

# Client Summary Report

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

<b>Sold Before Distrib. 11/04/16 Listing # 126832</b> County: El Dorado	<b>780 Julie Ln, South Lake Tahoe, CA 96150-3804</b> Cross St: 13th	<b>Listing Price: \$315,000</b>
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<b>Property Type</b> <b>Area</b> <b>Beds</b> <b>Baths(FH)</b> <b>Garage</b> <b>Year Built</b> <b>APN</b> <b>DOM/CDOM</b>	Residential Gardner Mountain 3 2 (2 0) 0 1972 023-602-13-100 0/0	<b>Property Subtype</b> <b>Subdivision</b> <b>Approx Square Feet</b> <b>Price/Sq Ft</b>	Single Family Gardner Mountain 3 1656 Tax Data \$190.22
<b>Selling Price</b>	\$315,000	<b>SP % LP</b>	100.00

<b>Sold Before Distrib. 11/18/16 Listing # 126815</b> County: El Dorado	<b>2032 Venice Dr, South Lake Tahoe, CA 96150-6712</b> Cross St: Tahoe Keys Blvd.	<b>Listing Price: \$772,500</b>
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<b>Property Type</b> <b>Area</b> <b>Beds</b> <b>Baths(FH)</b> <b>Garage</b> <b>Year Built</b> <b>APN</b> <b>DOM/CDOM</b>	Residential Tahoe Keys 3 3 (2 1) 2 2000 022-351-16-100 0/0	<b>Property Subtype</b> <b>Approx Square Feet</b> <b>Price/Sq Ft</b>	Single Family 2650 Tax Data \$291.51
<b>Selling Price</b>	\$772,500	<b>SP % LP</b>	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

<b>Sold 11/04/16</b> (back ups welcome)	<b>Listing # 126462</b> <b>County: El Dorado</b>	<b>906 Edgewood Cir, South Lake Tahoe, CA 96150-7816</b> <b>Cross St: TULARE AVE</b>	<b>Listing Price: \$299,000</b>
	<b>Property Type</b> Residential	<b>Property Subtype</b> Single Family	
	<b>Area</b> Al Tahoe	<b>Subdivision</b> Trout Creek	
	<b>Style</b> Ranch		
	<b>Beds</b> 2	<b>Approx Square Feet</b> 1008 Tax Data	
	<b>Baths(FH)</b> 1 (1 0)	<b>Price/Sq Ft</b> \$282.74	
	<b>Garage</b> 0		
	<b>Year Built</b> 1967	<b>Lot Sq Ft(approx)</b> 6243 ((Tax Data))	
	<b>APN</b> 026-221-05-100		
	<b>DOM/CDOM</b> 84/84	<b>Approx Lot Size</b> 0.1433	
<b>Selling Price \$285,000 SP % LP 95.32</b>			

## 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 desireable 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.

<b>Sold 11/01/16</b>	<b>Listing # 126217</b> <b>County: El Dorado</b>	<b>765 Alameda Ave, South Lake Tahoe, CA 96150</b> <b>Cross St: Fresno</b>	<b>Listing Price: \$698,000</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> Split Level		
	<b>Beds</b> 5	<b>Approx Square Feet</b> 2673 Plans	
	<b>Baths(FH)</b> 3 (3 0)	<b>Price/Sq Ft</b> \$254.40	
	<b>Garage</b> 2		
	<b>Year Built</b> 2016	<b>Lot Sq Ft(approx)</b> 5009 ((Tax Data))	
	<b>APN</b> 026-063-13-100		
	<b>DOM/CDOM</b> 121/121	<b>Approx Lot Size</b> 0.1150	
<b>Selling Price \$680,000 SP % LP 97.42</b>			

## 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 then 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 County: El Dorado	848 El Dorado Ave, South Lake Tahoe, CA 96150-2702 Cross St: Sacramento	Listing Price: \$699,000	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Al Tahoe Split Level 4 4 (4 0) 1 1959 026-154-12-100 121/121	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) Approx Lot Size	Single Family Al Tahoe 1 2561 Assessor \$272.94 6277 ((Assessor)) 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 County: El Dorado	1205 Fairway Ave, South Lake Tahoe, CA 96150-8410 Cross St: Glenwood	Listing Price: \$309,000	
	Property Type Area Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Bijou 1 2 1 (1 0) 1 1960 027-343-16-100 70/70	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) Approx Lot Size	Single Family Rancho Bijou 816 Tax Data \$378.68 6541 ((Tax Data)) 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!



## Client Summary Report

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

Sold 11/07/16	Listing # 126548 County: El Dorado	3689 Spruce Ave, South Lake Tahoe, CA 96150 Cross St: Ski Run	Listing Price: \$449,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Bijou 1 Gambrel 6 3 (3 0) 0 1977 027-155-12-100 67/67	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 5009 ((Tax Data)) 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 County: El Dorado	1342 Dick Lake Rd, South Lake Tahoe, CA 96150 Cross St: woodland	Listing Price: \$514,500
	Property Type Area Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Bijou 1 4 3 (2 1) 3 2004 025-211-13-100 62/62	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 11543 ((Tax Data)) 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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## Client Summary Report

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

Sold 11/09/16	Listing # 126508 County: El Dorado	3379 Deer Park Ave, South Lake Tahoe, CA 96150-8152 Cross St: Craig	Listing Price: \$648,000
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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 County: El Dorado	3335 Mount Rose Rd, South Lake Tahoe, CA 96150 Cross St: Marlette Circle	Listing Price: \$474,000
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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!



# Client Summary Report

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

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

<b>Sold 11/09/16</b>	<b>Listing # 126006</b> County: El Dorado	<b>1630 Meadow Vale Dr, South Lake Tahoe, CA 96150-4910</b> Cross St: Hwy 50	<b>Listing Price: \$499,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Country Club Estates	<b>Subdivision</b>	Unavail
<b>Beds</b>	4	<b>Approx Square Feet</b>	2182 Tax Data
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$218.61
<b>Garage</b>	2		
<b>Year Built</b>	1980	<b>Lot Sq Ft(approx)</b>	10932 ((Tax Data))
<b>APN</b>	033-751-15-100		
<b>DOM/CDOM</b>	159/159	<b>Approx Lot Size</b>	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 County: El Dorado	1889 Crystal Air Dr, South Lake Tahoe, CA 96150-4958 Cross St: Meadowvale	Listing Price: \$549,000	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Country Club Estates Gambrel 3 2 (2 0) 2 1975 034-763-02-100 135/135	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 1504 Assessor \$359.04 17047 ((Tax Data))	Single Family Country Club Heights 2 1504 Assessor \$359.04 17047 ((Tax Data))
	Selling Price \$540,000 SP % LP 98.36		Approx Lot Size	0.3913

## 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 County: El Dorado	1031 Cathedral Rd, South Lake Tahoe, CA 96150 Cross St: Highway 89	Listing Price: \$709,000	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Fallen Leaf Lake Cabin 3 2 (2 0) 1 1966 021-031-24-100 134/134	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 1000 Seller \$675.00 21780 ((Tax Data))	Single Family Unavail 1000 Seller \$675.00 21780 ((Tax Data))
	Selling Price \$675,000 SP % LP 95.20		Approx Lot Size	0.5000

## 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 County: El Dorado	867 Tata Ln, South Lake Tahoe, CA 96150 Cross St: 10th	Listing Price: \$649,000
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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 County: El Dorado	3691 Rocky Point Rd, South Lake Tahoe, CA 96150-8812 Cross St: Chonokis	Listing Price: \$289,000
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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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# Client Summary Report

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

Sold 11/14/16	Listing # 126332 County: El Dorado	3841 Regina Rd, South Lake Tahoe, CA 96150 Cross St: Keller	Listing Price: \$549,000
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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 County: El Dorado	3758 Overlook Ct, South Lake Tahoe, CA 96150 Cross St: Wildwood Ave	Listing Price: \$1,088,000
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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 County: Alpine	14805 Hwy 89, Markleeville, CA 96120 Cross St: Hwy 88	Listing Price: \$199,900
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Markleeville Contemporary 1 1 (1 0) 0 1860 02-280-018-0 283/283	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 3920 ((Tax Data)) 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 County: El Dorado	1616 Choctaw St, South Lake Tahoe, CA 96150-5214 Cross St: San Diego	Listing Price: \$185,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Meyers A-Frame 1 1 (1 0) 0 1962 034-221-25-100 95/95	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 6234 ((Tax Data)) 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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U.S. Patent 6,910,045



# Client Summary Report

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

<b>Sold 11/23/16</b> (Thank you Lisa)	<b>Listing # 126574</b> County: El Dorado	<b>1767 Arrowhead Ave, South Lake Tahoe, CA 96158-5227</b> Cross St: Cherokee	<b>Listing Price: \$359,000</b>
	<b>Property Type</b> Residential	<b>Property Subtype</b> Single Family	
	<b>Area</b> Meyers	<b>Subdivision</b> Juniper Park	
	<b>Style</b> Ranch		
	<b>Beds</b> 3	<b>Approx Square Feet</b> 1040 Tax Data	
	<b>Baths(FH)</b> 2 (1 1)	<b>Price/Sq Ft</b> \$331.73	
	<b>Garage</b> 0		
	<b>Year Built</b> 1974	<b>Lot Sq Ft(approx)</b> 5956 ((Tax Data))	
	<b>APN</b> 034-252-11-100		
	<b>DOM/CDOM</b> 77/77	<b>Approx Lot Size</b> 0.1367	
<b>Selling Price \$345,000 SP % LP 96.10</b>			

## 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.

<b>Sold 11/23/16</b>	<b>Listing # 126612</b> County: El Dorado	<b>2687 S Upper Truckee Rd, South Lake Tahoe, CA 96150</b> Cross St: Nahane Drive/Kekin S	<b>Listing Price: \$359,900</b>
	<b>Property Type</b> Residential	<b>Property Subtype</b> Single Family	
	<b>Area</b> Meyers	<b>Subdivision</b> Tahoe Paradise 6	
	<b>Style</b> Cabin		
	<b>Beds</b> 3	<b>Approx Square Feet</b> 1398 Tax Data	
	<b>Baths(FH)</b> 2 (2 0)	<b>Price/Sq Ft</b> \$255.01	
	<b>Garage</b> 0		
	<b>Year Built</b> 1975	<b>Lot Sq Ft(approx)</b> 5986 ((Tax Data))	
	<b>APN</b> 035-272-21-100		
	<b>DOM/CDOM</b> 68/68	<b>Approx Lot Size</b> 0.1374	
<b>Selling Price \$356,500 SP % LP 99.06</b>			

## 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 County: El Dorado	1202 Lone Indian Trl, South Lake Tahoe, CA 96150-4549 Cross St: Sierra Blvd	Listing Price: \$499,900
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Montgomery Estates Contemporary 3 3 (2 1) 2 1993 080-172-14-100 79/182	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 7405 ((Tax Data)) 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 County: El Dorado	2248 Sierra House Trl, South Lake Tahoe, CA 96150 Cross St: High Meadow Trail	Listing Price: \$549,900
	Property Type Area Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Montgomery Estates 4 3 (3 0) 2 1972 025-757-08-100 94/94	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 10566 ((Tax Data)) 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 County: El Dorado	1631 Fairmeadow Trl, South Lake Tahoe, CA 96150-7455 Cross St: Tepee Ct	Listing Price: \$659,000
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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 County: El Dorado	3093 Kokanee Trl, South Lake Tahoe, CA 96150 Cross St: Pioneer	Listing Price: \$749,000
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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 County: El Dorado	692 W San Bernardino Ave, South Lake Tahoe, CA 96150-9335 Cross St: N. Upper Truckee	Listing Price: \$299,000
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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 County: El Dorado	552 Koru St, South Lake Tahoe, CA 96150 Cross St: upper truckee	Listing Price: \$439,000
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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 County: El Dorado	722 Cayuga St, South Lake Tahoe, CA 96150-9322 Cross St: North Upper Truckee	Listing Price: \$744,000
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Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 19
Style	Contemporary		
Beds	4	Approx Square Feet	2845
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 County: El Dorado	1472 Mount Shasta Cir, South Lake Tahoe, CA 96150-5558 Cross St: Mt. Rainier Drive	Listing Price: \$289,000
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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 County: El Dorado	799 Lookout Point Ci, South Lake Tahoe, CA 96150 Cross St: Elk Point	Listing Price: \$479,000
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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 County: Douglas	1737 Westwood Dr, Minden, NV 89423-4717 Cross St: Mahogany	Listing Price: \$375,000
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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 County: Placer	702 Chapel Ln, Tahoe City, CA 96145 Cross St: Cathedral Dr	Listing Price: \$429,000
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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	Lot Sq Ft(approx)	9148 ((Assessor))
Year Built	1979	Approx Lot Size	0.2100
APN	094-253-00-800		
DOM/CDOM	60/60		

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 County: El Dorado	1262 Pine Valley Rd, South Lake Tahoe, CA 96150-5933 Cross St: Glen Eagles Rd	Listing Price: \$459,900
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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	Lot Sq Ft(approx)	10977 ((Tax Data))
Year Built	1982	Approx Lot Size	0.2520
APN	033-631-27-100		
DOM/CDOM	61/61		

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 County: El Dorado	1601 Pioneer Trl, South Lake Tahoe, CA 96150 Cross St: Pioneer	Listing Price: \$595,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Pioneer Trail Split Level 4 3 (2 1) 2 2008 033-651-08-100 41/41	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 7971 ((Tax Data)) 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 County: El Dorado	2133 Peter Ave, South Lake Tahoe, CA 96150 Cross St: 12th	Listing Price: \$399,500
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe Island Drive Ranch 3 2 (2 0) 2 1959 023-552-01-100 63/63	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 7492 ((Tax Data)) 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 areas 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 County: El Dorado	2180 Royal Ave, South Lake Tahoe, CA 96150-4431 Cross St: Tahoe Island	Listing Price: \$425,000
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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 County: El Dorado	732 Anita Dr, South Lake Tahoe, CA 96150-4414 Cross St: 12th Street	Listing Price: \$319,999
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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 County: El Dorado	789 Tuolumne Dr, South Lake Tahoe, CA 96150-4451 Cross St: Lassen Drive	Listing Price: \$589,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe Keys Split Level 4 3 (3 0) 2 1999 022-121-12-100 64/64	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 6123 ((Tax Data)) 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 had 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 County: El Dorado	401 Crystal Ct, South Lake Tahoe, CA 96150-6656 Cross St: Kokanee	Listing Price: \$979,000
	Property Type Area Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe Keys 3 2 (2 0) 2 1984 022-251-52-10 189/542	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 9274 ((Tax Data)) 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 County: El Dorado	2168 White Sands Dr, South Lake Tahoe, CA 96150-6705 Cross St: Capri	Listing Price: \$2,295,000
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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 County: El Dorado	1760 Narragansett Cir, South Lake Tahoe, CA 96150-4829 Cross St: Apache	Listing Price: \$289,000
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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 County: El Dorado	1564 Iroquois Cir, South Lake Tahoe, CA 96150 Cross St: Chippewa	Listing Price: \$479,000
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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 Ift, to Chippewa Ift to Iroquois Ift

**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 County: El Dorado	1529 Ojibwa St, South Lake Tahoe, CA 96150-4718 Cross St: Mandan	Listing Price: \$500,000
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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 Objiva 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 County: El Dorado	1780 Chibcha St, South Lake Tahoe, CA 96150 Cross St: Oglala	Listing Price: \$607,000
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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 County: El Dorado	1327 Boren Way, South Lake Tahoe, CA 96150 Cross St: Glen Eagle	Listing Price: \$899,000
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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 County: El Dorado	2659 Elwood Ave, South Lake Tahoe, CA 96150-3142 Cross St: Martin	Listing Price: \$259,900
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe-Sierra Ranch 2 1 (1 0) 0 1977 031-131-12-100 120/120	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 5009 ((Tax Data)) 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 County: El Dorado	2649 Alma Ave, South Lake Tahoe, CA 96150 Cross St: Martin	Listing Price: \$274,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe-Sierra Cabin 3 2 (1 1) 0 1960 031-203-14-100 47/47	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 5009 ((Tax Data)) 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 County: El Dorado	1033 River Dr, South Lake Tahoe, CA 96150 Cross St: Lodi Ave	Listing Price: \$349,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe-Sierra Cabin 3 2 (1 1) 1 1957 031-063-02-100 183/183	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 7057 ((Tax Data)) 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 County: El Dorado	1211 Reno Ave, South Lake Tahoe, CA 96150-3027 Cross St: Rose ave.	Listing Price: \$398,000
	Property Type Area Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe-Sierra 3 2 (2 0) 1 2016 031-196-10-1 142/142	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 4999 ((Tax Data)) 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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