

## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/05/16	Listing # 126563	1099 Glenwood Way, South Lake Tahoe, CA 96150	Cross St: Blackwood	Listing Price: \$419,000
	Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Rancho Bijou	
Beds	3	Approx Square Feet	1848 Tax Data	
Baths(FH)	3 (2 1)	Price/Sq Ft	\$226.73	
Garage	0			
Year Built	1962	Lot Sq Ft(approx)	15441 ((Tax Data))	
APN	027-352-13-100			
DOM/CDOM	66/66	Approx Lot Size	0.3545	

Additional Pictures

Public Remarks Great in town location for this large rancher that is an established vacation rental. Situated on a corner, double lot with large gates that provide drive through access for your boat or RV. The home has three bedrooms, two full baths, half bath, and a bonus room with built in bookcases that would be ideal as a game room, office, or an extra bedroom. The expansive, sunny deck is perfect for entertaining. This home also has ample storage with a large area off the bonus room and two storage sheds. Furnishings are included per Sellers inventory list. An excellent value for a home and parcel this size. Easy access to bus line, shopping, casinos, beaches and Heavenly Ski Resort.

Active Pending 10/04/16	Listing # 126658	3501 Rancho Cir, South Lake Tahoe, CA 96150	Cross St: Genwood Way	Listing Price: \$429,900
	Property Type	Residential	Property Subtype	Single Family
Area	Bijou 1	Subdivision	Rancho Village	
Style	Ranch			
Beds	3	Approx Square Feet	1567 Tax Data	
Baths(FH)	2 (2 0)	Price/Sq Ft	\$274.35	
Garage	2			
Year Built	1963	Lot Sq Ft(approx)	6888 ((Tax Data))	
APN	025-633-08-100			
DOM/CDOM	42/42	Approx Lot Size	0.1581	

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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 U.S. Patent 6,910,045



## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/18/16	Listing # 125691	1343 Susie Lake Rd, South Lake Tahoe, CA 96150	Listing Price: \$637,995
County: El Dorado	Cross St: Woodland		
	Property Type	Residential	Property Subtype
	Area	Bijou 1	Single Family
	Style	Split Level	Bijou Park Acres
	Beds	4	Approx Square Feet
	Baths(FH)	3 (3 0)	Price/Sq Ft
	Garage	2	
	Year Built	2016	Lot Sq Ft(approx)
	APN	025-223-04-100	11543 ((Assessor))
	DOM/CDOM	198/198	Approx Lot Size
			0.2650

### 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.

Active Pending 10/25/16	Listing # 126682	2710 Genoa Ave, South Lake Tahoe, CA 96150	Listing Price: \$319,000
County: El Dorado	Cross St: Black Bart		
	Property Type	Residential	Property Subtype
	Area	Black Bart	Single Family
	Style	Ranch	Meadow Heights
	Beds	2	Approx Square Feet
	Baths(FH)	1 (1 0)	Price/Sq Ft
	Garage	0	
	Year Built	1960	Lot Sq Ft(approx)
	APN	025-353-10-100	7449 ((Tax Data))
	DOM/CDOM	35/35	Approx Lot Size
			0.1710

### 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!!!

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Active Pending 10/27/16	Listing # 126464	2331 Blitzen Rd, Meyers, CA 96150	Listing Price: \$495,000
County: El Dorado			
	Property Type	Residential	Property Subtype
	Area	Christmas Valley 1	Single Family
	Beds	3	Subdivision
	Baths(FH)	3 (2 1)	Approx Square Feet
	Garage	2	1967 Tax Data
	Year Built	2002	Price/Sq Ft
	APN	035-234-14-100	Lot Sq Ft(approx)
	DOM/CDOM	87/87	8364 ((Tax Data))
			Approx Lot Size
			0.1920

### 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 separate built-in vanity. The downstairs bedrooms have their own living space that leads to a newly constructed back deck with full command of the spacious back yard, and drive-through back gate. And don't forget the garage space! Trucks, toys and even boats will fit in this colossal garage.

Active Pending 10/27/16	Listing # 125999	3185 S Upper Truckee Rd, South Lake Tahoe, CA 96150	Listing Price: \$569,000
County: El Dorado			
	Property Type	Residential	Property Subtype
	Area	Christmas Valley 1	Single Family
	Style	Contemporary	Unavail
	Beds	5	Subdivision
	Baths(FH)	3 (2 1)	Approx Square Feet
	Garage	2	2304 Tax Data
	Year Built	1977	Price/Sq Ft
	APN	036-573-24-100	Lot Sq Ft(approx)
	DOM/CDOM	153/153	46285 ((Tax Data))
			Approx Lot Size
			1.0626

### 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!

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Active Pending 10/10/16	Listing # 126620 County: El Dorado	3414 Panorama Dr, South Lake Tahoe, CA 96150-5176 Cross St: South Upper Truckee	Listing Price: \$389,000
	Property Type Area Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Christmas Valley 2 3 2 (2 0) 2 1968 036-541-15-100 52/52	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 20081 ((Tax Data)) Approx Lot Size 0.4610

### 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.

Active Pending 10/29/16	Listing # 126726 County: El Dorado	2692 Lipan St, Meyers, CA 96150 Cross St: Nahane Dr	Listing Price: \$399,950
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Christmas Valley 2 Chalet 3 2 (2 0) 1 1976 035-282-06-100 17/17	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 5997 ((Tax Data)) Approx Lot Size 0.1377

### Additional Pictures

Directions Take S. Upper Truckee off Hwy 50. Go to Nahane Dr. and turn right. Then turn right on Lipan. House is on the left.

Public Remarks The dream is alive! The prospect of owning your own Tahoe chalet just got brighter. Not only is this Tahoe cabin located in a blissfully quiet neighborhood close to forested hiking trails and the Truckee River, extra serenity awaits complimentary of the 3 surrounding forest service lots. Downstairs living includes a living room with fireplace, open beam pine ceilings, updated kitchen and guest bath as well as a roomy bedroom. Upstairs are 2 more spacious bedrooms with vaulted ceilings and the second remodeled bath. A covered breezeway connects the home to the garage which is ideal for storing those Tahoe toys. Imagine hopping on your bike and heading off to watch the colors change in the surrounding area. Imagine relaxing on your deck and listening to the birds sing. Imagine gazing at the amazing star-filled night sky and soaking up the quiet. Imagine. All of this could be your Tahoe escape at an amazingly low price within today's market. Looking for turn-key? Furnishings negot

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Active Pending 10/13/16	Listing # 126363	20392 US Highway 50, Little Norway, CA 95721	Listing Price: \$299,900
County: El Dorado	Cross St: Highway 50		
	Property Type	Residential	Property Subtype
Area	Amer River Cnyn/Echo	Subdivision	Single Family
Style	Split Level		Unavail
Beds	2	Approx Square Feet	1496 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$200.47
Garage	3		
Year Built	2002	Lot Sq Ft(approx)	34848 ((Tax Data))
APN	037-060-08-100		
DOM/CDOM	95/95	Approx Lot Size	0.8000

### Additional Pictures

Directions Top of Echo Summit, off HWY 50  
 Public Remarks Huge price reduction just in time for ski season. This beautiful home is just 1 mile from Sierra-at-Tahoe. Sitting on just under an acre of gorgeous land where fishing, hiking, swimming, snowshoeing, and cross-country skiing are all available in your backyard. Echo Lake is minutes away, the Pacific Crest Trail is less than a mile, and the American River runs through this unique property. Tastefully remodeled, complete with granite counter tops, hickory cabinets, and recessed lighting. The open floor plan is surrounded by sliding glass doors that open to the trex deck that over looks a tranquil meadow and creek. The 1000 sq. ft. garage is a masterpiece in it's self, containing a brand new slab and is already plumbed for a bathroom, just use your imagination. The unfinished basement is an additional 1400 sq. ft. of potential living space and has endless possibilities. Vacation rental, family getaway, or secluded residence, you decide what to do with this one of a kind proper

Active Pending 10/23/16	Listing # 126533	1432 Oflyng Dr, South Lake Tahoe, CA 96150-4994	Listing Price: \$360,000
County: El Dorado	Cross St: Southern Pines		
	Property Type	Residential	Property Subtype
Area	Country Club Estates	Subdivision	Single Family
Style	Chalet		Country Club Heights 5
Beds	4	Approx Square Feet	1627 Tax Data
Baths(FH)	2 (2 0)	Price/Sq Ft	\$221.27
Garage	2		
Year Built	1979	Lot Sq Ft(approx)	22113 ((Tax Data))
APN	034-781-03-100		
DOM/CDOM	73/73	Approx Lot Size	0.5076

### Additional Pictures

Directions Turn on Southern Pines off Pioneer, turn right on Oflyng, chalet on the right.  
 Public Remarks Major price reduction! Spacious four bedroom chalet with 2 car garage in a great location. Easy access to the garage, covered entry to the chalet. Open living room with brick fireplace, 2 sliders to the deck. Fantastic mountain views off of front deck and nestled in between the trees. Two bedrooms and a full bath off the living room and two large bedrooms upstairs with 3/4 bath and open beams. Great opportunity in a sought after neighborhood with no adjacent neighbors!!

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Active Pending 10/11/16	Listing # 126233	1889 Crystal Air Dr, South Lake Tahoe, CA 96150-4958	Listing Price: \$549,000
County: El Dorado	Cross St: Meadowvale		
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Country Club Estates Gambrel 3 2 (2 0) 2 1975 034-763-02-100 124/124	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 17047 ((Tax Data)) 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.

Active Pending 10/16/16	Listing # 126141	1031 Cathedral Rd, South Lake Tahoe, CA 96150	Listing Price: \$709,000
County: El Dorado	Cross St: Highway 89		
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Fallen Leaf Lake Cabin 3 2 (2 0) 1 1966 021-031-24-100 130/130	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 21780 ((Tax Data)) 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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Active Pending 10/10/16	Listing # 126644	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	\$306.71
Garage	0		
Year Built	2014	Lot Sq Ft(approx)	10019 ((Tax Data))
APN	023-471-11-100		
DOM/CDOM	40/40	Approx Lot Size	0.2300

### 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.

Active Pending 10/14/16	Listing # 126400	3691 Rocky Point Rd, South Lake Tahoe, CA 96150-8812	Cross St: Chonokis	Listing Price: \$289,000



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	\$213.13
Garage	0		
Year Built	1961	Lot Sq Ft(approx)	5181 ((Tax Data))
APN	029-372-07-100		
DOM/CDOM	96/96	Approx Lot Size	0.1189

### 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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Active Pending 10/25/16	Listing # 126420	3775 Overlook Ct, South Lake Tahoe, CA 96150-8983	Listing Price: \$539,000
County: El Dorado	Cross St: wildwood		
	Property Type	Residential	Property Subtype
	Area	Heavenly Valley	Single Family
	Style	Split Level	Heavenly View Terrace
	Beds	3	Approx Square Feet
	Baths(FH)	3 (3 0)	1620 Assessor
	Garage	0	\$332.72
	Year Built	1964	Lot Sq Ft(approx)
	APN	028-123-17-100	6011 ((Tax Data))
	DOM/CDOM	94/94	Approx Lot Size
			0.1380

### 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!!

Active Pending 10/12/16	Listing # 126332	3841 Regina Rd, South Lake Tahoe, CA 96150	Listing Price: \$549,000
County: El Dorado	Cross St: Keller		
	Property Type	Residential	Property Subtype
	Area	Heavenly Valley	Single Family
	Beds	3	Subdivision
	Baths(FH)	3 (2 1)	Keller 5-acres
	Garage	2	Approx Square Feet
	Year Built	1982	1946 Tax Data
	APN	028-190-04-100	Price/Sq Ft
	DOM/CDOM	112/112	\$282.12
			Lot Sq Ft(approx)
			11761 ((Tax Data))
			Approx Lot Size
			0.2700

### 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.

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Active Pending 10/10/16	Listing # 126679	923 Candlewood Dr, South Lake Tahoe, CA 96150-2819	Listing Price: \$359,000
County: El Dorado	Cross St: Silverwood		
	Property Type	Residential	Property Subtype
	Area	Highland Woods	Single Family
	Style	Ranch	Highland Woods (Res) 1
	Beds	3	Approx Square Feet
	Baths(FH)	2 (1 1)	Price/Sq Ft
	Garage	0	
	Year Built	1973	Lot Sq Ft(approx)
	APN	031-319-07-100	6534 ((Tax Data))
	DOM/CDOM	35/35	Approx Lot Size
			0.1500

### 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.

Active Pending 10/27/16	Listing # 126735	1125 Modoc Way, South Lake Tahoe, CA 96150-5249	Listing Price: \$275,000
County: El Dorado	Cross St: Arrowhead		
	Property Type	Residential	Property Subtype
	Area	Meyers	Single Family
	Beds	2	Subdivision
	Baths(FH)	1 (1 0)	Tahoe Paradise
	Garage	1	980 Tax Data
	Year Built	1960	Price/Sq Ft
	APN	034-284-08-100	
	DOM/CDOM	17/17	Lot Sq Ft(approx)
			10008 ((Tax Data))
			Approx Lot Size
			0.2298

### 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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Active Pending 10/24/16	Listing # 126129	1984 Piute St, South Lake Tahoe, CA 96150-5237	Listing Price: \$329,000
County: El Dorado		Cross St: Tomahawk	
	Property Type	Residential	Property Subtype
	Area	Meyers	Subdivision
	Beds	3	Approx Square Feet
	Baths(FH)	2 (2 0)	Price/Sq Ft
	Garage	0	
	Year Built	1976	Lot Sq Ft(approx)
	APN	034-265-24-100	5996 ((Tax Data))
	DOM/CDOM	139/139	Approx Lot Size
			0.1376

### Additional Pictures

Public Remarks \$10,000 PRICE REDUCTION! Be in before the snow flies! Cute, well maintained home located in the sunny and desirable Meyers neighborhood. New interior paint and water heater Walking distance to the Lake Tahoe Environmental Science Magnet School and Lake Baron. Easy access to Sierra at Tahoe, Kirkwood and Heavenly Ski Resorts and many local forest trailheads. This functional ranch style home has upgraded bathrooms with the master suite featuring a slate shower surround and granite countertops. There is a hot tub located off the master bedroom, ideal for a relaxing evening after all your mountain adventures. This gem is the ideal Tahoe lifestyle.

Active Pending 10/14/16	Listing # 126574	1767 Arrowhead Ave, South Lake Tahoe, CA 96158-5227	Listing Price: \$359,000
County: El Dorado		Cross St: Cherokee	
	Property Type	Residential	Property Subtype
	Area	Meyers	Subdivision
	Style	Ranch	
	Beds	3	Approx Square Feet
	Baths(FH)	2 (1 1)	Price/Sq Ft
	Garage	0	
	Year Built	1974	Lot Sq Ft(approx)
	APN	034-252-11-100	5956 ((Tax Data))
	DOM/CDOM	64/64	Approx Lot Size
			0.1367

### 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.

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Active Pending 10/19/16 County: El Dorado	Listing # 126612 Cross St: Nahane Drive/Kekin S	2687 S Upper Truckee Rd, South Lake Tahoe, CA 96150	Listing Price: \$359,900
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Meyers Cabin 3 2 (2 0) 0 1975 035-272-21-100 55/55	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 5986 ((Tax Data)) Approx Lot Size 0.1374

### 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.

Active Pending 10/08/16 County: El Dorado	Listing # 126384 Cross St: County Club	1228 E San Bernardino Ave, South Lake Tahoe, CA 96150-9217	Listing Price: \$499,000
	Property Type Area Style Beds Baths(FH) Garage Year Built APN DOM/CDOM	Residential Meyers Ranch 4 2 (2 0) 1 1962 034-212-09-100 98/98	Property Subtype Subdivision Approx Square Feet Price/Sq Ft Lot Sq Ft(approx) 12028 ((Assessor)) Approx Lot Size 0.2761

### 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 11/10/16 at 9:59am

Active Pending 10/19/16	Listing # 126254	1977 Piute St, South Lake Tahoe, CA 96150		Cross St: Tomahawk	Listing Price: \$499,000
	Property Type	Residential	Property Subtype	Single Family	
Area	Meyers	Subdivision	Juniper Park		
Beds	5	Approx Square Feet	2700 Seller		
Baths(FH)	3 (3 0)	Price/Sq Ft	\$184.81		
Garage	2				
Year Built	1976	Lot Sq Ft(approx)	11979 ((Tax Data))		
APN	034-266-32-100				
DOM/CDOM	127/127	Approx Lot Size	0.2750		

### Additional Pictures

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

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

Active Pending 10/25/16	Listing # 126655	1266 Ute St, South Lake Tahoe, CA 96150-5244		Cross St: Choctaw	Listing Price: \$499,000
	Property Type	Residential	Property Subtype	Single Family	
Area	Meyers	Subdivision	Juniper Park		
Style	Split Level	Approx Square Feet	1540 Tax Data		
Beds	3	Price/Sq Ft	\$324.03		
Baths(FH)	2 (2 0)				
Garage	1				
Year Built	1977	Lot Sq Ft(approx)	6215 ((Tax Data))		
APN	034-221-19-100				
DOM/CDOM	41/41	Approx Lot Size	0.1427		

### Additional Pictures

Directions HWY 50 to Arapahoe, Left on San Diego, Right on Choctaw into UTE

Public Remarks Completely remodeled home in a quiet county neighborhood that won't last long. New upgrades everywhere. Located on a very quiet street near paved biking trails, Golf courses and the Upper Truckee river. The newly upgraded kitchen features pine cabinets, stainless steel appliances and exquisite granite counter tops. Newly upgraded bathrooms, fresh paint inside and out, new flooring and many nice touches complete the interior. New front entry deck and new elevated composite deck above the garage. Forest service lot behind the home for privacy and buyer gets first right to purchase the vacant buildable lot to the right for only \$60,000. Buyer could build a second home for rental or mother in law home. Close to skiing, golf and Pioneer trail.

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/22/16	Listing # 126339	1076 Antler Ct, South Lake Tahoe, CA 96150-4570	Listing Price: \$510,000	
County: El Dorado		Cross St: Golden Bear		
	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	\$291.10	
Garage	2			
Year Built	1984	Lot Sq Ft(approx)	12459 ((Tax Data))	
APN	080-145-18-100			
DOM/CDOM	111/111	Approx Lot Size	0.2860	

### 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.

Active Pending 10/01/16	Listing # 126406	2248 Sierra House Trl, South Lake Tahoe, CA 96150	Listing Price: \$549,900	
County: El Dorado		Cross St: High Meadow Trail		
	Property Type	Residential	Property Subtype	Single Family
Area	Montgomery Estates	Subdivision	Montgomery Estates 4	
Beds	4	Approx Square Feet	2158 Appraiser	
Baths(FH)	3 (3 0)	Price/Sq Ft	\$254.82	
Garage	2			
Year Built	1972	Lot Sq Ft(approx)	10566 ((Tax Data))	
APN	025-757-08-100			
DOM/CDOM	97/97	Approx Lot Size	0.2426	

### 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 11/10/16 at 9:59am

Active Pending 10/04/16	Listing # 126415	692 W San Bernardino Ave, South Lake Tahoe, CA 96150-9335	Listing Price: \$299,000
County: El Dorado	Cross St: N. Upper Truckee		
	Property Type	Residential	Property Subtype
	Area	N Upper Truckee 1	Single Family
	Style	Ranch	Tahoe Paradise 20
	Beds	2	Approx Square Feet
	Baths(FH)	1 (1 0)	Price/Sq Ft
	Garage	0	
	Year Built	1974	Lot Sq Ft(approx)
	APN	034-451-01-100	10924 ((Tax Data))
	DOM/CDOM	96/96	Approx Lot Size
			0.2508

### 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.

Active Pending 10/31/16	Listing # 126114	781 Tehama Dr, South Lake Tahoe, CA 96150-5391	Listing Price: \$424,000
County: El Dorado	Cross St: Seneca		
	Property Type	Residential	Property Subtype
	Area	N Upper Truckee 1	Single Family
	Beds	4	Subdivision
	Baths(FH)	2 (2 0)	Tahoe Paradise 20
	Garage	2	Approx Square Feet
	Year Built	1978	Price/Sq Ft
	APN	033-414-07-100	
	DOM/CDOM	141/141	Lot Sq Ft(approx)
			11575 ((Tax Data))
			Approx Lot Size
			0.2657

### 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 11/10/16 at 9:59am

Active Pending 10/13/16	Listing # 126678	552 Koru St, South Lake Tahoe, CA 96150	Listing Price: \$439,000
County: El Dorado	Cross St: upper truckee		
	Property Type	Residential	Property Subtype
	Area	N Upper Truckee 1	Single Family
	Beds	3	Subdivision
	Baths(FH)	2 (2 0)	Tahoe Paradise 23
	Garage	2	Approx Square Feet
	Year Built	1991	1530 Tax Data
	APN	033-841-25-100	\$286.93
	DOM/CDOM	36/36	Lot Sq Ft(approx)
			10675 ((Tax Data))
			Approx Lot Size
			0.2451

### 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.

Active Pending 10/16/16	Listing # 125625	722 Cayuga St, South Lake Tahoe, CA 96150-9322	Listing Price: \$744,000
County: El Dorado	Cross St: North Upper Truckee		
	Property Type	Residential	Property Subtype
	Area	N Upper Truckee 1	Single Family
	Style	Contemporary	Subdivision
	Beds	4	Tahoe Paradise 19
	Baths(FH)	3 (3 0)	Approx Square Feet
	Garage	2	2845 Seller
	Year Built	2004	Price/Sq Ft
	APN	033-354-11-100	\$261.51
	DOM/CDOM	213/213	Lot Sq Ft(approx)
			10237 ((Tax Data))
			Approx Lot Size
			0.2350

### 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!

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/18/16	Listing # 126314	799 Lookout Point Ci, South Lake Tahoe, CA 96150	Listing Price: \$479,000
County: El Dorado	Cross St: Elk Point		
	Property Type	Residential	Property Subtype
	Area	N Upper Truckee 2	Single Family
	Beds	3	Subdivision
	Baths(FH)	2 (2 0)	Unavail
	Garage	2	Approx Square Feet
	Year Built	2012	1637 Tax Data
	APN	033-275-08-100	Price/Sq Ft
	DOM/CDOM	114/114	\$292.61
			Lot Sq Ft(approx)
			15898 ((Tax Data))
			Approx Lot Size
			0.3650

### 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!

Active Pending 10/16/16	Listing # 126135	209 Lyons Ave, Zephyr Cove, NV 89448	Listing Price: \$269,000
County: Douglas	Cross St: HWY 50		
	Property Type	Residential	Property Subtype
	Area	Nevada	Subdivision
	Style	Cabin	Single Family
	Beds	1	Out of Area
	Baths(FH)	1 (1 0)	Approx Square Feet
	Garage	0	372 Assessor
	Year Built	1944	Price/Sq Ft
	APN	141-834-11-102	\$723.12
	DOM/CDOM	139/139	Lot Sq Ft(approx)
			2178 ((Assessor))
			Approx Lot Size
			0.0500

### Additional Pictures

Directions Hwy %0 to Lyons Avenue, 2nd home on the right after the commercial building

Public Remarks Cute, Cozy, Cabin, Close to the Beach, Lake, Best Boat Launch & Fishing!!! New front door, New vinyl windows, New Hickory Cabinets, New countertop, New carpet, New Gas wall heater, newer exterior paint & New kitchen flooring. Partial lakeviews, covered front deck, with nice landscaping! Easy Year Round Access, close to hiking, with the Best Boat Launch at Cave Rock State Park a few hundred yards away! Lowest priced home on Nevada side, make your escape. Start Living Your Tahoe Dream Today!!

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/04/16	Listing # 126013	1737 Westwood Dr, Minden, NV 89423-4717	Listing Price: \$375,000
County: Douglas	Cross St: Mahogany		
	Property Type	Residential	Property Subtype
	Area	Nevada	Single Family
	Style	Split Level	Out of Area
	Beds	4	Approx Square Feet
	Baths(FH)	3 (2 1)	Price/Sq Ft
	Garage	2	
	Year Built	1984	Lot Sq Ft(approx)
	APN	132-030-21-104	12197 ((Assessor))
	DOM/CDOM	159/159	Approx Lot Size
			0.2800

### 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!!!

Active Pending 10/18/16	Listing # 125459	444 Kent Way, Zephyr Cove, NV 89448	Listing Price: \$5,900,000
County: Douglas	Cross St: elks point		
	Property Type	Residential	Property Subtype
	Area	Nevada	Single Family
	Style	Subdivision	Out of Area
	Beds	5	Approx Square Feet
	Baths(FH)	6 (5 1)	Price/Sq Ft
	Garage	3	
	Year Built	2002	Lot Sq Ft(approx)
	APN	131-815-21-000	283140 ((Assessor))
	DOM/CDOM	488/488	Approx Lot Size
			6.5000

### Additional Pictures

Public Remarks Architecturally Stunning private residence sited on 6.5 acres with panoramic lake, mountain and city light views. This finely finished, 9600 square foot residence is designed on a grand scale, massive great room with two fireplaces, opens to a generous stone patio overlooking all of Lake Tahoe. The master suite is on a level to itself. There is a bunk room for the kiddies, a glass enclosed spa room with large stone spa/soaking tub and 3 car garage. There is also a caretakers home on the property. Located only minutes from South Lake Tahoe amenities ..Heavenly Valley, Lake Tahoe airport, shopping and casinos, dining, golf and night life. This 6.5 acre parcel is gated and sits on top of the world with 365 degree views of the Lake Tahoe Basin and Sierra Nevada Range. So close to everything yet this gated estate property is ultra private and serene.

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/18/16	Listing # 126701	1784 Pioneer Trl, South Lake Tahoe, CA 96150-5957		Listing Price: \$499,000
County: El Dorado	Cross St: Jicarilla			
	Property Type	Residential	Property Subtype	Single Family
Area	Pioneer Trail	Subdivision	Unavail	
Beds	3	Approx Square Feet	1920 Tax Data	
Baths(FH)	2 (2 0)	Price/Sq Ft	\$259.90	
Garage	2			
Year Built	1974	Lot Sq Ft(approx)	10280 ((Tax Data))	
APN	080-050-07-100			
DOM/CDOM	28/28	Approx Lot Size	0.2360	

### Additional Pictures

Public Remarks Tastefully remodeled in 2010, backing to miles of forest service trails, fully furnished and ready to start enjoying. 3 bedrooms and 1 bathroom downstairs, with livingroom opening up on to a large sunny deck overlooking the forest. Upstairs you will find a game room with wetbar and the second bathroom. Amazing location for outdoor enthusiasts.

Active Pending 10/16/16	Listing # 126531	850 Park Ave, South Lake Tahoe, CA 96150		Listing Price: \$698,000
County: El Dorado	Cross St: Meadow			
	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	\$581.67	
Garage	0			
Year Built	1950	Lot Sq Ft(approx)	5992 ((Tax Data))	
APN	029-072-02-100			
DOM/CDOM	70/70	Approx Lot Size	0.1376	

### 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.

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/15/16	Listing # 126581	2180 Royal Ave, South Lake Tahoe, CA 96150-4431	Listing Price: \$425,000
County: El Dorado			
	Property Type	Residential	Property Subtype
	Area	Tahoe Island Drive	Single Family
	Beds	3	Subdivision
	Baths(FH)	2 (2 0)	Tahoe Island Park
	Garage	2	Approx Square Feet
	Year Built	1974	1370 Appraiser
	APN	023-664-02-100	\$310.22
	DOM/CDOM	63/63	Lot Sq Ft(approx)
			7979 ((Tax Data))
			Approx Lot Size
			0.1832

### 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!

Active Pending 10/27/16	Listing # 126666	929 Council Rock Dr, South Lake Tahoe, CA 96150	Listing Price: \$598,000
County: El Dorado		Cross St: Tahoe Keys Blvd	
	Property Type	Residential	Property Subtype
	Area	Tahoe Island Drive	Single Family
	Style	Contemporary	Subdivision
	Beds	4	Tahoe Island Park 3
	Baths(FH)	3 (3 0)	Approx Square Feet
	Garage	2	2110 Plans
	Year Built	2016	Price/Sq Ft
	APN	023-681-06-100	\$283.41
	DOM/CDOM	41/41	Lot Sq Ft(approx)
			6490 ((Tax Data))
			Approx Lot Size
			0.1490

### 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 privacy. Tying in the mountains you'll find exposed beams, a stout resawn Fir banister with woven wire, distressed hardwood flooring and single panel Alder doors with oil 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.

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/10/16	Listing # 125550	732 Anita Dr, South Lake Tahoe, CA 96150-4414	Listing Price: \$319,999
County: El Dorado		Cross St: 12th Street	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Park	Subdivision	Tahoe Island Park 4
Style	Cabin		
Beds	2	Approx Square Feet	891 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$359.15
Garage	0		
Year Built	1961	Lot Sq Ft(approx)	8320 ((Tax Data))
APN	023-645-07-100		
DOM/CDOM	231/231	Approx Lot Size	0.1910

### 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.

Active Pending 10/23/16	Listing # 126523	493 Capri Dr, South Lake Tahoe, CA 96150	Listing Price: \$699,000
County: El Dorado		Cross St: Tahoe Keys Blvd.	



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	\$335.73
Garage	2		
Year Built	2003	Lot Sq Ft(approx)	7546 ((Tax Data))
APN	022-041-18-100		
DOM/CDOM	74/74	Approx Lot Size	0.1732

### 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!

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/05/16	Listing # 125565	477 Lido Dr, South Lake Tahoe, CA 96150-6640	Listing Price: \$1,025,000	
County: El Dorado	Cross St: Marconi			
	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	\$372.05
	Garage	2		
	Year Built	1985	Lot Sq Ft(approx)	10245 ((Tax Data))
	APN	022-231-20-10		
	DOM/CDOM	228/228	Approx Lot Size	0.2352

### 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 bedrooms, a full bathroom, laundry, and a 2 car garage. The private roof deck with a 7 person hot tub, gas BBQ, and outdoor sofa is a perfect place to enjoy a winter soak 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.

Active Pending 10/29/16	Listing # 126537	2168 White Sands Dr, South Lake Tahoe, CA 96150-6705	Listing Price: \$2,295,000	
County: El Dorado	Cross St: Capri			
	Property Type	Residential	Property Subtype	Single Family
	Area	Tahoe Keys	Subdivision	PineStone 3
	Beds	5	Approx Square Feet	4254 Tax Data
	Baths(FH)	5 (4 1)	Price/Sq Ft	\$539.49
	Garage	2		
	Year Built	1989	Lot Sq Ft(approx)	17544 ((Tax Data))
	APN	022-401-13-100		
	DOM/CDOM	71/71	Approx Lot Size	0.4028

### 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.

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/06/16	Listing # 126198	1564 Iroquois Cir, South Lake Tahoe, CA 96150	Listing Price: \$479,000
County: El Dorado	Cross St: Chippewa		
	Property Type	Residential	Property Subtype
	Area	Tahoe Paradise	Single Family
	Beds	4	Subdivision
	Baths(FH)	2 (2 0)	Unavail
	Garage	0	Approx Square Feet
	Year Built	1965	2160 Tax Data
	APN	034-171-20-100	Price/Sq Ft
	DOM/CDOM	132/132	15260 ((Tax Data))
			Approx Lot Size
			0.3503

### 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.

Active Pending 10/14/16	Listing # 126522	1780 Chibcha St, South Lake Tahoe, CA 96150	Listing Price: \$607,000
County: El Dorado	Cross St: Oglala		
	Property Type	Residential	Property Subtype
	Area	Tahoe Paradise	Single Family
	Beds	4	Subdivision
	Baths(FH)	3 (2 1)	Unavail
	Garage	2	Approx Square Feet
	Year Built	2016	2264 Assessor
	APN	034-713-19-100	Price/Sq Ft
	DOM/CDOM	74/74	7405 ((Tax Data))
			Approx Lot Size
			0.1700

### 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.

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/12/16	Listing # 126689	2649 Alma Ave, South Lake Tahoe, CA 96150	Listing Price: \$274,000
County: El Dorado	Cross St: Martin		



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Tahoe Sierra 3
Style	Cabin		
Beds	3	Approx Square Feet	960 Tax Data
Baths(FH)	2 (1 1)	Price/Sq Ft	\$285.42
Garage	0		
Year Built	1960	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	031-203-14-100		
DOM/CDOM	34/34	Approx Lot Size	0.1150

### 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!

Active Pending 10/24/16	Listing # 126516	2604 Armstrong Ave, South Lake Tahoe, CA 96150	Listing Price: \$339,000
County: El Dorado	Cross St: Reno or Carson		



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Unavail
Beds	2	Approx Square Feet	1135 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$298.68
Garage	1		
Year Built	1960	Lot Sq Ft(approx)	5009 ((Tax Data))
APN	031-152-08-100		
DOM/CDOM	76/76	Approx Lot Size	0.1150

### Additional Pictures

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

Public Remarks NEWLY REMODELED! Turn key Tahoe cabin tastefully updated and is ready for you to enjoy. Extensive interior and exterior improvements include paint, electrical and landscaping. New flooring throughout the entire house is a mixture of carpet, laminate, tile and slate. A spacious living area is equipped with a brand new wood burning stove and a custom pine mantel. In the kitchen you will find brand new granite counter tops, a farmhouse sink and hickory cabinets. Most windows were replaced with double pane windows. This property is approved to add a second bathroom through STPUD. Come check out this immaculate home centrally located in between Heavenly Ski Resort, Lake Tahoe, the casinos and bike paths. This house is a must see, make an offer today!

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending 10/29/16	Listing # 126361	1481 Ormsby Dr, South Lake Tahoe, CA 96150	Listing Price: \$374,000
County: El Dorado	Cross St: Black Bart		



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe-Sierra	Subdivision	Tahoe Sierra 1
Beds	2	Approx Square Feet	1168 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$320.21
Garage	0		
Year Built	1962	Lot Sq Ft(approx)	12502 ((Tax Data))
APN	025-272-21-10		
DOM/CDOM	107/107	Approx Lot Size	0.2870

### Additional Pictures

Directions From State Line, west on Pioneer Trail/Right on Black Bart/Left on Ormsby. House on the right. Good luck!  
 Public Remarks This quaint gem is certainly not one to miss. At 1168 sq.ft., don't let that fool you, good things come in small packages !! 2 bedrooms / 1 bath and enough room to entertain and enjoying friends and family. Vaulted ceilings, rock hearth and fireplace, remodeled kitchen and spacious loft. Large Front/backs decks for all your entertaining needs, overlooking and quiet and beautiful meadow directly across the street. Completely fenced back yard for your safety and privacy. Short distance to Stateline, Heavenly ski resort, shopping, beaches and year round activities.

Active Pending 10/20/16	Listing # 126614	7189 Mt Ralston Dr, Twin Bridges, CA 95721	Listing Price: \$134,000
County: El Dorado	Cross St: US Highway 50		



Property Type	Residential	Property Subtype	Single Family
Area	Twin Bridges	Subdivision	Mt Ralston
Beds	2	Approx Square Feet	448 Tax Data
Baths(FH)	1 (1 0)	Price/Sq Ft	\$299.11
Garage	0		
Year Built	1957	Lot Sq Ft(approx)	5294 ((Tax Data))
APN	038-361-29-100		
DOM/CDOM	57/57	Approx Lot Size	0.1215

### Additional Pictures

Public Remarks Beautiful little cabin. This charmer has been in the same family since it was built. It's only use was during the summer for family vacations. It is in a beautiful, forest area with a lot of privacy. This is not a forest service cabin. You own the land. Roof is newer, metal.

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## Client Summary Report

Listings as of 11/10/16 at 9:59am

Active Pending w/2 H 10/03/16 Listing # 126546	1542 Iroquois Cir, South Lake Tahoe, CA 96150-4711	Listing Price: \$469,000
County: El Dorado	Cross St: Chippewa Street	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Paradise	Subdivision	Tahoe Paradise 9
Style	Contemporary		
Beds	3	Approx Square Feet	1852 Tax Data
Baths(FH)	3 (2 1)	Price/Sq Ft	\$253.24
Garage	2		
Year Built	1984	Lot Sq Ft(approx)	10150 ((Tax Data))
APN	034-171-24-100		
DOM/CDOM	71/71	Approx Lot Size	0.2330

### Additional Pictures

Directions Upper Apache to Chippewa, drive to end, quick left property on right.

Public Remarks What A Setting! Backs to National Forest with Miles of Hiking, Biking and Walking Trails. Tahoe Paradise Neighborhood offers County location with Mature Stunning Trees, foliage and the feel of old Tahoe. Contemporary solid built 1984 Mountain Construction with 3 bedrooms, 2.5 baths, approx., 1,852 Sq.Ft., & .23 acre parcel, vaulted open beam T&G pine ceilings, two car insulated garage, work bench, deck off main suite, floor plan of downstairs living & constructed to capture all of natures beauty. Offered with a completed Section 1 & 2 Termite Inspection Clearance, also included a detailed Home Inspection Report, all available for viewing. Seller providing paid costs of reports & Termite repairs to Buyer. Perfect palate for future design & upgrades to this property making a fabulous dream investment.

Act Pnd Short Sale 10/01/16 Listing # 124409	915 South Shore Dr, South Lake Tahoe, CA 96150-4220	Listing Price: \$420,000
County: El Dorado	Cross St: washington	



Property Type	Residential	Property Subtype	Single Family
Area	Tahoe Island Drive	Subdivision	Tallac Park
Style	Split Level		
Beds	4	Approx Square Feet	2028 Tax Data
Baths(FH)	3 (3 0)	Price/Sq Ft	\$207.10
Garage	2		
Year Built	1964	Lot Sq Ft(approx)	6100 ((Tax Data))
APN	023-771-24-10		
Approx Lot Size	0.1400		

### Additional Pictures

Directions Tahoe Keys blvd left on Washington continue to South Shore Drive

Public Remarks Short Sale-Bank Approved price at 420K! Sunny and spacious four bedroom, three bath home with two master suites and an big two garage perfect for a vacation home or a growing family. Huge family room with brick hearth and gas fireplace. One of the few homes that offers air conditioning. Recent updates include carpet, vinyl flooring, kitchen appliances, and crown molding. The dine in kitchen has a bonus breakfast bar with access to the back yard, horseshoe pits, and sunny deck. Fabulous in town location close to the beaches of Lake Tahoe, Heavenly Ski Resort, Tahoe Keys Marina.

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