

Client Summary Report

Sold Before Distrib. 12/20/16 Listing # 126909 County: El Dorado	1468 Ski Run Blvd, South Lake Tahoe, CA 96150 Cross St: Saddle	Listing Price: \$2,800,000
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Property Type	Residential	Property Subtype	Single Family
Area	Heavenly Valley	Subdivision	Lakeview Heights
Style	Split Level		
Beds	9	Approx Square Feet	7013 Plans
Baths(FH)	9 (9 0)	Price/Sq Ft	\$399.26
Garage	4		
Year Built	2016	Lot Sq Ft(approx)	19994 ((Tax Data))
APN	025-032-02-100		
DOM/CDOM	0/0	Approx Lot Size	0.4590

Selling Price \$2,800,000 SP % LP 100.00

Additional Pictures

Directions Take Ski Run Blvd towards Heavenly and the property is 2 lots from Saddle on the right hand side.

Public Remarks Entered for statistical purposes only!

Sold Before Distrib. 12/16/16 Listing # 123608 (want to just rent it)	949 Muskwaki Dr, South Lake Tahoe, CA 96150 Cross St: Onnontioga	Listing Price: \$949,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Paradise	Subdivision	Unavail
Style	Chalet		
Beds	5	Approx Square Feet	3809 Tax Data
Baths(FH)	5 (5 0)	Price/Sq Ft	\$223.16
Garage	2		
Year Built	2007	Lot Sq Ft(approx)	11718 ((Tax Data))
APN	033-703-06-10		
DOM/CDOM	320/320	Approx Lot Size	0.2690

Selling Price \$850,000 SP % LP 89.57

Additional Pictures

Directions Pioneer Trail to Washoan, turn right on Onnontioga, house is on the corner of Muskwaki and Onnontioga.

Public Remarks True mountain living in Lake Tahoe at its best! Located 5 miles from Lake Tahoe and Heavenly Ski Resort and at the end of the street is miles and miles

hot tub, vaulted ceilings and ample Tahoe sunlight. The finishes include; Hickory hardwood flooring, knotty Alder cabinetry, hand peeled lot accents and a massive rock gas fireplace. This is the ultimate vacation retreat and located on a large lot next to a row of CA Conservancy lots. Wait there is more-the house boasts mountain views and is located just minutes from Heavenly Ski Resort and Lake Tahoe and comes totally furnished. Located It is currently a successful vacation rental.

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/28/16	Listing # 126753 County: El Dorado	693 San Francisco Ave, South Lake Tahoe, CA 96150 Cross St: Bellevue	Listing Price: \$474,900
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Property Type	Residential	Property Subtype	Single Family
Area	Al Tahoe	Subdivision	Al Tahoe 1
Style	Contemporary		
Beds	4	Approx Square Feet	1970 Assessor
Baths(FH)	3 (2 1)	Price/Sq Ft	\$251.27
Garage	2		
Year Built	1974	Lot Sq Ft(approx)	4978 ((Assessor))
APN	026-066-04-100		
DOM/CDOM	56/56	Approx Lot Size	0.1143

Selling Price \$495,000 SP % LP 104.23

Additional Pictures

Directions Lakeview to Bellevue to San Francisco, on left

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

Sold 12/30/16	Listing # 126674 County: El Dorado	3727 Larch Ave, South Lake Tahoe, CA 96150-8504 Cross St: sonora	Listing Price: \$289,000
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Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Bijou Park Addition
Style	Cabin		
Beds	2	Approx Square Feet	878 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$307.52
Garage	0		
Year Built	1959	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	027-136-27-100		
DOM/CDOM	87/87	Approx Lot Size	0.1150

Selling Price \$270,000 SP % LP 93.43

Additional Pictures

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

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/06/16	Listing # 126715 County: El Dorado	1289 Susie Lake Rd, South Lake Tahoe, CA 96150 Cross St: Spruce	Listing Price: \$399,000	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Bijou 1 Contemporary 4 2 (2 0) 2 1972 025-293-03-100 50/50	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 11548 ((Tax Data))	Single Family Bijou Park Acres 1464 Tax Data \$273.22 Approx Lot Size 0.2651
	Selling Price \$400,000 SP % LP 100.25			

Additional Pictures

Public Remarks This home is on a very sunny and large lot in a nice quiet area ,the roof is two years old, it has granite in the kitchen, gas fire place and plenty of space out back for your toys and a deck on the side for those summer evenings with friends.

Sold 12/08/16	Listing # 126658 County: El Dorado	3501 Rancho Cir, South Lake Tahoe, CA 96150 Cross St: Genwood Way	Listing Price: \$429,900	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Bijou 1 Ranch 3 2 (2 0) 2 1963 025-633-08-100 70/70	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 6888 ((Tax Data))	Single Family Rancho Village 1567 Tax Data \$265.28 Approx Lot Size 0.1581
	Selling Price \$415,700 SP % LP 96.70			

Additional Pictures

Directions Pioneer Trail. Turn onto Glenwood Way. Turn left on Rancho Circle.

Public Remarks This Ranch Style house is located on tranquil meadow in quiet centrally located neighborhood. Beautiful views. Entertain on the large back deck. Property is adjacent to City owned vacant lot. Large laundry room. Large 2 Car garage . Close to public golf, ski resort, hiking, biking, public park. Level lot. Views, location, location, location.

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/08/16	Listing # 125691 County: El Dorado	1343 Susie Lake Rd, South Lake Tahoe, CA 96150 Cross St: Woodland	Listing Price: \$637,995
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Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Bijou Park Acres
Style	Split Level		
Beds	4	Approx Square Feet	2700 Seller
Baths(FH)	3 (3 0)	Price/Sq Ft	\$233.33
Garage	2		
Year Built	2016	Lot Sq Ft(approx)	11543 ((Assessor))
APN	025-223-04-100		
DOM/CDOM	226/226	Approx Lot Size	0.2650

Selling Price \$630,000 SP % LP 98.75

Additional Pictures

Directions Glenwood on Herbert to Woodland to Susie Lake

Public Remarks Price adjusted for quick sale! Great investment opportunity to own a new constructed home in Tahoe at an awesome price. Project was recently completed in September just in time for the holidays. Enjoy the ski season in this rustic beauty with an ideal midtown location less than 5 minutes from Heavenly Ski resort, lake, hiking/biking trails, and nightlife. The home has 2700 sq. ft. of open floor plan and is accented with quality real North American oak hardwood floors and travertine throughout. You will also love the 3 large decks and the oversized 730 sq. ft. two car garage. This house would make either a great primary residence or family vacation getaway.

Sold 12/21/16	Listing # 126787 County: El Dorado	3324 Fir Ave, South Lake Tahoe, CA 96150-8131 Cross St: Juniper	Listing Price: \$280,000
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Property Type	Residential	Property Subtype	Single Family
Area	Bijou 2	Subdivision	Bijou Pines
Beds	2	Approx Square Feet	624 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$448.72
Garage	0		
Year Built	1949	Lot Sq Ft(approx)	5811 ((Tax Data))
APN	027-235-02-100		
DOM/CDOM	41/41	Approx Lot Size	0.1334

Selling Price \$280,000 SP % LP 100.00

Additional Pictures

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

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

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Client Summary Report

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Sold 12/09/16	Listing # 126682 County: El Dorado	2710 Genoa Ave, South Lake Tahoe, CA 96150 Cross St: Black Bart	Listing Price: \$319,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Black Bart Ranch 2 1 (1 0) 0 1960 025-353-10-100 63/63	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 7449 ((Tax Data)) Approx Lot Size 0.1710
	Selling Price \$307,500 SP % LP 96.39		

Additional Pictures

Directions Take Black Bart to Genoa Ave. House on right side of street.

Public Remarks Cute and Quaint Cottage located in a quiet neighborhood. Fireplace accents the warm feeling decor. Maple kitchen cabinets. Entertaining Patio overlooks large landscaped fenced backyard. Tankless Gas Hot Water System. Washer & Dryer. Large paved parking. Storage Shed. This is the perfect Turn Key Tahoe Getaway!!!

Sold 12/07/16	Listing # 126464 County: El Dorado	2331 Blitzen Rd, Meyers, CA 96150 Cross St: Sitka	Listing Price: \$495,000
	Property Type Area Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Christmas Valley 1 3 3 (2 1) 2 2002 035-234-14-100 114/114	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 8364 ((Tax Data)) Approx Lot Size 0.1920
	Selling Price \$485,000 SP % LP 97.98		

Additional Pictures

Directions Hwy 89 turn right on Shakori, right on Blitzen. House on right.

Public Remarks A Sunny Home in Christmas Valley!!! You wont believe it until you see it! New flagstone steps greet you as you walk up to this 3 bedroom, 2 1/2 bath, mid-level entry home: Possibly the sunniest home in Christmas Valley. The orientation of the windows on the second story gives this home almost continual sunshine through its vaulted and open concept living and kitchen space. The spacious master suite has views of Echo Summit, a sensibly sized walk-in-closet and bath with

drive-through back gate. And don't forget the garage space! Trucks, toys and even boats will fit in this colossal garage.

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/14/16	Listing # 125999 County: El Dorado	3185 S Upper Truckee Rd, South Lake Tahoe, CA 96150 Cross St: Egret	Listing Price: \$569,000	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Christmas Valley 1 Contemporary 5 3 (2 1) 2 1977 036-573-24-100 187/187	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) Approx Lot Size	Single Family Unavail 2304 Tax Data \$232.20 46285 ((Tax Data)) 1.0626
	Selling Price \$535,000 SP % LP 94.02			

Additional Pictures

Directions South Upper Truckee from Hwy 50, house is on left just past Egret. House set back from road down a long driveway.

Public Remarks Another price reduction! Great pricing for this 5 bedroom home on a one acre lot with the river in the back yard. Over 100' of the river runs through the back portion of the lot. Enjoy fishing and swimming without getting in your car. Two of the bedrooms have walk in closets, there are 2.5 bathrooms, oversized 2-car garage, and a driveway long enough for all the Tahoe Toys. Recent updates include new carpet, wood-look porcelain tile floor and new interior and exterior paint. Homes on this lot size are hard to come by, act now!

Sold 12/09/16	Listing # 126757 County: El Dorado	956 Colusa St, Meyers, CA 96150 Cross St: Blitzen	Listing Price: \$579,000	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Christmas Valley 1 Split Level 3 3 (2 1) 3 1997 035-247-01-100 39/39	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) Approx Lot Size	Single Family Tahoe Paradise 53 2021 Tax Data \$283.52 11157 ((Tax Data)) 0.2561
	Selling Price \$573,000 SP % LP 98.96			

Additional Pictures

Directions 89 South to Shakori right to Blitzen left to Colusa

Public Remarks Immaculate 3 bedroom, 2 1/4 bath, home in a very sought after setting backing acres of forest in Christmas Valley with 3 car garage. Property features new interior & exterior paint, stainless steel appliances, vaulted ceilings w/ knotty pine ceiling in living room area, large rear deck, sconce, garden window in kitchen to view forest, recessed lighting, hardwood flooring & extra large driveway for many guests or tenants. Master bedroom has double sinks & walk in closet. This home WILL be a wonderful primary, or tremendous vacation rental--hiking, snow shoeing or cross country skiing right out your back door! A must see, sell--before I do!!!

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Client Summary Report

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Sold 12/09/16	Listing # 126620 County: El Dorado	3414 Panorama Dr, South Lake Tahoe, CA 96150-5176 Cross St: South Upper Truckee	Listing Price: \$389,000
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Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 2	Subdivision	River Park Estates 2
Beds	3	Approx Square Feet	1208 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$304.64
Garage	2		
Year Built	1968	Lot Sq Ft(approx)	20081 ((Tax Data))
APN	036-541-15-100		
DOM/CDOM	81/81	Approx Lot Size	0.4610

Selling Price \$368,000 SP % LP 94.60

Additional Pictures

Directions Right on to Panorama from North Upper Truckee

Public Remarks This home is located in the peaceful Christmas Valley neighborhood. The home rests on a over sized lot for all your recreational needs up to and including RV parking and backs to the National Forest. With forest and mountain views this setting is perfect. Located close to all Lake Tahoe amenities including skiing at Heavenly, Sierra at Tahoe & Kirkwood ski resorts. Minutes to lake beached, hiking & biking trails and the nightlife of Lake Tahoe.

Sold 12/08/16	Listing # 126487 County: El Dorado	2811 Santa Claus, South Lake Tahoe, CA 96150 Cross St: Highway 89	Listing Price: \$399,000
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Property Type	Residential	Property Subtype	Single Family
Area	Christmas Valley 2	Subdivision	Unavail
Style	Chalet		
Beds	3	Approx Square Feet	1672 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$232.66
Garage	1		
Year Built	1974		
APN	036-411-01-100		
DOM/CDOM	96/96		

Selling Price \$389,000 SP % LP 97.49

Additional Pictures

Public Remarks Spacious chalet backing to USFS land, located on a large sunny, corner lot. Laminate flooring in living, dining , kitchen and downstairs bath, skylights in family room, wood stove on rock hearth for the cozy winter days and nights, Large fenced backyard, extra living space, large entry, mature landscape are just some of the added features. Centrally located between three California ski resorts.

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/16/16	Listing # 126492 County: El Dorado	1760 Thunderbird Ct, South Lake Tahoe, CA 96150-4933 Cross St: Elks Club	Listing Price: \$499,000
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Property Type	Residential	Property Subtype	Single Family
Area	Country Club Estates	Subdivision	Tahoe Paradise 48
Beds	3	Approx Square Feet	1858 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$268.57
Garage	2		
Year Built	1991	Lot Sq Ft(approx)	17525 ((Tax Data))
APN	081-042-04-100		
DOM/CDOM	119/119	Approx Lot Size	0.4023

Selling Price \$499,000 SP % LP 100.00

Additional Pictures

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

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

Sold 12/09/16	Listing # 126629 County: El Dorado	1627 Crystal Air, South Lake Tahoe, CA 96150-4952 Cross St: Elks Club Drive	Listing Price: \$678,000
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Property Type	Residential	Property Subtype	Single Family
Area	Country Club Estates	Subdivision	Tahoe Paradise 48
Style	Split Level		
Beds	5	Approx Square Feet	3196 Plans
Baths(FH)	3 (2 1)	Price/Sq Ft	\$200.25
Garage	2		
Year Built	1995	Lot Sq Ft(approx)	8368 ((Tax Data))
APN	081-084-04-100		
DOM/CDOM	78/78	Approx Lot Size	0.1921

Selling Price \$640,000 SP % LP 94.40

Additional Pictures

Directions Elks club drive to Crystal Air

Public Remarks Super motivated seller has dropped the price to get this home sold. Over \$100,000 remodel of the home. Situated at the top of country club estates this spacious home offers mountain views and a park like setting to the new owner of this completely remodeled home. From top to bottom this home is almost new. NEW

sinks and faucets and new high end Bosch appliances. Newly added 660 sq ft recreation room is finished and ready to enjoy. Room for pool table, foosball table, workout room and nice area for TV and game console. New granite fireplace to keep you cozy. With 5 bedrooms and 2.5 baths this home will be a great vacation rental or primary residence. Get in now and be ready to enjoy for the holidays.

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Client Summary Report

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Sold 12/19/16	Listing # 126667 County: El Dorado	714 Tata Ln, South Lake Tahoe, CA 96150 Cross St: 13th	Listing Price: \$299,000
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Property Type	Residential	Property Subtype	Single Family
Area	Gardner Mountain	Subdivision	Gardner Mountain
Beds	3	Approx Square Feet	1152 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$253.47
Garage	0		
Year Built	1959	Lot Sq Ft(approx)	9974 ((Tax Data))
APN	023-452-05-100		
DOM/CDOM	79/79	Approx Lot Size	0.2290

Selling Price \$292,000 SP % LP 97.66

Additional Pictures

Directions Up 13th, left on Tata on RHS

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

Sold 12/29/16	Listing # 126238 County: El Dorado	729 Sand Harbor Rd, South Lake Tahoe, CA 96150 Cross St: 10th Street	Listing Price: \$649,000
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Property Type	Residential	Property Subtype	Single Family
Area	Gardner Mountain	Subdivision	Gardner Mountain 5
Beds	4	Approx Square Feet	2961 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$215.30
Garage	2		
Year Built	2006	Lot Sq Ft(approx)	7138 ((Tax Data))
APN	023-692-02-100		
DOM/CDOM	174/174	Approx Lot Size	0.1639

Selling Price \$637,500 SP % LP 98.23

Additional Pictures

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

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



Client Summary Report

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Sold 12/01/16	Listing # 126420 County: El Dorado	3775 Overlook Ct, South Lake Tahoe, CA 96150-8983 Cross St: wildwood	Listing Price: \$539,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Heavenly Valley Split Level 3 3 (3 0) 0 1964 028-123-17-100 115/115	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 6011 ((Tax Data)) Approx Lot Size 0.1380
	Selling Price \$530,000 SP % LP 98.33		

Additional Pictures

Directions upper wildwood, left on overlook home on right

Public Remarks A must see! This 60's retro style chalet is located at the base of Heavenly with endless forest out your back deck, filtered lake views, and Heavenly views off your front deck. This 3bd 3ba 2 story has been tastefully remodeled in keeping with the retro theme. All quality materials including granite, elegant stone and tile work, stainless appliances, vinyl windows, interior and exterior paint and new roof. The list is endless. There are 2 master suites both with double sinks. One is located on the main level and one downstairs. Large open wood burning fireplace in the living room with floor to ceiling windows galore. Large wood wrap deck and fully fenced from front to back. Sold fully furnished with attention to every detail. This is a home that will make you smile!!

Sold 12/09/16	Listing # 125777 County: El Dorado	1449 Price Rd, South Lake Tahoe, CA 96150 Cross St: Pioneer Trail	Listing Price: \$769,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Heavenly Valley Other/See Remarks 4 4 (3 1) 2 1982 025-510-76-100 213/213	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 11761 ((Tax Data)) Approx Lot Size 0.2700
	Selling Price \$749,000 SP % LP 97.40		

Additional Pictures

Directions West on Pioneer just past Ski Run Blvd. On the left.

Public Remarks Spacious newer home in the Heavenly area currently used as a 5 bedroom to accommodate vacation renters. Wonderful Tahoe view setting, large open great room with timbered vaulted ceiling, huge deck with spa, all day, all year sun, peek-a-boo lake view, bordering vacant land. very well maintained with updated kitchen & baths. Ideally located for Tahoe fun close to the Lake, Heavenly and all the world class excitement of the South Shore's casino core. Excellent vacation rental

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Sold 12/22/16	Listing # 126679 County: El Dorado	923 Candlewood Dr, South Lake Tahoe, CA 96150-2819 Cross St: Silverwood	Listing Price: \$359,000	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Highland Woods Ranch 3 2 (1 1) 0 1973 031-319-07-100 77/77	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) Approx Lot Size	Single Family Highland Woods (Res) 1 1120 Tax Data \$320.54 6534 ((Tax Data)) 0.1500
Selling Price \$359,000 SP % LP 100.00				

Additional Pictures

Directions Silverwood to Candlewood

Public Remarks Highland Woods Charmer! Only thing missing are the seven dwarfs. Three bedrooms one and one half baths. Many upgrades including pine cabinets, granite counter tops, and laminate flooring throughout. Built in bookshelves in living room and third bedroom. Both back bedrooms have sliding glass doors out to a paver patio and backyard. Large attached storage shed for all your toys. Nice level, fully landscaped lot on cul de sac with fenced yard. Most furnishings are available for purchase to make this a turnkey home.

Sold 12/15/16	Listing # 126735 County: El Dorado	1125 Modoc Way, South Lake Tahoe, CA 96150-5249 Cross St: Arrowhead	Listing Price: \$275,000	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Meyers 2 1 (1 0) 1 1960 034-284-08-100 52/52	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) Approx Lot Size	Single Family Tahoe Paradise 980 Tax Data \$280.61 10008 ((Tax Data)) 0.2298
Selling Price \$275,000 SP % LP 100.00				

Additional Pictures

Directions Hwy. 50, right on Apache, left on Arrowhead, right on Modoc, house on right.

Public Remarks Tired of paying rent? Here's a nice ranch style home located in a wonderful neighborhood with a community park and Lake Tahoe Environmental Science Magnet School nearby. Sunny and flat, large fenced backyard. Easy access to all Tahoe's hiking and skiing. Probate sale sold as is.

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/27/16	Listing # 126413 County: El Dorado	1627 Choctaw St, South Lake Tahoe, CA 96150 Cross St: San Diego	Listing Price: \$299,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Meyers A-Frame 2 1 (1 0) 0 1959 034-223-03-100 144/261	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 6011 ((Assessor)) Approx Lot Size 0.1380
	Selling Price \$285,000 SP % LP 95.32		

Additional Pictures

Directions Hwy 50 to San Diego to Choctaw

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

Sold 12/30/16	Listing # 126570 County: El Dorado	2055 Arrowhead Ct, South Lake Tahoe, CA 96150-9203 Cross St: Arrowhead	Listing Price: \$309,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Meyers Cabin 2 1 (1 0) 2 1956 034-823-03-100 112/112	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 10019 ((Tax Data)) Approx Lot Size 0.2300
	Selling Price \$300,000 SP % LP 97.09		

Additional Pictures

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

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/29/16	Listing # 126793 County: El Dorado	1675 Choctaw St, South Lake Tahoe, CA 96150 Cross St: San Diego	Listing Price: \$384,000
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Property Type	Residential	Property Subtype	Single Family
Area	Meyers	Subdivision	Tahoe Paradise
Beds	3	Approx Square Feet	1004 Seller
Baths(FH)	2 (2 0)	Price/Sq Ft	\$378.49
Garage	0		
Year Built	1960	Lot Sq Ft(approx)	7057 ((Tax Data))
APN	034-221-34-100		
DOM/CDOM	48/48	Approx Lot Size	0.1620

Selling Price \$380,000 SP % LP 98.96

Additional Pictures

Directions Arapahoe to San Diego right to Choctaw

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

Sold 12/01/16	Listing # 126384 County: El Dorado	1228 E San Bernardino Ave, South Lake Tahoe, CA 96150-9217 Cross St: Country Club	Listing Price: \$499,000
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Property Type	Residential	Property Subtype	Single Family
Area	Meyers	Subdivision	Tahoe Paradise 4
Style	Ranch		
Beds	4	Approx Square Feet	2264 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$215.99
Garage	1		
Year Built	1962	Lot Sq Ft(approx)	12028 ((Assessor))
APN	034-212-09-100		
DOM/CDOM	119/119	Approx Lot Size	0.2761

Selling Price \$489,000 SP % LP 98.00

Additional Pictures

Directions Hwy 50 to San Diego, right on E.San Bernardino. House is on the right.

Public Remarks Great family home on a large flat lot in a lovely County location. 4 bedrooms plus office or storage room, spacious kitchen with 2nd sink and large island, and private decks off both. Oversized upstairs bedrooms. 2 bedrooms upstairs, 2 bedrooms downstairs, separate laundry room and walk-in pantry. Come see this home today.

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/27/16	Listing # 126672 County: El Dorado	2566 Copper Way, South Lake Tahoe, CA 96150 Cross St: Cold Creek	Listing Price: \$379,000	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Montgomery Estates Contemporary 3 2 (2 0) 1 1963 025-441-03-100 81/81	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) Approx Lot Size	Single Family Lake Christopher 1072 Tax Data \$335.82 11326 ((Tax Data)) 0.2600
	Selling Price \$360,000 SP % LP 94.99			

Additional Pictures

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

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

Sold 12/21/16	Listing # 126282 County: El Dorado	3034 Lodgepole Trl, South Lake Tahoe, CA 96150-4527 Cross St: Sundown Trail	Listing Price: \$499,900	
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Montgomery Estates Contemporary 4 3 (2 1) 2 1991 080-144-37-100 158/158	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) Approx Lot Size	Single Family Montgomery Estates 7 2108 Tax Data \$233.63 8053 ((Tax Data)) 0.1849
	Selling Price \$492,500 SP % LP 98.52			

Additional Pictures

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

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/08/16	Listing # 126339 County: El Dorado	1076 Antler Ct, South Lake Tahoe, CA 96150-4570 Cross St: Golden Bear	Listing Price: \$510,000
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Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 7
Beds	3	Approx Square Feet	1752 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$285.39
Garage	2		
Year Built	1984	Lot Sq Ft(approx)	12459 ((Tax Data))
APN	080-145-18-100		
DOM/CDOM	139/139	Approx Lot Size	0.2860

Selling Price \$500,000 SP % LP 98.04

Additional Pictures

Public Remarks Perched on the top of Golden Bear, and nestled in the back of a Cul De Sac, this single story dream house is waiting for you. The home has been lovingly maintained throughout the years, and features solid wood floors, granite counter tops, stainless steel appliances, and minimalist landscaped backyard. You can enjoy the authentic Tahoe lifestyle, with miles upon miles of forested trails surrounding the prestigious Montgomery Estates neighborhood. The open living floor plan features West facing windows for sun-kissed afternoons, and the three bedrooms are large and cozy. Some of the highlights include: Snow melt system under paver stone driveway, Jenn-air cooktop and double ovens, Bosch dishwasher, custom kitchen cabinets with beautiful granite counters, hot water recirculation pump, hot tub off master bedroom with lid-lifter and a fenced dog run. The driveway has a snow melt system for ease of use in winter.

Sold 12/22/16	Listing # 126394 County: El Dorado	2283 Lupine Trl, South Lake Tahoe, CA 96150 Cross St: Marshall Tr.	Listing Price: \$525,000
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Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 4
Beds	4	Approx Square Feet	2628 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$199.77
Garage	2		
Year Built	1993	Lot Sq Ft(approx)	9497 ((Tax Data))
APN	025-741-05-100		
DOM/CDOM	90/90	Approx Lot Size	0.2180

Selling Price \$525,000 SP % LP 100.00

Additional Pictures

Public Remarks Here is a true Diamond in the Rough. Large home in Montgomery Estates. Put your ideas to work and bring this home back to life. Needs new floor coverings and some TLC to produce a beautiful home. Over 2600 square feet of living with all 4 bedrooms & 2 full baths upstairs and a large formal living room, dining room, extra large great room and 1/2 bath downstairs. All this with a 2 car garage sitting on a large (almost 10,000 square foot) lot with incredible views. Home has full wrap cedar siding to compliment the extra nice architectural design. Natural and drought tolerant landscaping with irrigation for easy maintenance. Come take a look and see what you can own for under \$200.00 per foot in one of the most desirable neighborhoods on the South Shore.

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/14/16	Listing # 126593 County: El Dorado	2271 Sierra House Trl, South Lake Tahoe, CA 96150 Cross St: High Medow	Listing Price: \$639,000
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Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 5
Beds	4	Approx Square Feet	2542 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$250.20
Garage	0		
Year Built	1994	Lot Sq Ft(approx)	9291 ((Tax Data))
APN	025-756-07-100		
DOM/CDOM	93/93	Approx Lot Size	0.2133

Selling Price \$636,000 SP % LP 99.53

Additional Pictures

Directions Pioneer Trail to High Meadow. Take High Meadow to the top then left on Sierra House Trail

Public Remarks Immaculate newer home in Montgomery Estates! This custom home is located on a quiet street close to miles of trails and just minutes from Heavenly Ski Resort, the lake, and Stateline. The open layout is perfect for large families and gatherings. The spacious great room includes a beautiful gas fireplace, vaulted ceilings, and a large deck overlooking the fully fenced and landscaped rear yard. The stunning kitchen has rich cherry cabinetry, slab granite counters, stainless steel appliances, and a cabinet faced built in fridge and dishwasher. The master bedroom has an oversize master bath with custom travertine tile, a soaking tub, and a walk in shower with a new glass door. Downstairs is a second living area/game room with a gas fireplace and a wet bar. Just some of the recent upgrades include a new backyard fence and gates, new sprinkler system and landscaping, interior paint, light fixtures, bathroom hardware, a new full house humidifier system, and more! This home is a must see!

Sold 12/22/16	Listing # 126114 County: El Dorado	781 Tehama Dr, South Lake Tahoe, CA 96150-5391 Cross St: Seneca	Listing Price: \$424,000
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Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 20
Beds	4	Approx Square Feet	2192 Assessor
Baths(FH)	2 (2 0)	Price/Sq Ft	\$180.20
Garage	2		
Year Built	1978	Lot Sq Ft(approx)	11575 ((Tax Data))
APN	033-414-07-100		
DOM/CDOM	183/183	Approx Lot Size	0.2657

Selling Price \$395,000 SP % LP 93.16

Additional Pictures

Directions From Hwy 50. Turn Rt on North Upper Truckee. Right on Tehama. house on left

Public Remarks Enjoy the quiet of the North Upper Truckee area. Nestled nicely on a 11,575 sq ft lot. This 4 bedroom 2 bathroom cabin features open beam vaulted ceiling, with sky lights. Downstairs living with 2 bedrooms and a full bath with laundry. Off the dining area is an enclosed porch/ utility room. Upstairs is a loft, full bath, a pass thru bedroom into the large bedroom that is over the 2 car garage. A must see to appreciate.

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/12/16	Listing # 126153 County: El Dorado	817 Kiowa Dr, South Lake Tahoe, CA 96150-9349 Cross St: Seneca	Listing Price: \$639,900
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Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 22
Beds	3	Approx Square Feet	2456 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$257.33
Garage	3		
Year Built	2000	Lot Sq Ft(approx)	10498 ((Tax Data))
APN	033-413-18-100		
DOM/CDOM	124/124	Approx Lot Size	0.2410

Selling Price \$632,000 SP % LP 98.77

Additional Pictures

Public Remarks Price just reduced! This rustic yet contemporary mountain styled home is located directly across from acres and acres of unbuildable Conservancy

extraordinary features is the affordable radiant floor heat throughout for quiet, dust free heat. Among this home's many improvements is the upgraded LED lighting, granite counters, stainless steel appliances, light filtering shades, wood wrapped windows, pine interior doors, Sunsetter awning, new garage doors, newer carpet and travertine flooring, and a desireable 3 car garage with full width driveway. In addition, the family room could possibly be made into a 4th bedroom. This wonderful mountain home, across from the forest, is perfect in so many ways.

Sold 12/11/16	Listing # 126049 County: El Dorado	1971 Toppewetah St, South Lake Tahoe, CA 96150 Cross St: Winton	Listing Price: \$699,000
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Property Type	Residential	Property Subtype	Single Family
Area	N Upper Truckee 1	Subdivision	Tahoe Paradise 25
Style	Split Level		
Beds	4	Approx Square Feet	3361 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$207.97
Garage	3		
Year Built	2006	Lot Sq Ft(approx)	11888 ((Tax Data))
APN	034-512-05-100		
DOM/CDOM	182/182	Approx Lot Size	0.2729

Selling Price \$699,000 SP % LP 100.00

Additional Pictures

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

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/16/16	Listing # 126640 County: El Dorado	1522 Tionontati St, South Lake Tahoe, CA 96150-4964 Cross St: Elks Club	Listing Price: \$445,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Pioneer Trail Contemporary 3 2 (2 0) 2 1998 081-064-15-100 83/83	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 8058 ((Tax Data)) Approx Lot Size 0.1850
	Selling Price \$437,000 SP % LP 98.20		

Additional Pictures

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

Sold 12/22/16	Listing # 126786 County: El Dorado	1465 Friant Dr, South Lake Tahoe, CA 96150 Cross St: Murietta	Listing Price: \$449,000
	Property Type Area Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Pioneer Village 3 2 (2 0) 2 1977 025-881-02-100 42/42	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 12284 ((Tax Data)) Approx Lot Size 0.2820
	Selling Price \$470,000 SP % LP 104.68		

Additional Pictures

Directions AI Tahoe to Murietta to Friant.

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/15/16	Listing # 126531 County: El Dorado	850 Park Ave, South Lake Tahoe, CA 96150 Cross St: Meadow	Listing Price: \$698,000
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Property Type	Residential	Property Subtype	Single Family
Area	Stateline	Subdivision	Lakeside Lodge
Beds	3	Approx Square Feet	1200 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$541.67
Garage	0	Lot Sq Ft(approx)	5992 ((Tax Data))
Year Built	1950	Approx Lot Size	0.1376
APN	029-072-02-100		
DOM/CDOM	105/105		

Selling Price \$650,000 SP % LP 93.12

Additional Pictures

Public Remarks Excellent Lakeside Lodge Opportunity Do not miss out on the chance to own this charming cabin in the Heart of everything South Lake Tahoe has to offer. With just 100 steps to the Beautiful and Private Lakeside Beach and Marina on one side and a few blocks to Heavenly resort and casinos to the other, this location will not disappoint. With the knotty pine finishes through out, you have the warm Tahoe mountain feel inside and the exciting adventures awaiting just out your door.

Sold 12/22/16 (Thanks Brent!)	Listing # 126772 County: El Dorado	3914 Larch Ave, South Lake Tahoe, CA 96150-8827 Cross St: Rocky Point	Listing Price: \$714,500
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Property Type	Residential	Property Subtype	Single Family
Area	Stateline	Subdivision	Pinewood Heights
Style	Split Level	Approx Square Feet	3048 Tax Data
Beds	4	Price/Sq Ft	\$224.74
Baths(FH)	3 (3 0)	Lot Sq Ft(approx)	10498 ((Tax Data))
Garage	2	Approx Lot Size	0.2410
Year Built	1975		
APN	029-415-05-100		
DOM/CDOM	47/47		

Selling Price \$685,000 SP % LP 95.87

Additional Pictures

Directions Pioneer Trail to Larch (upper).

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

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/12/16	Listing # 126454 County: El Dorado	825 Patricia Ln, South Lake Tahoe, CA 96150-6443 Cross St: 10th	Listing Price: \$319,900
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Drive	Subdivision	Tahoe Island Park
Style	Ranch		
Beds	3	Approx Square Feet	1185 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$257.38
Garage	0		
Year Built	1973	Lot Sq Ft(approx)	7492 ((Tax Data))
APN	023-571-13-100		
DOM/CDOM	120/120	Approx Lot Size	0.1720

Selling Price \$305,000 SP % LP 95.34

Additional Pictures

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

Sold 12/28/16	Listing # 126773 County: El Dorado	2215 Butler Ave, South Lake Tahoe, CA 96150-4427 Cross St: Tahoe Island Drive	Listing Price: \$342,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Drive	Subdivision	Tahoe Island Park 2
Style	Contemporary		
Beds	2	Approx Square Feet	1423 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$241.04
Garage	2		
Year Built	1966	Lot Sq Ft(approx)	7403 ((Tax Data))
APN	023-892-10-10		
DOM/CDOM	53/53	Approx Lot Size	0.1699

Selling Price \$343,000 SP % LP 100.29

Additional Pictures

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

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/28/16	Listing # 126651 County: El Dorado	2040 West Way, South Lake Tahoe, CA 96150-6540 Cross St: Highway 89	Listing Price: \$399,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe Island Drive Chalet 3 2 (2 0) 1 1972 023-111-34-100 89/89	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 5295 ((Tax Data)) Approx Lot Size 0.1216
	Selling Price \$380,000 SP % LP 95.24		

Additional Pictures

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

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

Sold 12/21/16	Listing # 126235 County: El Dorado	2050 Lukins Way, South Lake Tahoe, CA 96150-6548 Cross St: Emerald Bay Road	Listing Price: \$549,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe Island Drive Split Level 4 3 (2 1) 2 2004 023-111-17-100 166/166	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 5308 ((Tax Data)) Approx Lot Size 0.1219
	Selling Price \$515,000 SP % LP 93.81		

Additional Pictures

Directions Emerald Bay Road to Lukins way

Public Remarks Quality construction and great location highlight this newer home in one of Tahoe's quiet hidden neighborhoods. this 2004 home was built by a

slate tile and vaulted ceilings welcomes you. Log hand rails guide you to the 4 upstairs bedrooms. Enjoy the gorgeous kitchen with hickory cabinets, stainless steel appliances and granite counters. Spacious living room with wood burning stove to enjoy the downstairs living. The master suite features a pellet stove, walk in closet, Jetted tub double sinks and separate shower. The home sits just outside the Tahoe Keys just steps to the walking and bike trail to Fallen leaf lake, Camp Richardson and sandy south shore beaches. You won't be disappointed by this one. Furniture can be included for the right offer price.

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U.S. Patent 6,910,045



Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/15/16	Listing # 126666 County: El Dorado	929 Council Rock Dr, South Lake Tahoe, CA 96150 Cross St: Tahoe Keys Blvd	Listing Price: \$598,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe Island Drive Contemporary 4 3 (3 0) 2 2016 023-681-06-100 76/76	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 6490 ((Tax Data)) Approx Lot Size 0.1490
	Selling Price \$585,000 SP % LP 97.83		

Additional Pictures

Directions Take Tahoe Keys Blvd, take slight left onto Council Rock Dr, house is on the right.

Public Remarks Nearing completion, this new residence is being constructed by highly regarded G&S Construction who looked to unify a combination of mountain rustic with contemporary flare. Centered in the city and just outside the Tahoe Keys with a conservancy owned parcel next door, the location provides accessibility with a touch of

rubbed barn tracks. These warm finishes provide a stark yet pleasing contrast with the more modern two-tone painted clear Maple cabinetry and mill works, as well as the lighter natural stone choices planned throughout. Both functional in layout and tasteful in finish, this home is sure to move quickly.

Sold 12/07/16	Listing # 126696 County: El Dorado	730 Tahoe Island Dr, South Lake Tahoe, CA 96150-4213 Cross St: 12th Street	Listing Price: \$399,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Tahoe Island Park Chalet 2 2 (2 0) 2 1962 023-644-07-100 59/59	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 8189 ((Tax Data)) Approx Lot Size 0.1880
	Selling Price \$389,000 SP % LP 97.49		

Additional Pictures

Public Remarks Tastefully remodeled inside and out, this home is located close to the bike trails, hiking, beaches and shopping. Upgrades include, new kitchen and baths finished with granite, tile and stainless steel appliances, new flooring, new windows, custom lighting, new water heater, new heating system and so much more! It also has a butler's pantry, two large bedrooms, both with huge closets and two separate living areas. Sitting back off the street on large lot it offers a huge back yard with a large storage shed and an oversize 2 car detached garage. Hurry to make an offer and take advantage of this great mountain setting at an affordable price!

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/22/16 (Thanks, Brent!)	Listing # 126453 County: El Dorado	2301 California Ave, South Lake Tahoe, CA 96150-7122 Cross St: TAHOE KEYS	Listing Price: \$420,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Park	Subdivision	Tahoe Island Park 4
Beds	3	Approx Square Feet	1344 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$305.06
Garage	2	Lot Sq Ft(approx)	6125 ((Tax Data))
Year Built	1976	Approx Lot Size	0.1406
APN	023-902-09-100		
DOM/CDOM	131/131		

Selling Price \$410,000 SP % LP 97.62

Additional Pictures

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

Public Remarks PRICE REDUCED! See attachment for quotes on replacing the carpet/pad. TRUSTEE says SELL NOW. No Court approval needed. Open & light floorplan. Across from GREEN BELT & on the SUNNY South side of the Street with great sun exposure year-around. Dining Area off kitchen opens to rear deck.

UPGRADES include: approx. 2 year old Forced Air Gas Heating & Air Conditioning, Ceiling Fans/lights, Remote control custom blinds, window shutters, lots of newer light fixtures & plumbing fixtures, custom trim & paint. UPGRADED kitchen w/stainless steel appliances, lots of NEWER cabinets, pantry cabinet, Granite counters & large Granite Breakfast bar. Updated BATHS, newer doors & hardware, Master Bath w/double vanities, lots of storage. Security system. Walk to the Meadow & River. Attractive low-maintenance front yard, and sunny fenced rear yard, Spacious Double garage, And great neighbors! BMP's completed. Ready to occupy now!

Sold 12/28/16	Listing # 125962 County: El Dorado	2207 Butler Ave, South Lake Tahoe, CA 96150 Cross St: Tahoe Vista Dr.	Listing Price: \$599,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Park	Subdivision	Tahoe Island Park 4
Style	Contemporary	Approx Square Feet	2090 Plans
Beds	3	Price/Sq Ft	\$286.60
Baths(FH)	3 (2 1)	Lot Sq Ft(approx)	8011 ((Tax Data))
Garage	2	Approx Lot Size	0.1839
Year Built	2016		
APN	023-892-09-10		
DOM/CDOM	216/216		

Selling Price \$599,000 SP % LP 100.00

Additional Pictures

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

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/15/16	Listing # 126523 County: El Dorado	493 Capri Dr, South Lake Tahoe, CA 96150 Cross St: Tahoe Keys Blvd.	Listing Price: \$699,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Tahoe Keys 01
Beds	3	Approx Square Feet	2082 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$326.13
Garage	2		
Year Built	2003	Lot Sq Ft(approx)	7546 ((Tax Data))
APN	022-041-18-100		
DOM/CDOM	109/109	Approx Lot Size	0.1732

Selling Price \$679,000 SP % LP 97.14

Additional Pictures

Directions Tahoe Keys Blvd. to Capri Drive

Public Remarks Beautiful Tahoe Keys Home built in 2003 with a great open floor plan. This wonderful home has the kitchen, living room and master bedroom upstairs with a family room and 2 bedrooms downstairs. Located close to all the Tahoe Keys amenities and comes with a boat dock in the Marina. Hurry, this one is priced to sell fast!

Sold 12/02/16	Listing # 125565 County: El Dorado	477 Lido Dr, South Lake Tahoe, CA 96150-6640 Cross St: Marconi	Listing Price: \$1,025,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Aloha Isle
Beds	4	Approx Square Feet	2755 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$333.94
Garage	2		
Year Built	1985	Lot Sq Ft(approx)	10245 ((Tax Data))
APN	022-231-20-10		
DOM/CDOM	250/250	Approx Lot Size	0.2352

Selling Price \$920,000 SP % LP 89.76

Additional Pictures

Directions From Venice Turn North on Emerald, left on Marconi, Right on Lido, House is on the right.

Public Remarks Searching for the perfect Tahoe Keys home? Then look no further. 477 Lido is a successful vacation rental offered turn-key with future bookings in place. Remodeled in 2011, the open floor plan features upstairs living and great water views. The gourmet kitchen includes granite counters, stainless appliances and overlooks the dining room and living area. A separate game room leads to the large master suite with a jetted tub, separate shower and walk in closet. Downstairs are three

or summer sunbathing. A grassy yard has over 65' of waterfront, a waterside deck, and a 32' U shape dock with great water depth. When you are not enjoying this house a great rental income can significantly offset or possibly even cover ownership and financing costs. Truly a unique opportunity so don't hesitate and call for a showing today.

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/01/16	Listing # 126711 County: El Dorado	1978 Garmish Ct, South Lake Tahoe, CA 96150 Cross St: Emerald	Listing Price: \$1,100,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Keys	Subdivision	Bavarian Isle
Beds	3	Approx Square Feet	2187 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$448.10
Garage	2	Lot Sq Ft(approx)	7336 ((Tax Data))
Year Built	1974	Approx Lot Size	0.1684
APN	022-222-14-100		
DOM/CDOM	47/47		

Selling Price \$980,000 SP % LP 89.09

Additional Pictures

Directions Venice to Emerald. Left on Garmish.

Public Remarks Rebuilt in 2010 on a deep water canal in the Tahoe Keys, this home features fine finishes throughout. As the snow falls, cozy up and enjoy the unobstructed views of Mount Tallac and the surrounding Sierra Nevada mountains framed by the abundance of windows throughout the home. Enjoy the boating amenities with 60 feet of water frontage, large boat dock and on those warm summer days, the overwater party deck. Sunshine welcomes you into this superb waterfront home: Upstairs boasts a large and open living space with floor to ceiling windows, the oversized master bedroom with an additional fireplace and a powder room. Two bedrooms, one full bath and laundry room complete the downstairs. The two car garage offers custom metal cabinets and is finished with floor tiles. Sold furnished. This home is a must see!

Sold 12/22/16	Listing # 126670 County: El Dorado	2520 Armstrong Ave, South Lake Tahoe, CA 96150 Cross St: Sierra Blvd	Listing Price: \$299,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Tahoe Sierra 3
Style	Log	Approx Square Feet	1232 Other
Beds	3	Price/Sq Ft	\$235.31
Baths(FH)	2 (2 0)	Lot Sq Ft(approx)	5001 ((Tax Data))
Garage	0	Approx Lot Size	0.1148
Year Built	1957		
APN	031-142-07-100		
DOM/CDOM	66/66		

Selling Price \$289,900 SP % LP 96.96

Additional Pictures

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

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/21/16	Listing # 126395 County: El Dorado	2525 Rose Ave, South Lake Tahoe, CA 96150-7544 Cross St: Sierra Blvd.	Listing Price: \$339,000
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Tahoe Sierra 3
Beds	3	Approx Square Feet	1568 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$210.46
Garage	2		
Year Built	1963	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	031-186-13-100		
DOM/CDOM	140/140	Approx Lot Size	0.1150

Selling Price \$330,000 SP % LP 97.35

Additional Pictures

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

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

Sold 12/07/16	Listing # 126778 County: Nevada	13141 Muhlebach Way, Truckee, CA 96161 Cross St: Northwoods Blvd	Listing Price: \$879,900
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Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Unavail
Style	Cabin		
Beds	4	Approx Square Feet	3070 Other
Baths(FH)	3 (3 0)	Price/Sq Ft	\$244.30
Garage	2		
Year Built	2004	Lot Sq Ft(approx)	13939 ((Other))
APN	045-500-13-000		
DOM/CDOM	72/72	Approx Lot Size	0.3200

Selling Price \$750,000 SP % LP 85.24

Additional Pictures

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

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

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Client Summary Report

Listings as of 01/09/17 at 11:43am

Sold 12/02/16	Listing # 126636 County: El Dorado	1190 Bonanza Ave, South Lake Tahoe, CA 96150-3625 Cross St: D	Listing Price: \$255,000
	Property Type Residential	Property Subtype Single Family	
Area Y Area	Subdivision W D Barton		
Style Cabin			
Beds 2	Approx Square Feet 714 Tax Data		
Baths(FH) 1 (1 0)	Price/Sq Ft \$357.14		
Garage 0			
Year Built 1947	Lot Sq Ft(approx) 10890 ((Tax Data))		
APN 032-152-01-100			
DOM/CDOM 70/70	Approx Lot Size 0.2500		

Selling Price \$255,000 SP % LP 100.00

Additional Pictures

Directions Turn on D from Hwy 50, Left on Bonanza, first house on Right.

Public Remarks This well appointed cabin has been tastefully remodeled in the charming new Tahoe style. Zoned for multi family, and on its own well, this cabin is going to be a great opportunity for a new owner; whether you enjoy the large lot and cozy cabin or have plans for expansion. This one bedroom, one bath cabin is unpretentious and intimate. The indoor and outdoor living spaces create an authentic Tahoe experience. And the large lot size invites your imagination to run wild, whether you garden, have all your Tahoe-toys or just enjoy the natural landscape.

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