstove will keep you warm & cozy in the winter. Bring all your toys- there is plenty of storage.

<b>Active Pending 11/21/16</b>	<b>Listing # 126672</b>	<b>2566 Copper Way, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$379,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Cold Creek</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Montgomery Estates	<b>Subdivision</b>	Lake Christopher
<b>Style</b>	Contemporary		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1072 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$353.54
<b>Garage</b>	1		
<b>Year Built</b>	1963	<b>Lot Sq Ft(approx)</b>	11326 ((Tax Data))
<b>APN</b>	025-441-03-100		
<b>DOM/CDOM</b>	66/66	<b>Approx Lot Size</b>	0.2600

## Additional Pictures

**Directions** Take Pioneer Trail to Cold Creek. Go up Cold Creek and turn right on Copper Way.

**Public Remarks** Location, Location, Location! Don't wait to check out this beautifully upgraded single story home in desirable Montgomery Estates. Situated on a large lot and across from National Forest and Cold Creek, this is a location hard to beat. Move-in ready with access to high speed internet, this home is perfect for vacationing, year-round living, and renting. Wood floors extend throughout the living area. The open fireplace is ideal for both ambiance and winter comfort. The kitchen features contemporary granite counters and stainless appliances. Down the hall one will find three bedrooms, including a master suite. Both baths feature granite counters, slate tile and newer cabinetry. Out back, enjoy plenty of elbow room in the large yard featuring a new redwood fence. The garage and large storage shed add extra room for all those Tahoe toys. Compare to others at this same asking price and you will know you have found a value hard to beat. Be sure to check out the visual tour presented here.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/20/16</b>	<b>Listing # 126282</b>	<b>3034 Lodgepole Trl, South Lake Tahoe, CA 96150-4527</b>	<b>Listing Price: \$499,900</b>
	<b>County: El Dorado</b>	<b>Cross St: Sundown Trail</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Montgomery Estates	<b>Subdivision</b>	Montgomery Estates 7
<b>Style</b>	Contemporary		
<b>Beds</b>	4	<b>Approx Square Feet</b>	2108 Tax Data
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$237.14
<b>Garage</b>	2		
<b>Year Built</b>	1991	<b>Lot Sq Ft(approx)</b>	8053 ((Tax Data))
<b>APN</b>	080-144-37-100		
<b>DOM/CDOM</b>	149/149	<b>Approx Lot Size</b>	0.1849

## Additional Pictures

**Directions** Take Golden Bear off Pioneer Trail and then turn right onto Sundown Trail. Go up Sundown to Lodgepole.

**Public Remarks** Located across from National Forest within Montgomery Estates is this spotless, ready to move-in, four bedroom home. Downstairs living includes a gourmet kitchen with a gas range, and loads of cabinet storage and counter space. The dining area open to the kitchen and the living room. The living room features an inviting fireplace with stone hearth and built-in entertainment center. Best of all, this room overlooks the beautiful landscaped backyard. Upstairs one first enters the centrally located family room. Surrounding the family room are the four bedrooms. The master bedroom features vaulted ceilings, a gas fireplace and a delightful bath suite. This suite includes a large soaking tub, dual vanity sink and a large walk-in closet. At the opposite side of the family room are three guest bedrooms. One of the bedrooms is set up as a home office and entered through tasteful French doors. Start living Tahoe now!

<b>Active Pending 11/09/16</b>	<b>Listing # 126049</b>	<b>1971 Toppewetah St, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$699,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Wintoon</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	N Upper Truckee 1	<b>Subdivision</b>	Tahoe Paradise 25
<b>Style</b>	Split Level		
<b>Beds</b>	4	<b>Approx Square Feet</b>	3361 Tax Data
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$207.97
<b>Garage</b>	3		
<b>Year Built</b>	2006	<b>Lot Sq Ft(approx)</b>	11888 ((Tax Data))
<b>APN</b>	034-512-05-100		
<b>DOM/CDOM</b>	183/183	<b>Approx Lot Size</b>	0.2729

## Additional Pictures

**Directions** North Upper Truckee to Wintoon (upside). Turn Left on Toppewetah.

**Public Remarks** New Price! You won't want to miss this tremendous opportunity. Situated in a quiet county neighborhood, this 3,300+sq.ft mountain home is designed for Tahoe family living. With 4 bedrooms and 3 full baths there is plenty of room for guests, entertaining and a bit of privacy. A bi-level home, the upstairs has a knock out grand living room with fantastic mountain views, vaulted ceilings and soaring windows that allow for an abundance of natural light. A large master bedroom with full master bath and a separate guest bedroom & full bath are all located upstairs. The chef's kitchen and dining area open to an expansive deck that allows access to a lower deck and the backyard. Additional guest rooms, bath and a secondary living area are on the lower level. Hickory hardwood flooring, natural stone, surround sound, and 3 gas fireplaces are just a few notable features that enrich this warm Tahoe home. Come relax and embrace all 4 of Tahoe's recreational seasons.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/29/16</b>	<b>Listing # 126278</b>	<b>160 Granite Springs Dr, Stateline, NV 89449</b>	<b>Listing Price: \$1,295,000</b>
	<b>County: Douglas</b>	<b>Cross St: Kingsbury</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Nevada	<b>Subdivision</b>	Out of Area
<b>Style</b>	Split Level		
<b>Beds</b>	5	<b>Approx Square Feet</b>	4300 Assessor
<b>Baths(FH)</b>	5 (4 1)	<b>Price/Sq Ft</b>	\$301.16
<b>Garage</b>	2		
<b>Year Built</b>	1986	<b>Lot Sq Ft(approx)</b>	11326 ((Assessor))
<b>APN</b>	131-826-51-501		
<b>DOM/CDOM</b>	158/158	<b>Approx Lot Size</b>	0.2600

**Additional Pictures**

**Directions** Kingsbury Grade to Granite Springs (RT)

**Public Remarks** Priced under appraised value! Situated to take advantage of lake and mountain views, this creatively designed 5-bedroom, 4 and 1-half bath, multi-level home offers gourmet kitchen, dedicated office, ski room with bathroom, large finished basement with work area, incredible storage, beautiful tiered gardens and lawn. Detached 2-car garage. Motivated sellers equals great opportunity to live in Nevada.

<b>Active Pending 11/01/16</b>	<b>Listing # 126640</b>	<b>1522 Tionontati St, South Lake Tahoe, CA 96150-4964</b>	<b>Listing Price: \$445,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Elks Club</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Pioneer Trail	<b>Subdivision</b>	Unavail
<b>Style</b>	Contemporary		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1600 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$278.13
<b>Garage</b>	2		
<b>Year Built</b>	1998	<b>Lot Sq Ft(approx)</b>	8058 ((Tax Data))
<b>APN</b>	081-064-15-100		
<b>DOM/CDOM</b>	79/79	<b>Approx Lot Size</b>	0.1850

**Additional Pictures**

**Public Remarks** A good deal more for a good deal less. Single floor living features mint, move-in condition with practically brand new everything. The great room features vaulted ceilings, canned lighting, an inviting gas fireplace and large windows bringing in an abundance of natural light. Open to the living area are the spacious kitchen and dining areas featuring newer floors, new dishwasher, stainless steel appliances, gas range, granite tile and a delightful breakfast bar. Down the hall, one will find three bedrooms including a master suite as well as a guest bath. Both baths feature dual sinks. The oversized double garage with bonus storage is a plus. Best of all, while this home is located in a quiet, forested neighborhood, it is within 10 minutes to a plethora of Sierra recreation destinations.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/28/16</b>	<b>Listing # 126833</b>	<b>1389 Bozeman Dr, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$395,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Friant</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Pioneer Village	<b>Subdivision</b>	Pioneer Village Homes 1
<b>Style</b>	Chalet		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1451 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$272.23
<b>Garage</b>	0		
<b>Year Built</b>	1969	<b>Lot Sq Ft(approx)</b>	7710 ((Tax Data))
<b>APN</b>	025-765-03-100		
<b>DOM/CDOM</b>	16/16	<b>Approx Lot Size</b>	0.1770

## Additional Pictures

**Directions** Al Tahoe Blvd. to Murietta and then left on Bozeman.

**Public Remarks** A true Tahoe Mountain Chalet with beautiful wood, vaulted ceilings, a newly remodeled kitchen, cozy gas fireplace and in the perfect location close to everything. Centrally located between Lake Tahoe and Heavenly Ski Resort and within walking distance to Bijou park which includes trails, the dog park and frisbee golf.

<b>Active Pending 11/22/16</b>	<b>Listing # 126736</b>	<b>1460 Matheson Dr, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$399,900</b>
	<b>County: El Dorado</b>	<b>Cross St: Murietta</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Pioneer Village	<b>Subdivision</b>	Pioneer Village Homes 1
<b>Style</b>	A-Frame		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1451 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$275.60
<b>Garage</b>	1		
<b>Year Built</b>	1971	<b>Lot Sq Ft(approx)</b>	6882 ((Tax Data))
<b>APN</b>	025-767-02-100		
<b>DOM/CDOM</b>	44/44	<b>Approx Lot Size</b>	0.1580

## Additional Pictures

**Directions** Al Tahoe Blvd. to Murietta Drive, turn into Pioneer Village, right on Matheson Drive, second house on right

**Public Remarks** Wonderfully remodeled chalet located in the heart of South Lake Tahoe. Located next to conservancy property, the house has the feeling of seclusion even though you're minutes away from Heavenly and the lake. The open living room/kitchen combo offers vaulted ceilings, a full wall of windows for great sun exposure, bamboo laminate flooring, gas fireplace, concrete countertops, newer cabinets and newer appliances. In both the downstairs bedrooms you'll find French doors leading out to the backyard. Once out in the backyard, you can soak in the hot tub while looking at the stars. The bamboo flooring is carried throughout the house. Both bathrooms are renovated with newer fixtures. It's the perfect mix of modern and mountain. Perfect first home or vacation property.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/15/16</b>	<b>Listing # 126786</b>	<b>1465 Friant Dr, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$449,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Murietta</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Pioneer Village	<b>Subdivision</b>	Pioneer Village Homes 2
<b>Beds</b>	3	<b>Approx Square Feet</b>	1696 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$264.74
<b>Garage</b>	2		
<b>Year Built</b>	1977	<b>Lot Sq Ft(approx)</b>	12284 ((Tax Data))
<b>APN</b>	025-881-02-100		
<b>DOM/CDOM</b>	32/32	<b>Approx Lot Size</b>	0.2820

## Additional Pictures

**Directions** AI Tahoe to Murietta to Friant.

**Public Remarks** Centrally located Tahoe home backing to the expansive Springmeyer Meadow and with Forest Service and Conservancy land on each side! This hard to find setting is just minutes from Heavenly Valley Ski Resort, the Lake, and Downtown South Tahoe. Inside this well maintained home you will find tall vaulted and open beam ceilings, a new gas free standing stove, and plenty of natural sunlight. There are 3 bedrooms, 2 full bathrooms, plus an open loft that could be used as a 4th sleeping area or a second living area/game room. Some of the recent upgrades include fresh exterior paint, new blinds, a newer kitchen, a roof that is about 7 years old, and much more! The oversize 12,284 square foot lot has a plenty of elbow room and a private rear deck with a secluded setting. Included in the sale is a new fridge, washer, and dryer. This mountain home is a must see!

<b>Active Pending 11/05/16</b>	<b>Listing # 126529</b>	<b>3681 Primrose Rd, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$339,900</b>
	<b>County: El Dorado</b>	<b>Cross St: chonokis Rd.</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Stateline	<b>Subdivision</b>	Pinewood Park
<b>Beds</b>	3	<b>Approx Square Feet</b>	1404 Tax Data
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$242.09
<b>Garage</b>	2		
<b>Year Built</b>	1990	<b>Lot Sq Ft(approx)</b>	5489 ((Tax Data))
<b>APN</b>	029-371-19-100		
<b>DOM/CDOM</b>	105/105	<b>Approx Lot Size</b>	0.1260

## Additional Pictures

**Public Remarks** Must see ! Freshly remodeled, in-town beauty! 3bedrooms with expansive master bedroom, 3 bathrooms, oversized garage.Maple cabinets, granite counter tops, stainless steel appliances, new carpets, tile, fresh paint inside and out . Shows as new! Nicely appointed great value for right buyer. Close to casinos, walking distance to gondola and shopping.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/16/16</b>	<b>Listing # 126772</b>	<b>3914 Larch Ave, South Lake Tahoe, CA 96150-8827</b>	<b>Listing Price: \$714,500</b>
	<b>County: El Dorado</b>	<b>Cross St: Rocky Point</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Stateline	<b>Subdivision</b>	Pinewood Heights
<b>Style</b>	Split Level		
<b>Beds</b>	4	<b>Approx Square Feet</b>	3048 Tax Data
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$234.42
<b>Garage</b>	2		
<b>Year Built</b>	1975	<b>Lot Sq Ft(approx)</b>	10498 ((Tax Data))
<b>APN</b>	029-415-05-100		
<b>DOM/CDOM</b>	37/37	<b>Approx Lot Size</b>	0.2410

**Additional Pictures**

**Directions** Pioneer Trail to Larch (upper).

**Public Remarks** Situated on a boulder studded sunny hilltop this completely remodeled home takes in the lovely lake & mountain views. Upgrades include remodeled

including an 8 person dry sauna to warm you up on snowy winter days. Closets are all cedar lined and 2 water heaters ensures you will have ample hot water for all. New back deck. The \$30,000 security system can be accessed remotely, ensuring your home is safe and secure at all times. Located w/ world class Heavenly Ski Resort in your back yard and a short walk to the action at Stateline, there's no shortage of activities to enjoy. Priced under market value! Appraisal on file valued at \$760,000 in Dec 2015!

<b>Active Pending 11/07/16</b>	<b>Listing # 126454</b>	<b>825 Patricia Ln, South Lake Tahoe, CA 96150-6443</b>	<b>Listing Price: \$319,900</b>
	<b>County: El Dorado</b>	<b>Cross St: 10th</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe Island Drive	<b>Subdivision</b>	Tahoe Island Park
<b>Style</b>	Ranch		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1185 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$269.96
<b>Garage</b>	0		
<b>Year Built</b>	1973	<b>Lot Sq Ft(approx)</b>	7492 ((Tax Data))
<b>APN</b>	023-571-13-100		
<b>DOM/CDOM</b>	120/120	<b>Approx Lot Size</b>	0.1720

**Additional Pictures**

**Public Remarks** Upgraded Tahoe Island Rancher. This home features 3 bedrooms, 2 full baths, and open kitchen/living. Captivating custom kitchen features granite counters, hickory cabinets, tile floors and SS appliances. Both baths were upgraded with new fixtures, toilets, granite counters and sinks. Newer Heating and HW heater. Large parking pad for plenty of off street parking. The interior and exterior were recently painted also. Brand new electric panel was just installed. Metal roof. Move right into this special home. Close to the Lake beaches and shopping.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/15/16</b>	<b>Listing # 126773</b>	<b>2215 Butler Ave, South Lake Tahoe, CA 96150-4427</b>	<b>Listing Price: \$360,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Tahoe Island Drive</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe Island Drive	<b>Subdivision</b>	Tahoe Island Park 2
<b>Style</b>	Contemporary		
<b>Beds</b>	2	<b>Approx Square Feet</b>	1423 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$252.99
<b>Garage</b>	2		
<b>Year Built</b>	1966	<b>Lot Sq Ft(approx)</b>	7403 ((Tax Data))
<b>APN</b>	023-892-10-10		
<b>DOM/CDOM</b>	37/37	<b>Approx Lot Size</b>	0.1699

## Additional Pictures

**Directions** From US Highway 50, take 3rd St. going North West. Continue across the intersection of Washington Ave., at which point, 3rd St. becomes Tahoe Island Dr. Turn right on Butler Ave. The house is on the Right, or North West side of the street.

**Public Remarks** This quiet Tahoe residence in the desirable Tahoe Island would make a great starter or vacation home. Close to shopping dining and easy access to beaches, the Tahoe Keys marina, and paved trails leading to Camp Richardson. This 2 bedroom home features a built-in outdoor BBQ and entertainment area. Both the front and back yards are fully sprinklered with a nice front lawn and a small pond in the back.

<b>Active Pending 11/21/16</b>	<b>Listing # 126651</b>	<b>2040 West Way, South Lake Tahoe, CA 96150-6540</b>	<b>Listing Price: \$399,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Highway 89</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe Island Drive	<b>Subdivision</b>	Lukins 1
<b>Style</b>	Chalet		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1104 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$361.41
<b>Garage</b>	1		
<b>Year Built</b>	1972	<b>Lot Sq Ft(approx)</b>	5295 ((Tax Data))
<b>APN</b>	023-111-34-100		
<b>DOM/CDOM</b>	73/73	<b>Approx Lot Size</b>	0.1216

## Additional Pictures

**Directions** From 89 turn on West Way - House is on the right hand side.

**Public Remarks** If you've ever dreamed of owning a cozy cabin tucked into the woods on what is arguably the most appealing street in Tahoe, this is your place! This charming lake life style cottage appeals to the nostalgia of simpler times. Open floor plan living downstairs provides for a roomy but intimate atmosphere, perfect for cuddling up to the fireplace during snowy winter days, or having a light airy feel for those carefree summers. This adorable home boasts new interior/exterior paint, carpet, flooring and a variety of upgrades throughout. A roomy detached one-car garage allows for covered parking and additional storage, and the spacious lot provides plenty of outdoor entertaining amongst the trees. An active rental permit provides for additional turnkey income, with a location on a secluded street adjacent to the bicycle path headed to South Lake's sandy beaches. This cabin offers it all for Tahoe living

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/17/16</b>	<b>Listing # 126453</b>	<b>2301 California Ave, South Lake Tahoe, CA 96150-7122</b>	<b>Listing Price: \$420,000</b>
	<b>County: El Dorado</b>	<b>Cross St: TAHOE KEYS</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe Island Park	<b>Subdivision</b>	Tahoe Island Park 4
<b>Beds</b>	3	<b>Approx Square Feet</b>	1344 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$312.50
<b>Garage</b>	2		
<b>Year Built</b>	1976	<b>Lot Sq Ft(approx)</b>	6125 ((Tax Data))
<b>APN</b>	023-902-09-100		
<b>DOM/CDOM</b>	121/121	<b>Approx Lot Size</b>	0.1406

## Additional Pictures

**Directions** TAHOE KEYS BLVD to RIGHT on CALIFORNIA AVENUE, on the Left side, across from Green Belt LEAST expensive 3 bedroom, 2 FULL bath, double garage in highly desirable Tahoe Island Park #4

**Public Remarks** PRICE REDUCED! See attachment for quotes on replacing the carpet/pad. TRUSTEE says SELL NOW. No Court approval needed. Open & light floorplan. Across from GREEN BELT & on the SUNNY South side of the Street with great sun exposure year-around. Dining Area off kitchen opens to rear deck. UPGRADES include: approx. 2 year old Forced Air Gas Heating & Air Conditioning, Ceiling Fans/lights, Remote control custom blinds, window shutters, lots of newer light fixtures & plumbing fixtures, custom trim & paint. UPGRADED kitchen w/stainless steel appliances, lots of NEWER cabinets, pantry cabinet, Granite counters & large Granite Breakfast bar. Updated BATHS, newer doors & hardware, Master Bath w/double vanities, lots of storage. Security system. Walk to the Meadow & River. Attractive low-maintenance front yard, and sunny fenced rear yard, Spacious Double garage, And great neighbors! BMP's completed. Ready to occupy now!

<b>Active Pending 11/10/16</b>	<b>Listing # 125962</b>	<b>2207 Butler Ave, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$599,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Tahoe Vista Dr.</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe Island Park	<b>Subdivision</b>	Tahoe Island Park 4
<b>Style</b>	Contemporary		
<b>Beds</b>	3	<b>Approx Square Feet</b>	2090 Plans
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$286.60
<b>Garage</b>	2		
<b>Year Built</b>	2016	<b>Lot Sq Ft(approx)</b>	8011 ((Tax Data))
<b>APN</b>	023-892-09-10		
<b>DOM/CDOM</b>	200/200	<b>Approx Lot Size</b>	0.1839

## Additional Pictures

**Directions** From US Highway 50, take 3rd St. going North West. Continue across the intersection of Washington Ave., at which point, 3rd St. becomes Tahoe Island Dr. Turn right on Butler Ave. The house is on the Right, or North West side of the street.

**Public Remarks** This 3 bedroom home will feature upscale and desirable amenities such as granite counter tops, wood, tile and slate flooring, stainless steel appliances, high ceilings and an open floor plan. Located in the desirable and quiet community of Tahoe Island Park. This home will sit on a level lot is close to down town South Lake Tahoe and it's shopping and dining. Short and convenient driving distance to the Tahoe Keys Marina, beaches, South Lake Tahoe ski resorts, and more. Less than 2 hours from downtown Sacramento and less than an hour and 20 minutes from downtown Reno. Home is currently under construction, all features and specifications are based on plans and job specifications and may potentially be subject to change without notice.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/08/16</b>	<b>Listing # 126543</b>	<b>767 Lassen Dr, South Lake Tahoe, CA 96159-4448</b>	<b>Listing Price: \$659,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Texas</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe Keys	<b>Subdivision</b>	Mt Tallac 1
<b>Style</b>	Split Level		
<b>Beds</b>	3	<b>Approx Square Feet</b>	2226 Tax Data
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$296.05
<b>Garage</b>	2		
<b>Year Built</b>	1999	<b>Lot Sq Ft(approx)</b>	5986 ((Tax Data))
<b>APN</b>	022-122-11-100		
<b>DOM/CDOM</b>	102/102	<b>Approx Lot Size</b>	0.1374

## Additional Pictures

**Directions** Hwy 50 to Tahoe Keys Blvd., left on Texas, left on Lassen

**Public Remarks** Truly exceptionally beautiful home ready to be enjoyed the moment you enter. Come, feel at ease in this bright and airy Tahoe Keys home with it's gorgeous views and perfect location. Stunning newer kitchen opening to a sunny living room with high vaulted ceilings and skylights making the space so inviting that you'll be happy to spend time here just gazing at the sunsets and majestic Mt.Tallac. In addition, this wonderful home features 3 spacious bedrooms, 2 double vanity

Tahoe Keys comes with plenty of perks such as indoor and outdoor pool, tennis, volleyball, and basketball courts, private beach, pier and parks.

<b>Active Pending 11/12/16</b>	<b>Listing # 126452</b>	<b>456 Christie Dr, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$699,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Venice Drive</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe Keys	<b>Subdivision</b>	St Moritz Isle
<b>Beds</b>	4	<b>Approx Square Feet</b>	2480 Tax Data
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$281.85
<b>Garage</b>	2		
<b>Year Built</b>	1968	<b>Lot Sq Ft(approx)</b>	6195 ((Tax Data))
<b>APN</b>	022-171-77-100		
<b>DOM/CDOM</b>	122/122	<b>Approx Lot Size</b>	0.1422

## Additional Pictures

**Directions** Venice Drive to Christie Drive

**Public Remarks** The lowest priced waterfront in the Keys. This 4 bedroom, 3 bath, has downstairs living and fantastic water views. Your boat dock in your backyard has very fast access to the lake. The lot next door is also available.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/11/16</b>	<b>Listing # 123694</b>	<b>1978 Aloha Dr, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$1,199,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Venice Dr</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe Keys	<b>Subdivision</b>	Unavail
<b>Style</b>	Contemporary		
<b>Beds</b>	3	<b>Approx Square Feet</b>	2508 Tax Data
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$478.07
<b>Garage</b>	2		
<b>Year Built</b>	1986	<b>Lot Sq Ft(approx)</b>	10454 ((Tax Data))
<b>APN</b>	022-311-30-10		
<b>DOM/CDOM</b>	657/657	<b>Approx Lot Size</b>	0.2400

## Additional Pictures

**Public Remarks** Picture perfect and move in ready best describes this beautifully remodeled and decorated waterfront home. The vaulted wood ceiling and warm colors create an elegant yet cozy atmosphere. The spacious living area makes entertaining and gathering comfortable for large or small groups. The family room can double as an extra sleeping area and the garage has a secret room! Oh, and the family pets have their own yard. Everyone will be happy in this Tahoe Keys home located near the meadow and Pope Beach. Even the boats will have a dock that is large and well maintained.

<b>Active Pending 11/16/16</b>	<b>Listing # 126764</b>	<b>2037 Aloha Dr, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$1,590,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Venice</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe Keys	<b>Subdivision</b>	Tahoe Keys Units 5
<b>Style</b>	Contemporary		
<b>Beds</b>	3	<b>Approx Square Feet</b>	2578 Seller
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$616.76
<b>Garage</b>	2		
<b>Year Built</b>	1996	<b>Lot Sq Ft(approx)</b>	8060 ((Tax Data))
<b>APN</b>	022-301-07-100		
<b>DOM/CDOM</b>	39/39	<b>Approx Lot Size</b>	0.1850

## Additional Pictures

**Public Remarks** Beautiful Mediterranean style home w/ direct and easy access directly onto Lake Tahoe. The location couldn't be more prime in terms of accessibility to which share wide open views of the water and Lake Tahoe. Sliders open onto the expansive deck. Downstairs are two bedrooms, full bath, cozy family room with freestanding gas stove, slider to a lower deck. Nice landscaping. Large boat dock.

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/17/16</b>	<b>Listing # 126670</b>	<b>2520 Armstrong Ave, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$299,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Sierra Blvd</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe-Sierra	<b>Subdivision</b>	Tahoe Sierra 3
<b>Style</b>	Log		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1232 Other
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$242.69
<b>Garage</b>	0		
<b>Year Built</b>	1957	<b>Lot Sq Ft(approx)</b>	5001 ((Tax Data))
<b>APN</b>	031-142-07-100		
<b>DOM/CDOM</b>	56/56	<b>Approx Lot Size</b>	0.1148

## Additional Pictures

**Directions** From 50 - turn on Sierra Blvd - then take a right on Armstrong Ave. House is on left hand side.

**Public Remarks** Don't miss this opportunity to own a cozy rare, stacked log cabin in Tahoe! Adorable and charming cabin, the interior features authentic natural materials such as knotty wood cabinetry, exposed log beams, and a stone fireplace. The backyard storage shed provides ample space for extra storage. A fully fenced in,

starter home or second home, this is an ideal comfy Tahoe cabin!

<b>Active Pending 11/28/16</b>	<b>Listing # 126516</b>	<b>2604 Armstrong Ave, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$339,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Reno or Carson</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe-Sierra	<b>Subdivision</b>	Unavail
<b>Beds</b>	2	<b>Approx Square Feet</b>	1135 Tax Data
<b>Baths(FH)</b>	1 (1 0)	<b>Price/Sq Ft</b>	\$298.68
<b>Garage</b>	1		
<b>Year Built</b>	1960	<b>Lot Sq Ft(approx)</b>	5009 ((Tax Data))
<b>APN</b>	031-152-08-100		
<b>DOM/CDOM</b>	108/108	<b>Approx Lot Size</b>	0.1150

## Additional Pictures

**Directions** HWY 50 to Sierra Blvd left on Armstrong, house will be on the right

**Public Remarks** NEWLY REMODELED! Turn key Tahoe cabin tastefully updated and is ready for you to enjoy. Extensive interior and exterior improvements include paint,

wood burning stove and a custom pine mantel. In the kitchen you will find brand new granite counter tops, a farmhouse sink and hickory cabinets. Most windows were replaced with double pane windows. This property is approved to add a second bathroom through STPUD. Come check out this immaculate home centrally located in between Heavenly Ski Resort, Lake Tahoe, the casinos and bike paths. This house is a must see, make an offer today!

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending 11/05/16</b>	<b>Listing # 126395</b>	<b>2525 Rose Ave, South Lake Tahoe, CA 96150-7544</b>	<b>Listing Price: \$339,000</b>
	<b>County: El Dorado</b>	<b>Cross St: Sierra Blvd.</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe-Sierra	<b>Subdivision</b>	Tahoe Sierra 3
<b>Beds</b>	3	<b>Approx Square Feet</b>	1568 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$216.20
<b>Garage</b>	2		
<b>Year Built</b>	1963	<b>Lot Sq Ft(approx)</b>	5009 ((Tax Data))
<b>APN</b>	031-186-13-100		
<b>DOM/CDOM</b>	131/131	<b>Approx Lot Size</b>	0.1150

## Additional Pictures

**Directions** Lake Tahoe Blvd., to Sierra Blvd. , Right on Rose

**Public Remarks** Great starter home in central in town location! This 3 bedroom, 2 bath house with 2 car garage has recently been upgraded. Features include a newly remodeled kitchen, a large family room with fireplace, and a large dining room with wet bar adjacent to the kitchen. The house also features a nice two car garage with access to large laundry room. The back yard is fenced and ideal for family enjoyment. At this price, this one will not last long. Call for an appointment today.

<b>Active Pending 11/07/16</b>	<b>Listing # 126778</b>	<b>13141 Muhlebach Way, Truckee, CA 96161</b>	<b>Listing Price: \$879,900</b>
	<b>County: Nevada</b>	<b>Cross St: Northwoods Blvd</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe-Sierra	<b>Subdivision</b>	Unavail
<b>Style</b>	Cabin		
<b>Beds</b>	4	<b>Approx Square Feet</b>	3070 Other
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$286.61
<b>Garage</b>	2		
<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	13939 ((Other))
<b>APN</b>	045-500-13-000		
<b>DOM/CDOM</b>	77/77	<b>Approx Lot Size</b>	0.3200

## Additional Pictures

**Directions** Northwoods; R Muhlebach, R at next corner (also Muhlebach), House on rt

**Public Remarks** Quintessential luxury Tahoe 'cabin'. This four bedroom home, with over 3000 SF, has three full baths, three cozy fireplaces, spacious great room with soaring windows, bonus loft and big family room too! The finest finishes of wood and mixed stone grace every room. Beautifully appointed cook's kitchen with lots of storage and two prep sinks. Enjoy a soak in the hot tub, under the stars. Lots of room in the over-size garage for toys. Unique and beautiful; come take a look!

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# Client Summary Report

Listings as of 12/12/16 at 1:51pm

<b>Active Pending w72 H 11/21/16 Listing # 126254</b>	<b>1977 Piute St, South Lake Tahoe, CA 96150</b>	<b>Listing Price: \$480,000</b>
<b>County: El Dorado</b>	<b>Cross St: Tomahawk</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Meyers	<b>Subdivision</b>	Juniper Park
<b>Beds</b>	5	<b>Approx Square Feet</b>	2700 Seller
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$177.78
<b>Garage</b>	2		
<b>Year Built</b>	1976	<b>Lot Sq Ft(approx)</b>	11979 ((Tax Data))
<b>APN</b>	034-266-32-100		
<b>DOM/CDOM</b>	159/159	<b>Approx Lot Size</b>	0.2750

## Additional Pictures

**Directions** Hwy 50 to lower Apache, turn right on Arrowhead, turn left on Piute. House is on the right hand side.

**Public Remarks** Large home on double lot in the County. 5 bedrooms with 3 full bathrooms. Great Vacation Rental possibility without having to deal with the City's difficult rental regulations and high permit fees. One bedroom is very large and could be turned into a family/game room. Master Suite with french doors out to a deck and a private bathroom that has a jetted tub, separate stall shower, and new stone flooring. Recently remodeled with new flooring, windows, cabinets, counter tops, interior paint, and light fixtures. New 6 ft fence that encloses the side yard with a storage shed, garden beds, and a large gate for easy access from the street. Located close to Tahoe Paradise Park and the Upper Truckee River.

<b>Act Pnd Short Sale 11/22/16 Listing # 126785</b>	<b>2616 Palmira Ave, South Lake Tahoe, CA 96150-2957</b>	<b>Listing Price: \$239,000</b>
<b>County: El Dorado</b>	<b>Cross St: Carson</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Tahoe-Sierra	<b>Subdivision</b>	Unavail
<b>Beds</b>	3	<b>Approx Square Feet</b>	1160 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$206.03
<b>Garage</b>	0		
<b>Year Built</b>	1960	<b>Lot Sq Ft(approx)</b>	4988 ((Tax Data))
<b>APN</b>	031-082-14-100		
<b>Approx Lot Size</b>	0.1145		

**Directions** Hwy 50 to Carson, right on Palmira.

**Public Remarks** Three bedroom, two bath with master bedroom and a bath lock-off. Contractor special, pest report on file. Lots of potencial here!

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