

Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold Before Distrib. 11/04/16 Listing # 126832 780 Julie Ln, South Lake Tahoe, CA 96150-3804 Listing Price: \$315,000
County: El Dorado Cross St: 13th



Property Type	Residential	Property Subtype	Single Family
Area	Gardner Mountain	Subdivision	Gardner Mountain 3
Beds	3	Approx Square Feet	1656 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$190.22
Garage	0	Lot Sq Ft(approx)	6624 ((Tax Data))
Year Built	1972	Approx Lot Size	0.1521
APN	023-602-13-100		
DOM/CDOM	0/0		

Selling Price \$315,000 **SP % LP** 100.00

Sold Before Distrib. 11/18/16 Listing # 126815 2032 Venice Dr, South Lake Tahoe, CA 96150-6712 Listing Price: \$772,500
County: El Dorado Cross St: Tahoe Keys Blvd.



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Approx Square Feet	2650 Tax Data
Beds	3	Price/Sq Ft	\$291.51
Baths(FH)	3 (2 1)	Lot Sq Ft(approx)	7252 ((Tax Data))
Garage	2	Approx Lot Size	0.1665
Year Built	2000		
APN	022-351-16-100		
DOM/CDOM	0/0		

Selling Price \$772,500 **SP % LP** 100.00

Public Remarks Entered for historical purpose.

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 U.S. Patent 6,910,045



Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/04/16 (back ups welcome)	Listing # 126462 County: El Dorado	906 Edgewood Cir, South Lake Tahoe, CA 96150-7816 Cross St: TULARE AVE	Listing Price: \$299,000
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Property Type	Residential	Property Subtype	Single Family
Area	Al Tahoe	Subdivision	Trout Creek
Style	Ranch		
Beds	2	Approx Square Feet	1008 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$282.74
Garage	0		
Year Built	1967	Lot Sq Ft(approx)	6243 ((Tax Data))
APN	026-221-05-100		
DOM/CDOM	84/84	Approx Lot Size	0.1433

Selling Price \$285,000 SP % LP 95.32

Additional Pictures

Directions HWY 50 to LEFT on EDGEWOOD CR(just before Al Tahoe Blvd stoplight if going towards Stln., or after Al Tahoe Blvd. Stop Light first RIGHT if going towards the Y

Public Remarks LEAST expensive listing in HIGHLY desirable AL TAHOE neighborhood. LARGE Living room with cozy fireplace that is stubbed off for gas &

Tulare to rear yard and from Edgewood Circle to front yard. Walk to the River, Meadow, Lake, Shopping, Restaurants, Parks (3), Lake Tahoe Community College and Schools, Church & Library.

Sold 11/01/16	Listing # 126217 County: El Dorado	765 Alameda Ave, South Lake Tahoe, CA 96150 Cross St: Fresno	Listing Price: \$698,000
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Property Type	Residential	Property Subtype	Single Family
Area	Al Tahoe	Subdivision	Al Tahoe 1
Style	Split Level		
Beds	5	Approx Square Feet	2673 Plans
Baths(FH)	3 (3 0)	Price/Sq Ft	\$254.40
Garage	2		
Year Built	2016	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	026-063-13-100		
DOM/CDOM	121/121	Approx Lot Size	0.1150

Selling Price \$680,000 SP % LP 97.42

Additional Pictures

Directions Take Alameda from Lake Tahoe Blvd and the house is on the right hand side between Fresno and Berkeley.

Public Remarks Seldom seen is a newly constructed home in the Al Tahoe subdivision since vacant parcels are few and far between in one of South Tahoe's oldest and most central neighborhoods. Situated only 3 blocks from Regan Beach and a short bike ride to Lakeview Commons, the only thing more appealing than the location is the amenities found in the home. This efficient floor plan provides 5 spacious bedrooms and 3 full baths along with 2 common areas and generous redwood deck space. A slate entry ties to hickory hardwood flooring in both directions, from the stunning vaulted great room to the lower family room complete with wet bar. Adorned in a tasteful combination of Alder cabinetry, stainless appliances and slab granite, the kitchen is of a professional grade with ample space and a large central island. A profusion of

for summer

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/01/16	Listing # 126134	848 El Dorado Ave, South Lake Tahoe, CA 96150-2702	Listing Price: \$699,000
	County: El Dorado	Cross St: Sacramento	



Property Type	Residential	Property Subtype	Single Family
Area	Al Tahoe	Subdivision	Al Tahoe 1
Style	Split Level		
Beds	4	Approx Square Feet	2561 Assessor
Baths(FH)	4 (4 0)	Price/Sq Ft	\$272.94
Garage	1		
Year Built	1959	Lot Sq Ft(approx)	6277 ((Assessor))
APN	026-154-12-100		
DOM/CDOM	121/121	Approx Lot Size	0.1441

Selling Price \$699,000 SP % LP 100.00

Additional Pictures

Directions Los Angeles, left on Oakland, Right on El Dorado. No sign.

Public Remarks Million dollar views without a million dollar price. Centrally located with sweeping panoramic views of meadow, winding river and Mt. Tallac. Full length back deck with windows across the entire upper floor provides excellent sun exposure and natural light. This 4 bedroom, 4 bathroom home just finished a major remodel to include kitchen, windows, electrical and bathrooms. 2 bedrooms and 2 bathrooms are on the entry level and 2 bedrooms, 2 bathrooms and family room downstairs. There is a small, finished basement off the downstairs family room, as well as a large, unfinished basement. This location offers something for everyone; hiking in the meadow,

Lakeview Commons where you can enjoy entertainment all summer long. Or jump on the bike path and ride along the west shore to Fallen Leaf Lake and Cascade.

Sold 11/29/16	Listing # 126625	1205 Fairway Ave, South Lake Tahoe, CA 96150-8410	Listing Price: \$309,000
	County: El Dorado	Cross St: Glenwood	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Rancho Bijou
Beds	2	Approx Square Feet	816 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$378.68
Garage	1		
Year Built	1960	Lot Sq Ft(approx)	6541 ((Tax Data))
APN	027-343-16-100		
DOM/CDOM	70/70	Approx Lot Size	0.1502

Selling Price \$309,000 SP % LP 100.00

Additional Pictures

Directions Glenwood to Fairway

Public Remarks Great starter home across from the Bijou golf course! Centrally located close to grocery shopping, the lake, and the resorts, this would make a great primary residence or a second home. The open living area has beautiful hand scraped hickory hardwood flooring, a slate open burning fireplace, and plenty of natural sunlight. The kitchen has a gas range and stained hardwood cabinetry. The bathroom has been upgraded with travertine flooring, a tile shower, and a pedestal sink. High end decorator window coverings accent the newer double pane vinyl framed windows and are included in the sale. A large back deck overlooks the fully landscaped and irrigated yard. The heated garage is finished with sheet rock and great for storage or parking. Located on a quiet street in a quiet area this home is a must see!

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/07/16	Listing # 126548	3689 Spruce Ave, South Lake Tahoe, CA 96150	Listing Price: \$449,000
	County: El Dorado	Cross St: Ski Run	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Bijou Park
Style	Gambrel		
Beds	6	Approx Square Feet	1964 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$218.94
Garage	0		
Year Built	1977	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	027-155-12-100		
DOM/CDOM	67/67	Approx Lot Size	0.1150

Selling Price \$430,000 SP % LP 95.77

Additional Pictures

Directions Highway 50 to Ski Run then east on Spruce.

Public Remarks Conveniently located just off of Ski Run Blvd between Heavenly Ski Resort and the Beach this well maintained knotty pine cabin is ready for fun. This 6 and an wood burning fireplace. The kitchen has loads of counter space, a newer stainless steel dishwasher and stove, and a long breakfast bar with seating for six. A downstairs bedroom is set up as a kids entertainment/game area with bunk beds, a futon, and video games. Outside is a stamped concrete front porch, fully fenced rear yard, two storage sheds, and a large driveway with parking for 4 cars. This unique Tahoe cabin is a must see!

Sold 11/15/16	Listing # 126608	1342 Dick Lake Rd, South Lake Tahoe, CA 96150	Listing Price: \$514,500
	County: El Dorado	Cross St: woodland	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Bijou Park
Beds	4	Approx Square Feet	2696 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$192.88
Garage	3		
Year Built	2004	Lot Sq Ft(approx)	11543 ((Tax Data))
APN	025-211-13-100		
DOM/CDOM	62/62	Approx Lot Size	0.2650

Selling Price \$520,000 SP % LP 101.07

Additional Pictures

Public Remarks Mountain retreat with four bedrooms located on a cul de sac. Get away from it all and relax on your deck at this spacious home. Large open living area to entertain your guests. Come and make an offer today!

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Listings as of 12/12/16 at 4:34pm

Sold 11/09/16	Listing # 126508	3379 Deer Park Ave, South Lake Tahoe, CA 96150-8152	Listing Price: \$648,000
	County: El Dorado	Cross St: Craig	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Unavail
Style	Cabin		
Beds	4	Approx Square Feet	2047 Seller
Baths(FH)	4 (4 0)	Price/Sq Ft	\$302.88
Garage	0		
Year Built	1946	Lot Sq Ft(approx)	9328 ((Tax Data))
APN	027-221-37-100		
DOM/CDOM	76/76	Approx Lot Size	0.2141

Selling Price \$620,000 SP % LP 95.68

Additional Pictures

Directions Hwy 50 to Ruffus Allen Blvd. to Pickett. Left on Craig and right on Deer Park.

Public Remarks Old Tahoe Charm with the luxury of new construction! This 1940's property has been transformed from a rustic cabin into a 2047 square foot 4 bedroom/ 4 bathroom luxury Tahoe retreat. The grand living area has tall cathedral wood ceilings, a gas fireplace with floor to ceiling stone work, rustic hardwood flooring, and custom woodwork throughout. The open kitchen area features knotty alder cabinetry, granite slab counters, stainless steel appliances, and rustic bronze hardware. There are two master bedrooms, one on each level. The downstairs master has open beam ceilings, knotty pine paneling, and an open brick fireplace. Upstairs is a spacious loft with a walkway overlooking the living area with a cable rail system that makes a great second living area/game room. Outside is a fully fenced rear yard and a spacious deck with an outdoor gas fireplace. Located in the historic Bijou Pines area within walking distance to the lake, Bijou golf course, and shopping this cabin is a must see!

Sold 11/10/16	Listing # 126436	3335 Mount Rose Rd, South Lake Tahoe, CA 96150	Listing Price: \$474,000
	County: El Dorado	Cross St: Marlette Circle	



Property Type	Residential	Property Subtype	Single Family
Area	Bijou 2	Subdivision	Unavail
Beds	3	Approx Square Feet	1742 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$266.93
Garage	2		
Year Built	2003	Lot Sq Ft(approx)	5576 ((Tax Data))
APN	025-374-14-100		
DOM/CDOM	92/92	Approx Lot Size	0.1280

Selling Price \$465,000 SP % LP 98.10

Additional Pictures

Directions Highway 50 to Johnson to Marlette Circle.

Public Remarks Newer well maintained home in the heart of South Lake Tahoe. Located just steps from the Bijou Golf Course and minutes from the lake, Heavenly Ski Resort, and downtown this property would make the perfect vacation home or primary residence. The open downstairs living area has a spacious kitchen with a breakfast bar, plenty of counter space, a wine fridge, and a gas stove. The living area has a gas fireplace, dining nook with bay windows, and back yard access. Upstairs are two guest rooms and the master bedroom which has a gas fireplace, vaulted ceilings, and a master bathroom with a jetted Jacuzzi tub. The fully fenced rear yard has been recently redone with new lawn, a custom fire pit, a paving stone walkway, and is wired for a hot tub. This clean home is a must see!

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/17/16 (Great Job Lorie !)	Listing # 126389 County: El Dorado	1462 Chinquapin Dr, South Lake Tahoe, CA 96150 Cross St: Genoa	Listing Price: \$315,000
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Property Type	Residential	Property Subtype	Single Family
Area	Black Bart	Subdivision	Meadow Heights
Beds	2	Approx Square Feet	960 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$293.75
Garage	0		
Year Built	1955	Lot Sq Ft(approx)	7071 ((Tax Data))
APN	025-353-15-100		
DOM/CDOM	108/108	Approx Lot Size	0.1623

Selling Price \$282,000 SP % LP 89.52

Additional Pictures

Directions Black Bart to Genoa to Chinquapin turn right home is on the right.

Public Remarks This single family home was originally built as a duplex and therefore has two kitchens, two living/dining areas, two bedrooms, and two baths. It sits in a quiet neighborhood. The extended floor plan offers a possible mother-in-law unit.

Sold 11/09/16	Listing # 126006 County: El Dorado	1630 Meadow Vale Dr, South Lake Tahoe, CA 96150-4910 Cross St: Hwy 50	Listing Price: \$499,000
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Property Type	Residential	Property Subtype	Single Family
Area	Country Club Estates	Subdivision	Unavail
Beds	4	Approx Square Feet	2182 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$218.61
Garage	2		
Year Built	1980	Lot Sq Ft(approx)	10932 ((Tax Data))
APN	033-751-15-100		
DOM/CDOM	159/159	Approx Lot Size	0.2510

Selling Price \$477,000 SP % LP 95.59

Additional Pictures

Directions From Pioneer Trail take Elks Club, Left on to Pebble Beach, then left on Meadow Vale OR from Hwy 50, turn directly on to Meadow Vale.

Public Remarks Perfect mountain setting, with plenty of room for large families. Beautiful Country Club Estates location, with expansive forest views. Well-appointed floor plan features a great room, updated kitchen, slate floors, game room/family room, mudroom and covered entry. Large deck overlooking the peaceful pines and sunny backyard. Attached, two car garage, plus lots of bonus storage areas. BMP certificate and so much more to be appreciated inside and out of this well loved Lake Tahoe home.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/21/16	Listing # 126233	1889 Crystal Air Dr, South Lake Tahoe, CA 96150-4958	Listing Price: \$549,000
	County: El Dorado	Cross St: Meadowvale	



Property Type	Residential	Property Subtype	Single Family
Area	Country Club Estates	Subdivision	Country Club Heights 2
Style	Gambrel		
Beds	3	Approx Square Feet	1504 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$359.04
Garage	2		
Year Built	1975	Lot Sq Ft(approx)	17047 ((Tax Data))
APN	034-763-02-100		
DOM/CDOM	135/135	Approx Lot Size	0.3913

Selling Price \$540,000 SP % LP 98.36

Additional Pictures

Directions Pioneer to southern Pines, rt on Meadow Vale, rt on Crystal Air

Public Remarks Stunning mountain and Echo Summit views are afforded from this beautifully updated mountain style home. Features oak hardwood floors, natural stone, open beams, vaulted ceilings, recessed lighting, wood frame windows and built in surround sound. Additional loft area encompasses a game room and wet bar. Sliders lead to large sunny decks, one with a hot tub and all with breathtaking sunset views. Sits on over 1/3 acre lot with USFS owned property next door and State owned lot behind. Plus a detached oversized 2 car garage. Already a popular vacation rental, sells furnished. Turnkey. This one is a must see. Seller is very FIRM on price.

Sold 11/14/16	Listing # 126141	1031 Cathedral Rd, South Lake Tahoe, CA 96150	Listing Price: \$709,000
	County: El Dorado	Cross St: Highway 89	



Property Type	Residential	Property Subtype	Single Family
Area	Fallen Leaf Lake	Subdivision	Unavail
Style	Cabin		
Beds	3	Approx Square Feet	1000 Seller
Baths(FH)	2 (2 0)	Price/Sq Ft	\$675.00
Garage	1		
Year Built	1966	Lot Sq Ft(approx)	21780 ((Tax Data))
APN	021-031-24-100		
DOM/CDOM	134/134	Approx Lot Size	0.5000

Selling Price \$675,000 SP % LP 95.20

Additional Pictures

Directions Highway 89 to Cathedral. Take Cathedral appx. 2 miles, first cabin on right that you see upon entering the tract.

Public Remarks As if straight out of the pages of Sunset Magazine, set amongst the forest of one of Mother Nature's most treasured gifts, Fallen Leaf Lake. This is a one of a kind opportunity to truly escape. Meticulously designed, with countless upgrades inside and out, you're sure to fall in love at first glance. The owners have spared no expense and no detail has been overlooked in renovating this timeless cabin from top to bottom. Upgrades include wood-clad windows, built-in stainless steel GE Monogram appliances, wood floors, newer bathroom, composition roof, decking, siding, three tandem propane tanks and more. This property comes with 673 Lemmon Lane, a lakefront parcel, giving you deeded access to the lake. The perfect balance of mountain charm and modern day amenities. Your escape awaits.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/22/16	Listing # 126644	867 Tata Ln, South Lake Tahoe, CA 96150	Listing Price: \$649,000
	County: El Dorado	Cross St: 10th	



Property Type	Residential	Property Subtype	Single Family
Area	Gardner Mountain	Subdivision	Gardner Mountain 1
Beds	4	Approx Square Feet	2116 Tax Data
Baths(FH)	0 (0 0)	Price/Sq Ft	\$303.88
Garage	0		
Year Built	2014	Lot Sq Ft(approx)	10019 ((Tax Data))
APN	023-471-11-100		
DOM/CDOM	52/52	Approx Lot Size	0.2300

Selling Price \$643,000 SP % LP 99.08

Additional Pictures

Directions Emerald Bay Rd, turn left on 10th st, left on Tata. Property on left.

Public Remarks This impeccable four bedroom, three full bath home is located in an excellent location in Gardner Mountain and is close to Camp Richardson and the Lake. Downstairs living with high vaulted ceilings and cozy wood burning stove keep you warm on chilly winter nights. The open floor plan flows into the stunning kitchen complete with stainless steel appliances, granite counters, built-in coffee maker and microwave. The full bathroom and bedroom offers main floor privacy, perfect for guests. Follow the glass slider off of the dining area to a spacious deck and fully fenced backyard, perfect for entertaining and barbeques on warm summer evenings. Upstairs you will find the master suite with a stunning walk-in stone surround shower and dual sinks. Two more bedrooms and a beautifully appointed guest bathroom finish the top floor.

Sold 11/29/16	Listing # 126400	3691 Rocky Point Rd, South Lake Tahoe, CA 96150-8812	Listing Price: \$289,000
	County: El Dorado	Cross St: Chonokis	



Property Type	Residential	Property Subtype	Single Family
Area	Heavenly Valley	Subdivision	Heavenly Pines
Style	Ranch		
Beds	3	Approx Square Feet	1356 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$217.55
Garage	0		
Year Built	1961	Lot Sq Ft(approx)	5181 ((Tax Data))
APN	029-372-07-100		
DOM/CDOM	100/100	Approx Lot Size	0.1189

Selling Price \$295,000 SP % LP 102.08

Additional Pictures

Directions Pioneer Trail , turn on Glen Rd and make a Left on Rocky Point Rd.

Public Remarks Great location! Short walk to Heavenly Gondola and Casinos. New roof, carpet, paint and updating. You will enjoy a spacious and open floor plan featuring 3 bedrooms and 2 bathrooms.

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Sold 11/14/16	Listing # 126332	3841 Regina Rd, South Lake Tahoe, CA 96150	Listing Price: \$549,000
	County: El Dorado	Cross St: Keller	



Property Type	Residential	Property Subtype	Single Family
Area	Heavenly Valley	Subdivision	Keller 5-acres
Beds	3	Approx Square Feet	1946 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$277.49
Garage	2		
Year Built	1982	Lot Sq Ft(approx)	11761 ((Tax Data))
APN	028-190-04-100		
DOM/CDOM	116/116	Approx Lot Size	0.2700

Selling Price \$540,000 SP % LP 98.36

Additional Pictures

Directions Pioneer trail to Keller towards Heavenly Ski Resort, turn right on Regina, property on right.

Public Remarks Meticulous Heavenly Home, walking distance to World Renown Ski Resort. Owner maintained and it truly shines. 3 bedrooms, 2.5 baths, approximately 1,946 Sq.Ft., open Living, vaulted ceilings, dramatic gas fire place, Dining area off upgraded kitchen, highend Stainless Steel GE profile appliances, abundance of oak cabinetry, extra roomy master suite, walk-in closet, deep soaker tub & separate shower. Two decks, two car garage and all situated on 1/4 acre. Make this your next Tahoe investment.

Sold 11/29/16	Listing # 126219	3758 Overlook Ct, South Lake Tahoe, CA 96150	Listing Price: \$1,088,000
	County: El Dorado	Cross St: Wildwood Ave	



Property Type	Residential	Property Subtype	Single Family
Area	Heavenly Valley	Subdivision	Heavenly View Terrace
Style	Contemporary		
Beds	5	Approx Square Feet	3194 Plans
Baths(FH)	4 (4 0)	Price/Sq Ft	\$330.31
Garage	2		
Year Built	2016	Lot Sq Ft(approx)	10019 ((Tax Data))
APN	028-123-07-100		
DOM/CDOM	147/147	Approx Lot Size	0.2300

Selling Price \$1,055,000 SP % LP 96.97

Additional Pictures

Directions Take Ski Run Blvd towards Heavenly, turn left on Needle Peak, Left on Wildwood, left on Overlook Ct and home is on the left.

Public Remarks The ultimate alpine home with a masterful combination of contemporary design and modern mountain architecture. Peerlessly constructed in this private Heavenly Valley cul-de-sac, this brand new residence captures filtered lake, mountain and ski resort views from 3 floors of living, as well as a dramatic roof top deck. The open plan tastefully ties a soaring great room to the kitchen and dining area through a profusion of Black Walnut hardwood flooring. From there a pleasant contrast of Carrara white marble and quartz merge with premium Pecan cabinetry to surround professional grade appliances. Aged pewter knobs adorn shaker style Alder doors on 5 spacious bdrms & 4 full baths including a Master Suite that's complete w/ corner fireplace, walk-in closet and lavish bathroom appointments. Enjoy an intimate game room w/ fireplace & wet bar accented with a mosaic of salvaged lumber. Premium lighting & plumbing fixtures were used throughout that tender a unique touch of modern city influence.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/18/16	Listing # 125267	14805 Hwy 89, Markleeville, CA 96120	Listing Price: \$199,900
	County: Alpine	Cross St: Hwy 88	



Property Type	Residential	Property Subtype	Single Family
Area	Markleeville	Subdivision	Unavail
Style	Contemporary		
Beds	1	Approx Square Feet	1200 Assessor
Baths(FH)	1 (1 0)	Price/Sq Ft	\$165.83
Garage	0		
Year Built	1860	Lot Sq Ft(approx)	3920 ((Tax Data))
APN	02-280-018-0		
DOM/CDOM	283/283	Approx Lot Size	0.0900

Selling Price \$199,000 **SP % LP** 99.55

Additional Pictures

Directions Hwy 88 to Hwy 89 heading to Markleeville. Store is in downtown location.

Public Remarks This is a cute, remodeled home downtown Markleeville right next to the general store and deli. The home has been remodeled inside and offer a nice yard with mature landscaping and deck. There is a large wooden shed in back of the home that would make a great workshop or large storage area. The zoning for this property is commercial design historical which provides a variety of uses. The owner of this home is also offering the Markleeville General Store for sale which is next door to this house. It is being sold for \$599,000. Behind the store is a small lot with restrooms and 2 car garage that is also offered for sale for \$99,000. Buy all 3 as a package for separately.

Sold 11/14/16	Listing # 126422	1616 Choctaw St, South Lake Tahoe, CA 96150-5214	Listing Price: \$185,000
	County: El Dorado	Cross St: San Diego	



Property Type	Residential	Property Subtype	Single Family
Area	Meyers	Subdivision	Tahoe Paradise 3
Style	A-Frame		
Beds	1	Approx Square Feet	725 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$262.21
Garage	0		
Year Built	1962	Lot Sq Ft(approx)	6234 ((Tax Data))
APN	034-221-25-100		
DOM/CDOM	95/95	Approx Lot Size	0.1431

Selling Price \$190,100 **SP % LP** 102.76

Additional Pictures

Directions Hwy 50 to Arapahoe to San Diego to Choctaw

Public Remarks PRICE REDUCTION! One of the most affordable houses in Tahoe! This cute cabin, with an open beam ceiling, will not last long. Containing one, good sized bedroom with lots of storage and an unfinished loft. Open floor plan including a dining area make this home very inviting. Located in the desirable Meyers neighborhood on a quiet street on a lovely lot.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/23/16 (Thank you Lisa)	Listing # 126574 County: El Dorado	1767 Arrowhead Ave, South Lake Tahoe, CA 96158-5227 Cross St: Cherokee	Listing Price: \$359,000
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Property Type	Residential	Property Subtype	Single Family
Area	Meyers	Subdivision	Juniper Park
Style	Ranch		
Beds	3	Approx Square Feet	1040 Tax Data
Baths(FH)	2 (1 1)	Price/Sq Ft	\$331.73
Garage	0		
Year Built	1974	Lot Sq Ft(approx)	5956 ((Tax Data))
APN	034-252-11-100		
DOM/CDOM	77/77	Approx Lot Size	0.1367

Selling Price \$345,000 SP % LP 96.10

Additional Pictures

Directions Hwy 50 turn North on Apache, right on Arrowhead to property

Public Remarks This 3 bedroom 2 bath home has had a beautiful make over,a must see. Step into this great home and enjoy the open Living room, Dining room, Kitchen combo. The living room, dining room and hall have beautiful Bamboo floors. The kitchen has tile floors with high end stainless steel appliances and quartz counter tops as well as top of the line cabinets. The hall bath has very nice cabinets, tile floors and travertine shower. This great home has been landscaped, has RV parking and backs to conservancy land. All the very nice upgrades, including custom window coverings, light fixtures, paint and flooring make this home a step above the rest. If you're looking for a tasteful home or comfortable vacation spot, this is it. Don't let the outside fool you.

Sold 11/23/16	Listing # 126612 County: El Dorado	2687 S Upper Truckee Rd, South Lake Tahoe, CA 96150 Cross St: Nahane Drive/Kekin S	Listing Price: \$359,900
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Property Type	Residential	Property Subtype	Single Family
Area	Meyers	Subdivision	Tahoe Paradise 6
Style	Cabin		
Beds	3	Approx Square Feet	1398 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$255.01
Garage	0		
Year Built	1975	Lot Sq Ft(approx)	5986 ((Tax Data))
APN	035-272-21-100		
DOM/CDOM	68/68	Approx Lot Size	0.1374

Selling Price \$356,500 SP % LP 99.06

Additional Pictures

Directions Head southwest on US-50 W toward Cirugu St. Turn left onto S Upper Truckee Road. Destination will be on the left.

Public Remarks Charmingly rustic oversize Tahoe cabin on large level lot, with distinctive natural wood and timber beam ceilings, spacious rooms, open floor plan downstairs, beautiful stone fireplace, enjoy large south facing decks with no close neighbors, central location for all your South Lake Tahoe activities.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/15/16	Listing # 126521	1202 Lone Indian Trl, South Lake Tahoe, CA 96150-4549	Listing Price: \$499,900
	County: El Dorado	Cross St: Sierra Blvd	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 7
Style	Contemporary		
Beds	3	Approx Square Feet	1971 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$246.07
Garage	2		
Year Built	1993	Lot Sq Ft(approx)	7405 ((Tax Data))
APN	080-172-14-100		
DOM/CDOM	79/182	Approx Lot Size	0.1700

Selling Price \$485,000 **SP % LP** 97.02

Additional Pictures

Directions Take Pioneer Trail to Golden Bear. Go up Golden Bear and turn right on Sierra Blvd. Then turn left onto Lone Indian.

Public Remarks Located across from miles of forested trails and within 10 minutes to beaches, skiing and much more, this contemporary Tahoe home offers one of the best values to be found throughout Montgomery Estates. Downstairs living is a rare find. This versatile floor plan currently has the front living area set up as a fun game

this entire back of the home. From the living room one can step out onto the large fenced backyard complete with two deck areas, side yard and storage shed. The charming kitchen provides an abundance of counter and storage space. Just off the kitchen is the convenient laundry leading into the double garage. Upstairs one first steps into a office area which separates the three bedrooms. The master suite also boasts of a private balcony overlooking the backyard. Truly hard to beat.

Sold 11/07/16	Listing # 126406	2248 Sierra House Trl, South Lake Tahoe, CA 96150	Listing Price: \$549,900
	County: El Dorado	Cross St: High Meadow Trail	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 4
Beds	4	Approx Square Feet	2158 Appraiser
Baths(FH)	3 (3 0)	Price/Sq Ft	\$247.91
Garage	2		
Year Built	1972	Lot Sq Ft(approx)	10566 ((Tax Data))
APN	025-757-08-100		
DOM/CDOM	94/94	Approx Lot Size	0.2426

Selling Price \$535,000 **SP % LP** 97.29

Additional Pictures

Directions Top of High Meadow take a left on Sierra House. Second home on the right.

Public Remarks Location, location! Backing to miles of pristine Tahoe forest and at the top of Montgomery Estates, this setting will leave nothing to be desired. As you enter from the breezeway, you're greeted by a large and open living space with two living rooms, a dining room and kitchen. Off the kitchen is a lovely deck to soak in the sunshine under the tall pines. Downstairs you'll also find a two car garage, the master bedroom and one additional bedroom and bathroom. Upstairs features two oversized bedrooms, one bathroom and a rooftop deck. With hiking, biking and so much more out your back door and just minutes to everything South Shore has to offer, this home is a must see!

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/01/16	Listing # 126518	1631 Fairmeadow Trl, South Lake Tahoe, CA 96150-7455	Listing Price: \$659,000
	County: El Dorado	Cross St: Teepee Ct	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Meadow Lakes
Beds	4	Approx Square Feet	2540 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$255.91
Garage	2		
Year Built	2008	Lot Sq Ft(approx)	7013 ((Tax Data))
APN	080-132-16-100		
DOM/CDOM	69/242	Approx Lot Size	0.1610

Selling Price \$650,000 SP % LP 98.63

Additional Pictures

Directions Turn North on Fair Meadow Trail from Pioneer Trail

Public Remarks 1631 Fairmeadow Trail is a beautiful custom built home located in the desirable Meadow Lakes area of Montgomery Estates. Quality details including cedar siding, knotty alder, slab granite, quartzite, and travertine are found throughout. The upstairs features an open great room with vaulted ceilings, gas fireplace, and a large back deck. A gourmet kitchen includes Jenn-air and Fisher & Pakel appliances, custom cabinetry, an island with bar seating, and a walk-in pantry. The large master suite boasts vaulted ceilings, and a luxurious master bathroom with a jetted tub, double vanity, adjacent walk-in closet and a huge stall shower. Downstairs, 9' ceilings provide a spacious feel for the family/game room, 3rd bathroom and two more bedrooms. Full landscaping includes lawns, trees, shrubs, BMPs, and a paver driveway. Meadow Lakes is known for well-maintained homes, underground utilities, and easy access to trails into the adjacent meadows. Don't hesitate, call for a showing today!

Sold 11/07/16	Listing # 126124	3093 Kokanee Trl, South Lake Tahoe, CA 96150	Listing Price: \$749,000
	County: El Dorado	Cross St: Pioneer	



Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 9
Beds	4	Approx Square Feet	3843 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$176.95
Garage	3		
Year Built	1991	Lot Sq Ft(approx)	12197 ((Tax Data))
APN	080-192-32-100		
DOM/CDOM	137/137	Approx Lot Size	0.2800

Selling Price \$680,000 SP % LP 90.79

Additional Pictures

Public Remarks Stunning Chateau style home situated on a double lot, located in the exclusive Kokanee Estates. Upon entry the marble tile foyer and the beautiful curved stairway welcome you. Downstairs you will find a formal living room with tray ceilings and gas fireplace, dining room, large kitchen with eating area, family room, study with built-in bookshelves, laundry room with an abundance of storage, and a half bath. Upstairs a large Master suite awaits, featuring tray ceilings, marble gas fireplace, jetted tub, and over sized dual head shower. Three additional bedrooms and an expansive game room complete the upstairs space. The three car finished garage is the auto enthusiasts dream. It features a service pit, 220V compressor, padded floor, workbench, cabinets, and a separate heating system. Common areas for Kokanee Estates homeowners include Trout Creek frontage, two acres of meadow, and an open greenbelt lot. Easy access to hiking and biking trails, shopping, casinos, beaches and Heavenly.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/22/16	Listing # 126415	692 W San Bernardino Ave, South Lake Tahoe, CA 96150-9335	Listing Price: \$299,000
	County: El Dorado	Cross St: N. Upper Truckee	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 20
Style	Ranch		
Beds	2	Approx Square Feet	832 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$347.36
Garage	0		
Year Built	1974	Lot Sq Ft(approx)	10924 ((Tax Data))
APN	034-451-01-100		
DOM/CDOM	108/108	Approx Lot Size	0.2508

Selling Price \$289,000 SP % LP 96.66

Additional Pictures

Directions N. Upper Truckee to W. San Bernardino

Public Remarks Talk about a great value in a sought after county neighborhood! It is difficult to find homes out here under \$300,000, let alone one that has cute updates! 2 USFS lots across the street, and close to Meyers with nice restaurants, nearby to 2 ski resorts and 2 golf courses. Of course the Truckee River close by and the miles of trails that abound from the end of the street are the best part about this location! Darling little home with vinyl double pane windows, slider door to back deck and front deck entry. Cozy gas log fireplace in the living room. Open floor plan.

Sold 11/30/16	Listing # 126678	552 Koru St, South Lake Tahoe, CA 96150	Listing Price: \$439,000
	County: El Dorado	Cross St: upper truckee	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 23
Beds	3	Approx Square Feet	1530 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$281.05
Garage	2		
Year Built	1991	Lot Sq Ft(approx)	10675 ((Tax Data))
APN	033-841-25-100		
DOM/CDOM	56/56	Approx Lot Size	0.2451

Selling Price \$430,000 SP % LP 97.95

Additional Pictures

Directions upper truckee to Koru

Public Remarks Clean and well maintained, this home is a must see. Situated on a large lot close to miles of hiking and biking trails and only minutes to skiing and the Lake. Living room has vaulted ceilings as well as the Master, tiled counter in the kitchen with oak cabinets, fenced backyard, and more.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/15/16	Listing # 125625	722 Cayuga St, South Lake Tahoe, CA 96150-9322	Listing Price: \$744,000
	County: El Dorado	Cross St: North Upper Truckee	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 19
Style	Contemporary		
Beds	4	Approx Square Feet	2845 Seller
Baths(FH)	3 (3 0)	Price/Sq Ft	\$251.32
Garage	2		
Year Built	2004	Lot Sq Ft(approx)	10237 ((Tax Data))
APN	033-354-11-100		
DOM/CDOM	218/218	Approx Lot Size	0.2350

Selling Price \$715,000 SP % LP 96.10

Additional Pictures

Directions Lake Tahoe Blvd to North Upper Truckee Rd. Turn left onto Cayuga Street

Public Remarks Excellent setting and privacy for this beautiful 2004 built custom home. Next to Forest Service lot and State of CA lots behind. Beautifully maintained home is fully furnished and well appointed with natural stone and wood finishes throughout. Large kitchen is open to living area with custom cabinets, granite slab counter tops, Jenn-air stainless appliances. Gourmet delight with five burner Amana range in the island with breakfast bar seating. Complete with warming oven. Entertaining deck offers outdoor dining with forest and mountain views. High vaulted pine ceilings throughout upstairs living area and master suite. Master suite has large spa tub, walk in stall shower and dual sink vanity. Huge walk-in closet with built -in organizer. Alder doors and trim throughout. Downstairs features a family room which is spacious and perfect for large gatherings . This is a Must See property for your vacation rental or primary home. Luxury Tahoe Living at its Best. Call today!

Sold 11/18/16	Listing # 126515	1472 Mount Shasta Cir, South Lake Tahoe, CA 96150-5558	Listing Price: \$289,000
	County: El Dorado	Cross St: Mt. Rainier Drive	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 2	Subdivision	Unavail
Beds	2	Approx Square Feet	1120 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$249.11
Garage	0		
Year Built	1977	Lot Sq Ft(approx)	10089 ((Tax Data))
APN	033-466-12-100		
DOM/CDOM	84/84	Approx Lot Size	0.2316

Selling Price \$279,000 SP % LP 96.54

Additional Pictures

Public Remarks Great starter home or vacation getaway! If peace and quiet is what you are looking for, then look no further. This property has a great setting with a state owned lot directly behind, and multiple state owned lots across the street. Roof is approximately 11 years old. Property has a large, sunny, fully fenced back yard and a storage shed for all your toys. Your chance to own a home with great potential in a desired neighborhood. Just needs your finishing touches! Come take a look today!

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/18/16	Listing # 126314	799 Lookout Point Ci, South Lake Tahoe, CA 96150	Listing Price: \$479,000
	County: El Dorado	Cross St: Elk Point	



Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 2	Subdivision	Unavail
Beds	3	Approx Square Feet	1637 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$284.06
Garage	2		
Year Built	2012	Lot Sq Ft(approx)	15898 ((Tax Data))
APN	033-275-08-100		
DOM/CDOM	122/122	Approx Lot Size	0.3650

Selling Price \$465,000 SP % LP 97.08

Additional Pictures

Directions Lake Tahoe Blvd to Mule Deer to Elk Point to Lookout Point Circle.

Public Remarks Location, Location, Location!!! Perched on a 15,898 square foot lot backing to miles of National Forest Land and adjacent to Conservancy land this recently build home is a must see! Breathtaking panoramic mountain and forest views are seen from just about any window of this Tahoe home. Built in 2012 this 3 bedroom, 2 bath, 2 car garage home is tastefully decorated and sells fully furnished. The well designed kitchen offers high end Alder cabinetry, Kitchen Aid stainless steel appliances, and Silestone quartz slab counters. The living area has tall vaulted ceilings, rich rustic oak hardwood flooring, and opens up onto a large deck with a retractable awning and expansive mountain views. Other great features of this home include high end window coverings, a bear proof trash container, and tons of storage. If you are looking for views this home is a must see!

Sold 11/17/16	Listing # 126013	1737 Westwood Dr, Minden, NV 89423-4717	Listing Price: \$375,000
	County: Douglas	Cross St: Mahogany	



Property Type	Residential	Property Subtype	Single Family
Area	Nevada	Subdivision	Out of Area
Style	Split Level		
Beds	4	Approx Square Feet	2208 Assessor
Baths(FH)	3 (2 1)	Price/Sq Ft	\$163.04
Garage	2		
Year Built	1984	Lot Sq Ft(approx)	12197 ((Assessor))
APN	132-030-21-104		
DOM/CDOM	166/166	Approx Lot Size	0.2800

Selling Price \$360,000 SP % LP 96.00

Additional Pictures

Directions Hwy 395 to Ironwood 2 blocks turn right on Mahogany then left on Westwood

Public Remarks Enjoy Easy Living from this great location in Minden! Heart of the Valley Gourmet kitchen with granite counters, stainless appliances, designer lighting, double ovens, maple cabinets, pantry & breakfast bar! Split level design, with great room, separate family room, and guest room below. Nice views of the Sierra Nevada, Job's Peak & Heavenly from the upstairs bedrooms. Large fenced level lot with RV parking, large storage shed, entertainers patio, & room for many outdoor games/gardens. Close to swim center and all the Valley destinations. Rugged, Relaxed, Reachable!!!

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/02/16	Listing # 126559	702 Chapel Ln, Tahoe City, CA 96145	Listing Price: \$429,000
	County: Placer	Cross St: Cathedral Dr	



Property Type	Residential	Property Subtype	Single Family
Area	Out of Area-CA	Subdivision	Out of Area-CA
Beds	2	Approx Square Feet	1040 Assessor
Baths(FH)	2 (1 1)	Price/Sq Ft	\$443.27
Garage	0		
Year Built	1979	Lot Sq Ft(approx)	9148 ((Assessor))
APN	094-253-00-800		
DOM/CDOM	60/60	Approx Lot Size	0.2100

Selling Price \$461,000 SP % LP 107.46

Additional Pictures

Directions Off West Lake Blvd (Hwy 89) Turn right on Cathedral then right on Chapel

Public Remarks Walk or bike to Tahoe City from this adorable home, with two large bedrooms, plenty of light, and a perfect deck out the back for enjoying the morning sun. This bungalow-style home is all one level, with high ceilings, a spacious kitchen, and accessible attic space for storage or potential expansion. With artistry throughout, this home is full of character and charm in a lovely neighborhood.

Sold 11/08/16	Listing # 126568	1262 Pine Valley Rd, South Lake Tahoe, CA 96150-5933	Listing Price: \$459,900
	County: El Dorado	Cross St: Glen Eagles Rd	



Property Type	Residential	Property Subtype	Single Family
Area	Pioneer Trail	Subdivision	Tahoe Paradise Addition 1
Style	Contemporary		
Beds	3	Approx Square Feet	1584 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$284.09
Garage	2		
Year Built	1982	Lot Sq Ft(approx)	10977 ((Tax Data))
APN	033-631-27-100		
DOM/CDOM	61/61	Approx Lot Size	0.2520

Selling Price \$450,000 SP % LP 97.85

Additional Pictures

Directions Glen Eagles Rd to Pine Valley Rd (Right)

Public Remarks This just may be the most alluring residence you will find at this price. If you could pick just one neighborhood that best exemplifies the vibe Lake Tahoe is famous for, it is here at Tahoe Paradise. This 3-bedroom home for example with open wood beam ceilings sits on a beautiful, wooded quarter acre lot. The two-level layout comes with maple hardwood flooring, two full baths, windows galore, and a large two-car detached garage. Sold mostly furnished it also features a recent kitchen upgrade, including granite counter tops, new cabinets and appliances. The master suite and a secondary bedroom are located upstairs. A guest bedroom is located off of

obtaining a short term rental permit. The property is easy to show. Call today.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/03/16	Listing # 126637	1601 Pioneer Trl, South Lake Tahoe, CA 96150	Listing Price: \$595,000
	County: El Dorado	Cross St: Pioneer	



Property Type	Residential	Property Subtype	Single Family
Area	Pioneer Trail	Subdivision	Tahoe Paradise Addition 4
Style	Split Level		
Beds	4	Approx Square Feet	2196 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$268.67
Garage	2		
Year Built	2008	Lot Sq Ft(approx)	7971 ((Tax Data))
APN	033-651-08-100		
DOM/CDOM	41/41	Approx Lot Size	0.1830

Selling Price \$590,000 **SP % LP** 99.16

Additional Pictures

Directions Located on the frontage road of Pioneer Trail

Public Remarks Fully furnished turnkey vacation rental built in 2008 with luxurious appointments. This gorgeous home features hickory floors, slab granite counters, a single well farmhouse copper sink, knotty alder cabinets and doors. The back of the house is a wall of windows overlooking US forest service land with nice scenery and privacy. The home has soaring ceilings and 2 fireplaces to enjoy. Centrally located with easy access via Pioneer trail to Heavenly, Lake Tahoe and the casino corridor.

Sold 11/15/16	Listing # 126621	2133 Peter Ave, South Lake Tahoe, CA 96150	Listing Price: \$399,500
	County: El Dorado	Cross St: 12th	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Drive	Subdivision	Tahoe Island Park
Style	Ranch		
Beds	3	Approx Square Feet	1344 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$294.27
Garage	2		
Year Built	1959	Lot Sq Ft(approx)	7492 ((Tax Data))
APN	023-552-01-100		
DOM/CDOM	63/63	Approx Lot Size	0.1720

Selling Price \$395,500 **SP % LP** 99.00

Public Remarks Leave your car keys at home!! Steps outside your front door is South Lake Tahoe's premiere bike path leading to Fallen Leaf Lake and the best beaches Lake Tahoe has to offer including Pope Beach, Camp Richardson, and Baldwin Beach. Not to mention this property is walking distance to several of the area's top restaurants. This very clean 1 story, 1,344sf, 3bed/2bath offers an open floor plan featuring recessed lighting, fireplace, dining area, tile countertops, and 2 car garage.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/29/16	Listing # 126581	2180 Royal Ave, South Lake Tahoe, CA 96150-4431	Listing Price: \$425,000
	County: El Dorado	Cross St: Tahoe Island	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Drive	Subdivision	Tahoe Island Park
Beds	3	Approx Square Feet	1370 Appraiser
Baths(FH)	2 (2 0)	Price/Sq Ft	\$298.36
Garage	2		
Year Built	1974	Lot Sq Ft(approx)	7979 ((Tax Data))
APN	023-664-02-100		
DOM/CDOM	82/82	Approx Lot Size	0.1832

Selling Price \$408,750 SP % LP 96.18

Additional Pictures

Public Remarks Nestled amidst the pines in the desirable neighborhood of Tahoe Island Drive, is this 3 bedroom, 2 bath rancher. The spacious kitchen opens to the living and dining areas which is perfect for families and entertaining. The large flat lot is landscaped and fully fenced. Features include granite counter tops, corner gas fireplace with tile surround, separate laundry room, walk-in closet in the master bedroom, new carpet, flooring, interior paint, low e vinyl windows, wood blinds, and automatic sprinklers. Easy access to hiking and biking trails, skiing, shopping, beaches and Camp Richardson. Perfect for a family home or Tahoe Getaway!

Sold 11/18/16	Listing # 125550	732 Anita Dr, South Lake Tahoe, CA 96150-4414	Listing Price: \$319,999
	County: El Dorado	Cross St: 12th Street	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Park	Subdivision	Tahoe Island Park 4
Style	Cabin		
Beds	2	Approx Square Feet	891 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$353.54
Garage	0		
Year Built	1961	Lot Sq Ft(approx)	8320 ((Tax Data))
APN	023-645-07-100		
DOM/CDOM	239/239	Approx Lot Size	0.1910

Selling Price \$315,000 SP % LP 98.44

Additional Pictures

Directions From 89 turn on 12th St make a Right on Anita Dr. House is on the right hand side.

Public Remarks Charming and clean Tahoe cabin tucked away in one of SLT's nicest neighborhoods. This home is located close to the beach bound bike paths on a quiet, flat street and set back on a spacious 8,000 sq foot lot accented by tall pine trees. Indoors, vaulted knotty pine ceilings invite you in to the rustic interior, with natural wood kitchen cabinetry, an oversized classic grand fireplace, and plenty of updated windows to allow for natural light to flow indoors. A bonus loft provides for additional storage or cozy den space. The bathroom has fresh tile and updated fixtures, and newer carpet, paint, and trim complete this picturesque getaway. The fully fenced in backyard provides privacy and a bonus outdoor shed and spacious driveway allow for plenty of room to enjoy the great Tahoe outdoors. This idyllic home is easy to fall in love with.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/04/16	Listing # 126582	789 Tuolumne Dr, South Lake Tahoe, CA 96150-4451	Listing Price: \$589,000
	County: El Dorado	Cross St: Lassen Drive	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Mt Tallac 1
Style	Split Level		
Beds	4	Approx Square Feet	2085 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$281.77
Garage	2		
Year Built	1999	Lot Sq Ft(approx)	6123 ((Tax Data))
APN	022-121-12-100		
DOM/CDOM	64/64	Approx Lot Size	0.1406

Selling Price \$587,500 SP % LP 99.75

Additional Pictures

Directions 50 to Tahoe Keys Blvd, left on Texas, left on Tuolumne. All the way down on the right hand side, next to the meadow.

Public Remarks Peaceful meadow setting in the quiet Tahoe Keys subdivision. Enjoy the meadow views from the upstairs deck or while relaxing in the hot tub. This four bedrooms, three bathrooms, two car garage, 2055 SF home is ideal for any family. Subtle finishes throughout, including a log handrail and trim in the entry, wired-in speakers in the living room, built in vanity in the master bedroom and built-in workbench in the garage. As a second home, it is a perfect mountain getaway as it comes tastefully decorated with the Tahoe lifestyle in mind. For full-time families, kids can walk to Tahoe Valley Elementary with a trail going right across the meadow. The location of this home is perfect - close to the beach, boat ramp, bike trails, restaurants and shopping, with hiking out your front door! Bright and sunny location in a quiet family neighborhood. Located in the Tahoe Keys subdivision complete with the amenities of the beach, pool, sauna, spa, tennis courts, marina and pier.

Sold 11/17/16	Listing # 125838	401 Crystal Ct, South Lake Tahoe, CA 96150-6656	Listing Price: \$979,000
	County: El Dorado	Cross St: Kokanee	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Makai Isle
Beds	3	Approx Square Feet	2310 Other
Baths(FH)	2 (2 0)	Price/Sq Ft	\$405.84
Garage	2		
Year Built	1984	Lot Sq Ft(approx)	9274 ((Tax Data))
APN	022-251-52-10		
DOM/CDOM	189/542	Approx Lot Size	0.2129

Selling Price \$937,500 SP % LP 95.76

Additional Pictures

Public Remarks Fully remodeled with a rustic mountain flair, this Tahoe Keys home will impress even the most discerning buyers. The incredible upstairs great room features a wall of 8' tall glass looking over your private dock and down the marina to the east. To the west, full views of Mt Tallac can be enjoyed from the sunny front deck. A gourmet kitchen includes pro-style Jenn-air appliances, a huge island, and granite counters. Some of the high-end details include hand scraped hickory floors, custom alder cabinetry, rough sawn wood accents, woven metal railings, and solid alder doors and trim. The amazing master bathroom boasts a volcanic limestone soaking tub, double vanity, and a large separate stall shower. Exterior improvements include, new decking, 50 year roof, paver patio, new paint, and all new low-e windows and sliding doors. This is of the best Keys values available, call for a showing today!

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/18/16	Listing # 126537	2168 White Sands Dr, South Lake Tahoe, CA 96150-6705	Listing Price: \$2,295,000
	County: El Dorado	Cross St: Capri	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Pinestone 3
Beds	5	Approx Square Feet	4254 Tax Data
Baths(FH)	5 (4 1)	Price/Sq Ft	\$499.53
Garage	2		
Year Built	1989	Lot Sq Ft(approx)	17544 ((Tax Data))
APN	022-401-13-100		
DOM/CDOM	79/79	Approx Lot Size	0.4028

Selling Price \$2,125,000 SP % LP 92.59

Additional Pictures

Directions Tahoe Keys Blvd, left on Capri, Left on White Sands

Public Remarks Enjoy this rare White Sands 5 bedroom 4.5 bath home situated on an impeccably landscaped yard enclosed by a beautiful wrought iron fence. This spectacular and bright property features spacious living, an oversize upstairs Master suite, and downstairs, 2 large junior suites , 2 additional bedrooms and a family room. The 2 back decks provide for fabulous outdoor living with marvelous views. The boat dock sits in ample deep water with easy access to Lake Tahoe. Extra long double car garage for boat storage.

Sold 11/09/16	Listing # 126532	1760 Narragansett Cir, South Lake Tahoe, CA 96150-4829	Listing Price: \$289,000
	County: El Dorado	Cross St: Apache	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Paradise	Subdivision	Tahoe Paradise 8
Style	Ranch		
Beds	2	Approx Square Feet	888 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$314.19
Garage	2		
Year Built	1962	Lot Sq Ft(approx)	7817 ((Tax Data))
APN	034-103-06-100		
DOM/CDOM	72/72	Approx Lot Size	0.1795

Selling Price \$279,000 SP % LP 96.54

Additional Pictures

Directions From Meyers, Hwy 50 to Upper Apache, Right on Apache

Public Remarks Great starter home or 2nd home for your weekend getaway! This two bedroom home located in one of the favorite Tahoe Paradise neighborhoods is one of the best values on the market! This property features a nice open living/dining floor plan with a spacious fenced backyard. With a little TLC, this home can be your ideal Tahoe cabin! Call for more information today!

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/17/16	Listing # 126198	1564 Iroquois Cir, South Lake Tahoe, CA 96150	Listing Price: \$479,000
	County: El Dorado	Cross St: Chippewa	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Paradise	Subdivision	Unavail
Beds	4	Approx Square Feet	2160 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$215.28
Garage	0		
Year Built	1965	Lot Sq Ft(approx)	15260 ((Tax Data))
APN	034-171-20-100		
DOM/CDOM	139/139	Approx Lot Size	0.3503

Selling Price \$465,000 SP % LP 97.08

Additional Pictures

Directions Pioneer Trail toward 50 to Mandan lft, to Chippewa lft to Iroquois lft

Public Remarks Situated on a large lot next to State Conservancy Land gives this property a great sense of privacy and serenity that is hard to find in today's South Lake Tahoe's real estate market. The open floor plan features vaulted ceilings, multiple skylights, wood ceilings, marble flooring, slab granite counter tops, a family room, fireplace, and much more.

Sold 11/07/16	Listing # 125788	1529 Ojibwa St, South Lake Tahoe, CA 96150-4718	Listing Price: \$500,000
	County: El Dorado	Cross St: Mandan	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Paradise	Subdivision	Tahoe Paradise 47
Beds	4	Approx Square Feet	2206 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$223.25
Garage	2		
Year Built	1985	Lot Sq Ft(approx)	15484 ((Tax Data))
APN	034-692-30-100		
DOM/CDOM	171/171	Approx Lot Size	0.3555

Selling Price \$492,500 SP % LP 98.50

Additional Pictures

Directions Mandan to Ojibwa house on the right

Public Remarks One of the most affordable remodeled 4 bedroom 3 bath home currently on the market. This home is located on a gorgeous 15,484sf south facing lot near hiking and mtn. biking trails. Features an open floor plan with a large kitchen that has plenty of counter and cabinet space. New granite slab counter tops along with custom back splash, new fixtures and appliances complete the custom kitchen. New Grey Oak engineered wood flooring throughout the kitchen and living room, new carpet in all the bedrooms and downstairs family room. All the bathrooms have new fixtures, vanities, and custom tile. New natural gas fireplace insert in the upstairs living room surrounded by quartzite. Upper and lower decks leading out to the backyard with stairs down to access the huge fenced in backyard. Room for rv and boat parking. Could make a great vacation rental property that is not subject to the vacation rental city ordinance.

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/30/16	Listing # 126522	1780 Chibcha St, South Lake Tahoe, CA 96150	Listing Price: \$607,000
	County: El Dorado	Cross St: Oglala	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Paradise	Subdivision	Unavail
Beds	4	Approx Square Feet	2264 Assessor
Baths(FH)	3 (2 1)	Price/Sq Ft	\$265.02
Garage	2		
Year Built	2016	Lot Sq Ft(approx)	7405 ((Tax Data))
APN	034-713-19-100		
DOM/CDOM	94/94	Approx Lot Size	0.1700

Selling Price \$600,000 SP % LP 98.85

Additional Pictures

Public Remarks New construction home situated at the trail head into world class mountain biking and hiking trails, there are even some approved trails for motorcycles and snowmobiles. With four bedrooms, great room, family room and a large double garage, there is room enough for you, your family and all your toys. The home is finished with alder doors and trim, hickory and slate flooring. Shaker style cabinets are crafted from hickory and stained to a warm rich shade. Home is equipped with a recirculating hot water line and pump to help conserve all that water which generally runs down the drain while waiting for hot water.

Sold 11/04/16	Listing # 126481	1327 Boren Way, South Lake Tahoe, CA 96150	Listing Price: \$899,000
	County: El Dorado	Cross St: Glen Eagle	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Paradise	Subdivision	Unavail
Style	Split Level		
Beds	5	Approx Square Feet	3402 Assessor
Baths(FH)	4 (3 1)	Price/Sq Ft	\$248.38
Garage	2		
Year Built	2016	Lot Sq Ft(approx)	12969 ((Tax Data))
APN	081-152-13-100		
DOM/CDOM	79/79	Approx Lot Size	0.2977

Selling Price \$845,000 SP % LP 93.99

Additional Pictures

Public Remarks Brand new construction! Every detail was hand crafted in this spectacular, elegant mountain masterpiece. Hickory floors, alder cabinets, travertine tile, natural stone, a hot tub, a dumbwaiter and so much more. Quality materials and attention to detail is evident in the craftsmanship, woodwork, rock and unique tile. Both master suites have large decks overlooking the forest and meadow, and the upstairs master is equipped with a jacuzzi tub. This quiet mountain home is surrounded by conservancy lots on both sides and across the street. This gorgeous home is like no other, don't let it pass you by!

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/16/16	Listing # 126329	2659 Elwood Ave, South Lake Tahoe, CA 96150-3142	Listing Price: \$259,900
	County: El Dorado	Cross St: Martin	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Tahoe Sierra 1
Style	Ranch		
Beds	2	Approx Square Feet	864 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$289.35
Garage	0		
Year Built	1977	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	031-131-12-100		
DOM/CDOM	120/120	Approx Lot Size	0.1150

Selling Price \$250,000 SP % LP 96.19

Additional Pictures

Public Remarks Great home, Great location. This home is turnkey. This charming cabin offers a blank canvas for your personalization. The back yard has a nice brick patio to enjoy the beautiful Tahoe summers or hanging at the fire pit in the winters. Priced to sell, come take a look today!

Sold 11/23/16	Listing # 126689	2649 Alma Ave, South Lake Tahoe, CA 96150	Listing Price: \$274,000
	County: El Dorado	Cross St: Martin	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Tahoe Sierra 3
Style	Cabin		
Beds	3	Approx Square Feet	960 Tax Data
Baths(FH)	2 (1 1)	Price/Sq Ft	\$283.33
Garage	0		
Year Built	1960	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	031-203-14-100		
DOM/CDOM	47/47	Approx Lot Size	0.1150

Selling Price \$272,000 SP % LP 99.27

Additional Pictures

Public Remarks An absolutely charming cabin situated just two blocks from the meadow in the center of town. With warm mountain accents throughout, you'll enjoy easy Tahoe living in every season. Downstairs features the living area, kitchen, one bedroom, a full bath and laundry room. Upstairs offers two more bedrooms and a half bath. The living room opens to the back deck and fully fenced, level yard for easy access to outdoor activities. Being sold furnished and just minutes to all that South Shore has to offer, this home is a must see!

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Client Summary Report

Listings as of 12/12/16 at 4:34pm

Sold 11/09/16	Listing # 125859	1033 River Dr, South Lake Tahoe, CA 96150	Listing Price: \$349,000
	County: El Dorado	Cross St: Lodi Ave	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Unavail
Style	Cabin		
Beds	3	Approx Square Feet	1220 Tax Data
Baths(FH)	2 (1 1)	Price/Sq Ft	\$278.69
Garage	1		
Year Built	1957	Lot Sq Ft(approx)	7057 ((Tax Data))
APN	031-063-02-100		
DOM/CDOM	183/183	Approx Lot Size	0.1620

Selling Price \$340,000 SP % LP 97.42

Additional Pictures

Directions Turn onto River Drive off HWY 50. House is on the left.

Public Remarks Located just one mile from Lake Tahoe and four miles from Heavenly Resort, this home is in a prime location for all summer and winter activities. This updated three bedroom plus a bonus room offers plenty of space for indoor and outdoor use. The oversized backyard is fully fenced and is perfect for entertaining and allowing pets. There is an exterior bunk house that could be used as an office or art studio. The custom kitchen features stainless steel appliances and Alder cabinets. Leave the car at home and find miles of bike paths and hiking trails right out your front door. Access the North Upper Truckee River and open meadow across the street. There are shops and restaurants within walking distance. The one car garage and outdoor sheds have plenty of room for your Tahoe toys. There is ample room for RV or boat parking on the side yard. This location is ideal for a vacation home, long term rental, or year round residence.

Sold 11/16/16	Listing # 126255	1211 Reno Ave, South Lake Tahoe, CA 96150-3027	Listing Price: \$398,000
	County: El Dorado	Cross St: Rose ave.	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Tahoe Sierra 3
Beds	3	Approx Square Feet	1002 Plans
Baths(FH)	2 (2 0)	Price/Sq Ft	\$394.21
Garage	1		
Year Built	2016	Lot Sq Ft(approx)	4999 ((Tax Data))
APN	031-196-10-1		
DOM/CDOM	142/142	Approx Lot Size	0.1148

Selling Price \$395,000 SP % LP 99.25

Additional Pictures

Directions Corner of Reno Ave. and Rose Ave.

Public Remarks New Construction in the Tahoe-Sierra area! 3 Bedroom 2 Bath 1 Car garage. Brought to you by Joe Garcia Construction. A quality built home here in the heart of South Lake Tahoe.

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