

HOME

REAL ESTATE SHOWCASE & FOOTHILL LIFESTYLES

JANUARY 26, 2023



For information on cover home, see page 5



Offered by

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NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM



Impeccable and stunning one story home in desirable Stonebridge located one mile to Historic downtown Nevada City! Almost 3000 s.f. of light & bright spacious floor plan that is also very private! Formal entry leads into the dramatic formal living room with cherry wood floors and glass doors that lead out to the private concrete patio. Formal dining area is complimented by the cherry floors and built in China hutch. The family room has vaulted ceilings, surrounding windows and glass doors with a beautiful fireplace and the kitchen is a cook's dream with cherry cabinets, center island with hood and walk in pantry. The office has built in cabinetry and working from home with high speed internet is a dream! Romantic master suite has 2 walk in closets and a fantastic bath! Two generous guest bedrooms include a murphy bed! Finished oversized 3 car garage with workshop area. Private 12 acre greenbelt with Deer Creek is exclusive just to Stonebridge! Manicured and breathtaking! MLS #222133094



Rare one owner, one story home that has been impeccably maintained on a quite cul-de-sac in City Limits of Grass Valley. Sweet 3 bedroom that has been upgraded with new roof, kitchen with stainless appliances and granite counters! Wonderful huge living room with gas stove and lots of light that looks out to a large back yard deck, plus a delightful side entertainment deck for lively gatherings! Very quite and private and nestled on a top of the sunny hill, this charming home boasts pride of ownership! All City utilities including high speed internet, sewer and piped treated water and great insurance! Generous finished two car garage has room for storage or work shop and lower basement area can be developed. Groomed natural back yard with pretty pines gives a very private and natural feel. Section 1 clearance, back flow device and ready to move in and enjoy in Nevada County! MLS #222145005 \$549,000



Two separate homes on a pretty and private 3.29 acre parcel in Penn Valley. This home is very clean and move in ready! Living room has wood paneling, soaring vaulted ceilings and a gas fireplace which gives a real cozy feeling. Kitchen has plenty of counter space and a sweet nook for a table. Bedrooms are generous with room for all your needs. Bathrooms are large and serve the 3 bedrooms well. There is a large deck for entertaining and relaxing and a small basement area that could be used for a wine cellar, great storage or even a workshop! There is great fencing that housed a large goat family! The separate cottage on the property is rented for \$1,395.00 per month. The two units are separated nicely for privacy. The home is right next door to the Wildwood Shopping Center and the Holiday Market for shopping convenience and just minutes to the Yuba River at Bridgeport! This home sits up on a hill and on a private setting. The main home has been a popular AirBnB and the tenant in the little home is long term. MLS #222142678 \$549,000



Welcome to one most unique large parcels of land in the County.. .38 rolling acres with year round Shady Creek and a one of a kind, \$6000,000 swimming pool with waterfalls and a gourmet outdoor kitchen. Built for business executives to get away from the big city, this private, gated parcel is completely park-like and all usable! Prior owners had concerts and weekend events with RV's and chef's that were flown in! Use your imagination on what could be created here, since it is located on public road! Strong well with holding tank, star-gazing tower and magical trails throughout this parcel. Gated and fenced for privacy and serenity! There is nothing on the market like this! Located minutes to Bullards Bar and the Yuba River and 20 minutes to downtown historic Nevada City and 30 minutes to Nevada County Airpark! MLS #222108345 \$899,000



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NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM



Welcome to this sweet one story downtown Nevada City home on a level lot in a highly desirable area of Nevada Street. Well maintained 1930's bungalow is quaint and has been updated with laminate floors, as well as Doug Fir floors. Granite counters and stainless appliances in the kitchen and a nice open floor plan has lots of natural light dancing indoors. Vined covered front porch and a sunny back deck, plus fenced back yard for the pets or BBQ gatherings. Detached two car garage has loads of possibilities. This portion of Nevada Street is one of the prettiest streets of Fall color for photographers and the neighborhood is lined with beautiful homes. Walking distance to Historic downtown Nevada City and all City services. Affordable and ready to move in and own a piece of this special City! MLS #222106882 \$449,000



One of a kind magical 30 acre estate parcel with a sweet trail down to a private beach of Lower Scotts Flat Lake. New well, power installed and a beautiful level and cleared building site that will open up to the ridge views! The cleared building site is surrounded by a glorious circle of towering madrones and the site is great for solar! Approved building plans for a stately home and multiple building sites for an ADU! Gated entrance with only 4 neighbors and year round Deer Creek is at the lower edge of the property. Build your family compound here and enjoy all that the lake living has to offer. . .minutes from Scotts Flat boat ramp! Located just 5 minutes to Nevada City! MLS #222082610 \$700,000



Wonderful Lake Wildwood home with filtered lake views. Day to day living includes formal entry that leads into the living room with built in cabinets and wet bar, and large windows and glass doors which lead cut to the stamped concrete patio. Formal dining room will seat 10 comfortably and the updated kitchen has granite counters and custom cabinets with stainless appliances and a wonderful layout. Large family room enhances the great room feeling with vaulted ceilings, large windows and sliding glass door leading out to the deck. Master suite is lovely with vaulted ceilings and deck access. Large master bath has double sinks, separate tub and shower. Wonderful stamped concrete patio with great solar exposure. Two car garage on main level, plus lower golf cart garage. Lower level living has three more spacious bedrooms with access to lower deck and loads of storage under the house. Hew roof being installed in 2023. A great value and ready to move in! MLS #222148991 \$599,000



Wonderful one story updated home on a pretty and private .64 acre parcel with lovely gardens accented by rock retaining walls. Nice floor plan has hardwood floors in the living room and a comfortable open floor plan. Kitchen has granite counters and stainless appliances and quality cabinets. Enclosed sun room has romantic wood stove and makes a great office or family room. Three bedrooms include primary suite with walk in closet and large travertine shower in the bathroom. Paved driveway has easy access into the house and RV or boat parking on top of parcel. Beautiful grounds have been lovingly cared for over the years and is overlooked from the large back deck. Side patio area has a delightful greenhouse. New roof and gutters. MLS #222121809 \$499,500

THE 7 HABITS OF HIGHLY EFFECTIVE HOMEBUYERS TODAY

By Tara Mastroeni



There was a point, not too long ago, when buying a house was fairly straightforward: You'd schedule some tours, make an offer, and boom, you're in the house before you know it.

Today, though, the housing market is a very different animal—fast, ferocious, and ever-changing. In such an environment, it's no longer a given that all homebuyers will easily find a house and seal the deal. And even more surprisingly, those lucky folks who do succeed aren't just sitting on piles of cash. On the contrary, real estate agents and other experts we spoke to say that successful homebuyers today simply possess a particular mindset and behaviors that help them persevere in today's market.

So what are these qualities, you might ask?

1. They're persistent

If your first, second, or third offer doesn't get accepted, don't give up.

While the market might be slowing down in some places, in other areas buyers are still facing intense competition for available properties. This means you might have to make offers on a few homes before one is accepted. As a result, persistence pays off more than ever before.

"Persistent [homebuyers] may still continue to find success," Danielle Hale, chief economist for Realtor.com®, noted recently.

Indeed, she adds, recent data "showed that homeownership rates increased from a year ago, both overall and for nearly every age and racial and ethnic group."

The lesson here is if your first, second, or third offer doesn't get accepted, don't give up.

HOME

REAL ESTATE SHOWCASE & Foothill Lifestyles

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ON THE COVER



RUSTIC MOUNTAIN HIDEAWAY!

Welcome home to your rustic mountain hideaway! Dreaming of getting away from the mundane? This custom 3/2 home on 10 conifer-laced acres may be just what you have been manifesting. The open, airy, tall ceiling living spaces and cozy woodstove are coupled with high-end and artsy features throughout, from Brazilian teak sustainable hardwood flooring and Silestone counters in the kitchen to custom lighting, Anderson 400 series dual pane, wood trimmed windows and hand-hewn railings, you will never find another home like this one! 2 bedrooms and a full bath on the main level, one bedroom with a built-in murphy bed, large loft style family room and master suite upstairs with view soaking tub, walk-in shower and spacious walk-in closet. Plus, the huge garage shop area downstairs provides spaces for office, art, and hobbies, plus



additional shop/storage areas. Fenced and gated, with a large pad ready for an ADU or shop, large, sunny raised bed garden space with ideal exposure to add solar. Rainwater collection system, whole house fan, and energy efficiency for the green-minded buyer plus a generator for those wanting peace of mind on stormy days. Easy access to

the rivers, lakes, trails, and open space Nevada County is known for yet just minutes to shopping and dining! Ideal for a second/vacation home or full-time living. Don't miss this opportunity to own a special, one-of-a-kind property. 3D Tour <https://my.matterport.com/show/?m=zc277XGqcrV&ts=0>

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2. They keep their emotions in check

Successful buyers don't take rejection personally.

Buying a home can be a highly emotional process, particularly if you're in a hot market where you're competing in a multiple-offer situation. And if you fall in love with a certain home, watch out! The heartbreak that ensues if your bid is rejected might bring you to tears and, worse, despair.

While it's understandable that feelings can run amok, try to not let your mind wander toward the dark side where you start thinking "What's wrong with me?"

Successful buyers "don't take rejection personally," says Ashley Chambers, a partner at ASAP Cash Offer in Miami. "If a house doesn't work out, they know there will be others."

Try as best you can to lean on logic during emotional moments—and do your best to never allow yourself to get too attached to a house before the deal is done.

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Gorgeous equine paradise w/ panoramic views on 11.4 acres. 3939 SF. 4BA/3+BA. 5 irrigated pastures, barns, arena, guest area, orchard and pool. Near Hidden Falls Regional Park
\$1,995,000 | MLS 222115522



9 AC. Private Lake
4 BD./3 BA. 3705 SF. Lakeside estate home on 42.09 acres.
Top of the line upgrades, gated and fenced. Two adjacent parcels also avail.
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Private Country Estate! 3571 SF. 3 BD/2.5BA 80.12 Acres
Gated and private, panoramic views, steam room, salt water pool w/ waterfalls, and 2.5 acre private lake. Barns & arena.
\$2,395,000 | MLS 222128236



3 BD/2BA, 3124 SF Craftsman style home with long range views on 20 AC. 3 car oversized garage. Barn with paddocks. Solar capability. Deeded access to creek with swimming holes!
\$1,449,000 | MLS 222065252



C-1 Zoning with multiple uses with Use Permit. 1 acre, high visibility and good traffic flow. Easy access from Hwy 49. 2 paved parking lots, 7 spaces available in the above parking lot and 19 spaces in the lower. All suites have their own bathrooms and thermostats.
\$699,000 | MLS222040574

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3. They're open-minded and willing to move

With flexible work arrangements still available, home shoppers are able to consider homes farther afield of the office.

Traditionally, if you were shopping for a home, you would look within a very small radius, particularly one that gave you a manageable commute to work. But now, with the rise of working from home, those rules have changed—and homebuyers' standards should adjust along with it.

“One factor driving the success of home shoppers is an incredibly strong labor market that is giving workers the ability to negotiate remote or hybrid working arrangements, even as in-person work is growing more common,” explains Hale.

“With flexible work arrangements still available, home shoppers are able to consider homes farther afield of the office, in the more affordable

suburbs or even in a new, less expensive state altogether, enacting their own personal plan to combat cost-of-living increases,” adds Hale.

If you have flexible work options available to you, consider expanding your home search beyond where you'd traditionally look. You might discover other options that will give you more value for your money.

4. They're not afraid to ask questions

Bringing your questions to your real estate agent will ensure that you enter into your transaction with confidence.

Before making the biggest purchase of their life, smart shoppers would have questions—about the property they hope to buy, the homebuying process itself, all of it. Yet in a fast, competitive market, some might feel

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pressure to keep questions to a minimum just to keep the deal moving, as though you should feel lucky a home seller accepted your offer at all.

Despite any reservations you might have, Rinal Patel, co-founder of We Buy Philly Home in Philadelphia, suggests bringing your questions to your real estate agent so that you can enter into your transaction with confidence.

“When looking at homes with your agent, be sure to ask them plenty of questions. Not only will this help you get a better understanding of the home and the market, but it will also give your agent a good sense of what you’re looking for,” he advises. “The more you know, the better equipped you’ll be to make the right decision.”

5. They see beyond how a home looks

The most successful buyers today are able to look beyond cosmetic repairs.

Everyone wants the perfect home. However, in this market, it’s likely that you will have to make some compromises. Inventory is still low and multiple buyers are competing for the same few homes, all of which means that you’ll be more likely to find success if you’re willing to compromise.

“The most successful buyers today are able to look beyond cosmetic repairs,” says Ashley York, managing broker and owner of Realtopia Real Estate in Lockport, IL. “They can visualize the potential of a property that other homebuyers may overlook in trying to find that perfect home that everyone else also wants right now.”

6. They can draw a firm line between wants and needs

While needs can remain non-negotiable, be willing to be flexible when it comes to your wants.

While house hunters of the past might have been able to snag their dream home without too much struggle, today’s homebuyers must be realists. And one way they do this is by knowing the difference between what they want and what they need in a home.

“I encourage buyers to make a list of needs versus wants,” says Marie Bromberg, an agent with Compass in New York City. “If the



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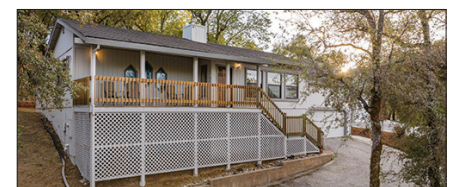
PEACEFUL COUNTRY LIVING IN THE SIERRA FOOTHILLS
2bd, 2ba, 1287sf, 5.00ac. | MLS# 222144231 **\$425,000**



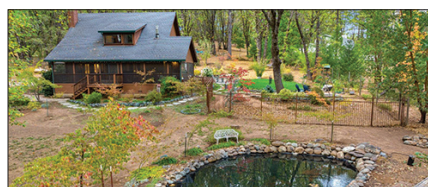
SPACIOUS MOUNTAIN HOME ON THE YUBA RIVER
3bd, 2ba, 2330sf, 0.23ac. | MLS# 20222478 **\$775,000**



YOUR OPPORTUNITY TO LIVE IN MORGAN RANCH
2bd, 2ba, 1314sf, 0.10ac. | MLS# 223000398 **\$445,000**



CUTE, SINGLE STORY MOVE-IN READY HOME
3bd, 2ba, 1448sf, 0.54ac. | MLS# 222135718 **\$379,900**



LOVELY NEVADA CITY HOME ON STUNNING PROPERTY
3bd, 2ba, 2736sf, 2.22ac. | MLS# 222137678 **\$742,050**



CUSTOM BUILT HOME WITH END OF CUL-DE-SAC PRIVACY
3bd, 4ba, 3083sf, 0.70ac. | MLS# 222109080 **\$849,000**



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2bd, 1ba, 1476sf, 0.48ac. | MLS# 222137215 **\$377,000**



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list of needs outweighs the wants, then they might need to reevaluate their criteria.”

While needs can remain non-negotiable, be willing to be flexible when it comes to your wants, especially if they are things that you can add to the property later on. This is what it takes if you ever hope to buy a home today.

7. They're flexible and available

If your real estate agent calls you at the last minute with a great new listing, you should go as soon as you can.

“Being flexible is another essential habit to adopt as a homebuyer,” says Kerry Sherin, a consumer advocate with Ownerly in Austin, TX. Since homes are selling at an extremely fast pace, waiting until the weekend to see it might be too late.

“If your real estate agent calls you at the last minute with a great new listing, you should go as soon as you can,” advises Sherin.

And if you do make an offer, Sherin adds that it also pays to be “flexible and accommodating when it comes to contract negotiations.”

If a home seller has multiple offers, the easygoing homebuyer is bound to stand out more than one who demands tons of repairs or other stipulations to close the deal.

7 HOME ORGANIZING MISTAKES MOST PEOPLE MAKE— AND HOW TO AVOID THEM

By Brittany Natale

Achieving an organized home tops the list of common New Year's resolutions among homeowners and renters alike—but it's also one of the hardest goals to accomplish and maintain in the long run.

There are a number of stumbling blocks you can hit that make finishing—or even starting—the organizing process much harder. To help set you up for success with your next home organization endeavor, we're shedding light on the most common mistakes that tend to trip people up.

Whether you're taking on a small-scale task like tidying up a junk drawer or focusing on something larger like cleaning out your garage, avoid these all-too-frequent mistakes.

1. Trying to organize your entire home in one weekend

One of the biggest mistakes people make is thinking they can organize their whole house in just a few days.

"Similar to losing weight, getting organized takes time and many minor adjustments," says Katherine Lawrence, certified professional organizer with Space Matters in Richmond, VA.

To fix this, Lawrence suggests focusing on smaller goals, like clearing out one room a month or one cabinet per week.

"Think [of it as a] lifestyle change," Lawrence says.

2. Not purging before organizing

Reducing the number of items you actually have to organize will make the process feel more manageable.

Juliana Meidl, founder and owner of Serenity at Home Detroit, recommends paring down household items before organizing them.

"The key is to purge first and then organize what remains," says Meidl.

Meidl suggests decluttering your household items "ruthlessly and frequently." This might look like getting rid of clothing that doesn't fit, donating toys your children no longer play with, or tossing old kitchen gadgets.

Reducing the number of items you actually have to organize will make the process feel more manageable.

3. Not dropping off donations right away

Drop off your donations as soon as you have them ready to go.

How many times have you set aside items to donate only to have them sit in your house or car for months? Good to know we're not the only ones!

Instead of procrastinating, Eryn Donaldson, founder and CEO of The Modern Home, suggests dropping off donations as soon as you have them ready to go.

"Once you have your donations bagged, I recommend placing them in



the front passenger seat of your car," says Donaldson. "This way you will immediately remember to drop them off at the donation center."

4. Buying storage products first

Oftentimes, you can repurpose and use containers you already have.

It might feel exciting to buy new storage containers, boxes, and baskets before kicking off a home organization project. However, you might want to hold off until after you've decluttered.

"You'll need to do the prep work to ensure you buy products that will work for your space long term," says Michelle Urban, founder of The Organized House in Portland, OR.

Urban explains that when you save the buying for last, it helps you pinpoint the size, shape, and placement of storage items.

"Often, you realize you can repurpose and use containers you already have," Urban says.

5. Not taking advantage of vertical storage space

Instead of storing everything under beds or in closets, be sure to take advantage of vertical storage space. Getting items off the floor will help make a room look more open.

"Vertical storage is a great way to make use of the space on walls," says Chris Alexakis, an interior designer and the founder of CabinetSelect

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SHOWCASE



CUSTOM QUALITY ONE STORY 3/2.5, 2,400+/- SF HOME APPROX. 4 AC. Beautiful Natural Rock Columns, Cedar siding exterior & Wrap around Covered Decking. Beautiful Rock Koi Pond and a Waterfall feature fed from NID. Walk for miles on the NID canal trail from your back yard. OWNED Solar. Nearby little Deer Creek. **MLS#223000564 \$749,000**

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ELEGANT MEDITERRANEAN HOME SITS ON GENTLE KNOLL ON 32-ACRE LAKE ZYAC. Lake views & ancient rock outcroppings frame home. Grand foyer welcomes you to serene custom home. Cathedral ceilings, fireplace, massive windows beckon to the great room, enticing you to stay a while. Open area for formal dining by spacious, gorgeous, practical kitchen with soapstone counters & island. Pantry & more good windows. Viking range. Family room pulls you in with tons of windows, doug fir shelves & cabinets, fireplace. Gallery to two bedrooms, full bath. Impressive stairway leads to primary suite: loft office, large bedroom, sunny marble bath w/tile floors, roomy walk-in closet, upper level terrace. Short garden path leads to stunning studio with massive windows, sleeping loft, bath, kitchenette, large closet. Outdoor shower; hot tub overlooking lake. Style & quality abound here. **MLS#222049771 \$1,680,000**

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LIVE IN ELEGANCE IN THE 2022 AMAZING HOME OFF THE GRID MASTERPIECE WITH COMPLETE INDEPENDENCE AND FREEDOM TO BE IN CONTROL OF ALL YOUR UTILITIES! Dramatic architecture is surrounded by the breathtaking long range snowcapped and canyon views! Dramatic great room with surrounding floor to ceiling windows, vaulted open beam ceilings and natural light dancing throughout! Chef's gourmet kitchen features Bertazzoni appliances and Tahoe Blue granite quartzite counters is ideal for entertaining large parties! Romantic master suite with soaking tub and walk in marble showered bath. Outdoor concrete patio extends the indoor living area to enjoy year round use! Attached 400 s.f. carport, 1000 s.f. metal garage/shop and riding trails throughout the 41 acres! Minutes to Rollins Lake Reservoir . Use the AC and sauna any time with the 16kW solar power and 30kWh Lithium batteries. Freedom in luxury living is now yours! **MLS#222112285 \$989,000**

Mimi Simmons • DRE#00871435 • Century 21 Cornerstone Realty

SHOWCASE



SINGLE LEVEL 3-BEDROOM, 2-BATH, 1,850 SQ FT HOME ON 0.34 ACRES in Lake Wildwood that has nice curb appeal and captivating lake views from the living and dining rooms. Cathedral ceilings in the living and dining room with lots of windows and slider to the deck. **MLS#222150379 \$435,000**

Shirlyn Vogel • DRE#01410640 • Century 21 Cornerstone Realty



THIS CHARMING COUNTRY VICTORIAN HOME HAS ALL OF THE SPACE THAT YOU COULD WANT. Up front, on the main level, there is a light and bright living room with adjoining dining room. The kitchen features plenty of work space and a lovely view of the country setting from the sink. The wood stove in the family room will keep the house plenty warm all winter long. Upstairs, there are 4 spacious bedrooms including a beautiful master suit with separate soaking tub and shower for two. The lower level is below the main living level of the home and is connected with an interior staircase that can be locked for privacy. There is an additional living room and kitchen with a large master bedroom and bath. Both the main level and the lower unit have their own brand new wrap around style decks. The property features an animal barn for your 4H projects as well as a large workshop. **MLS#222117601 \$525,000**

John Renwick • DRE#01711090 • 530-682-3000 • RE/MAX GOLD

Continued From page 11

in Venice, FL. “Think about adding shelving, hooks, and other vertical storage options.”

From there, you can use baskets or boxes to corral the items you intend to store on shelves.

6. Keeping items ‘just in case’

If you’re on the fence about an item, it’s best to just let it go.

Many people make the mistake of holding onto an item because they think it will be useful someday.

“Unfortunately, when that day comes, the object is usually buried under so much clutter it may be impossible to find,” Lawrence says.

There’s also a chance that day will never come and you’ll end up wasting valuable storage space. If you’re on the fence about an item, it’s best

to just let it go. A good rule of thumb is to eliminate anything you haven’t used in over a year.

7. Thinking if you had more space, you’d be more organized

Some people get stuck in the trap of thinking that if they had more space they would be more organized. However, this is not necessarily true.

“More space means more places to hide clutter; it may even decrease efficiency,” Lawrence says.

If you’ve ever been in this headspace and considered renting a storage unit or moving to a bigger place, Lawrence recommends taking these measures only after you’ve reduced clutter and used up your current space.

<https://www.realtor.com/advice/home-improvement/7-home-organizing-mistakes/>

REAL ESTATE TRANSACTIONS

Recent transactions as reported by the Nevada County Multiple Listing Service, neither the Nevada County Association of REALTORS® nor its MLS guarantees or is any way responsible for its accuracy.

AREA	ADDRESS	BED/BATH		SQ. FT.	SOLD PRICE	TYPE	DOM	CLOSING DATE	AREA	ADDRESS	BED/BATH		SQ. FT.	SOLD PRICE	TYPE	DOM	CLOSING DATE
Grass Valley	19240 Tiger Tail	3	1 (1 0)	1404	\$445,000.00	Residence	189	12/30/2022	Grass Valley	11879 Francis Dr	3	2 (2 0)	1747	\$482,500.00	Residence	23	12/23/2022
Grass Valley	19775 Victoria Dr	4	3 (2 1)	4022	\$655,000.00	Residence	121	12/9/2022	Grass Valley	15729 Lower Colfax Rd	3	3 (2 1)	1464	\$439,000.00	Residence	10	12/16/2022
Grass Valley	11547 Brunswick Pines Rd	5	4 (3 1)	4419	\$1,133,350.00	Residence	91	12/7/2022	Nevada City	26630-26600 Feather Court	2	3 (2 1)	2047	\$800,000.00	Residence	98	12/23/2022
Grass Valley	14401 Frontier Ln	2 (3)	2 (2 0)	1536	\$460,000.00	Residence	93	12/1/2022	Nevada City	21966 Hyatt Rd	3 (4)	3 (3 0)	2622	\$640,000.00	Residence	179	12/12/2022
Grass Valley	10680 Cub Ct	6	4 (3 1)	3722	\$750,000.00	Residence	51	12/15/2022	Grass Valley	15910 Norlene Way	3	3 (2 1)	1562	\$375,000.00	Residence	8	12/16/2022
Grass Valley	14333 Countryside Ranch Rd	3	3 (3 0)	3453	\$850,000.00	Residence	105	12/28/2022	Grass Valley	18931 Maggie Ln	2	2 (2 0)	941	\$756,000.00	Residence	337	12/23/2022
Nevada City	10644 Red Dog Rd	3	1 (1 0)	1284	\$441,000.00	Residence	74	12/19/2022	Nevada City	14212 Timm Ln	4	3 (2 1)	2652	\$850,000.00	Residence	10	12/29/2022
Nevada City	10967 Atolia Rd	3	3 (3 0)	2559	\$710,000.00	Residence	68	12/12/2022	Penn Valley	19089 Swallow Way	3	2 (2 0)	2004	\$520,000.00	Residence	12	12/29/2022
Grass Valley	16627 Perimeter Rd	4 (5)	3 (3 0)	2066	\$610,000.00	Residence	8	12/12/2022	Grass Valley	10292 Sugar Pine Ct	3	2 (2 0)	1266	\$399,000.00	Residence	75	12/21/2022
Nevada City	12422 Gayle Ln	3	2 (2 0)	1936	\$460,000.00	Residence	26	12/20/2022	Grass Valley	18936 Connie	3	2 (2 0)	1602	\$370,000.00	Residence	34	12/19/2022
Nevada City	11912 Deer Park Dr	2	3 (2 1)	2019	\$535,305.00	Residence	58	12/1/2022	Penn Valley	17098 Clover Rd	2	2 (2 0)	1498	\$380,000.00	Residence	69	12/12/2022
Nevada City	13799 N Bloomfield Rd	4	4 (3 1)	3600	\$935,000.00	Residence	78	12/29/2022	Grass Valley	12436 Beaver Dr	3 (4)	4 (3 1)	3307	\$823,000.00	Residence	53	12/2/2022
Penn Valley	18868 Siesta Dr	3	2 (2 0)	1778	\$435,000.00	Residence	78	12/30/2022	Penn Valley	19117 Lake Forest Dr	3 (4)	4 (4 0)	2970	\$595,000.00	Residence	43	12/1/2022
Grass Valley	16478 Auburn Rd	3	2 (2 0)	1400	\$319,000.00	Residence	5	12/5/2022	Grass Valley	15140 Meadow Dr	2	2 (2 0)	1704	\$520,000.00	Residence	27	12/8/2022
Nevada City	16942 Old Downieville Hwy	1	1 (1 0)	600	\$150,000.00	Residence	56	12/13/2022	Grass Valley	10048 Kenwood Dr	3 (4)	3 (2 1)	2400	\$405,000.00	Residence	87	12/27/2022
Grass Valley	11393 Michael Way	3	2 (2 0)	1775	\$470,000.00	Residence	90	12/16/2022	Grass Valley	14150 Wilder Ln	4 (5)	2 (2 0)	2684	\$1,000,613.00	Residence	7	12/20/2022
Nevada City	10883 Monte Vista Ct	2 (3)	2 (1 1)	1717	\$675,000.00	Residence	36	12/23/2022	North San Juan	20278 Pleasant Valley Rd	2 (3)	2 (2 0)	1246	\$385,000.00	Residence	48	12/15/2022
Smartsville	10235 Kearney Ct	3	2 (2 0)	1560	\$405,000.00	Residence	24	12/2/2022	Grass Valley	14414 Tim Burr Ln	3	2 (2 0)	1856	\$520,000.00	Residence	55	12/13/2022
Grass Valley	20852 Post Chaise Cir	2	2 (2 0)	1152	\$334,750.00	Residence	85	12/9/2022	Grass Valley	10763 Butte View Dr	2	2 (1 1)	1126	\$380,000.00	Residence	48	12/16/2022
Grass Valley	10400 Low Ct	3	2 (2 0)	1658	\$490,000.00	Residence	68	12/29/2022	Grass Valley	16500 Clover Valley Rd	3	2 (2 0)	1593	\$360,000.00	Residence	27	12/14/2022
Grass Valley	13456 La Barr Meadows Rd	2	1 (1 0)	1056	\$399,000.00	Residence	33	12/2/2022	Grass Valley	122 Murphy St	3	2 (2 0)	1494	\$400,000.00	Residence	14	12/13/2022
Grass Valley	11073 Ball Rd	2	2 (1 1)	1274	\$380,000.00	Residence	27	12/2/2022	Penn Valley	11266 Sierra Cir	2	2 (2 0)	1152	\$272,000.00	Residence	5	12/5/2022
Grass Valley	117 Neville Way	3	3 (2 1)	2013	\$470,000.00	Residence	88	12/6/2022	Nevada City	24647 State Highway 20	5 (6)	6 (5 1)	5350	\$1,150,000.00	Residence	48	12/28/2022
Nevada City	18488 Lazy Dog Rd	2 (3)	2 (2 0)	2947	\$480,000.00	Residence	134	12/22/2022	Penn Valley	13842 Hemlock Dr	3 (4)	3 (3 0)	2422	\$505,000.00	Residence	12	12/6/2022
Grass Valley	15787 Sunnyvale Ln	4	1 (1 0)	1344	\$465,000.00	Residence	41	12/16/2022	Grass Valley	15991 Wolf Mountain Rd	3	2 (2 0)	1680	\$575,000.00	Residence	32	12/16/2022
Grass Valley	10535 Rubicon Ct	3	3 (2 1)	2479	\$690,000.00	Residence	28	12/5/2022	Auburn	11421 Madrone Ct	3	3 (2 1)	2106	\$720,000.00	Residence	9	12/7/2022
Grass Valley	18814 Norlene Way	4	3 (2 1)	2485	\$560,000.00	Residence	127	12/16/2022	Grass Valley	14200 Frederick Way	3	2 (2 0)	2278	\$870,000.00	Residence	23	12/29/2022
Auburn	11396 Lakeshore North	4	3 (3 0)	2759	\$705,000.00	Residence	124	12/9/2022	Grass Valley	15263 Stinson Dr	3	2 (2 0)	1538	\$550,000.00	Residence	13	12/28/2022
Nevada City	510 Long St	3	2 (2 0)	1318	\$492,000.00	Residence	115	12/13/2022	Grass Valley	119 Kendall St	2	1 (1 0)	672	\$220,000.00	Residence	25	12/2/2022
Nevada City	13205 Hoot Owl Rd	2	2 (2 0)	1494	\$320,000.00	Residence	125	12/2/2022	Penn Valley	11417 Sandpiper Way	3	3 (2 1)	1896	\$369,000.00	Residence	66	12/21/2022
Auburn	23325 Shadow Dr	3 (4)	2 (2 0)	2080	\$719,000.00	Residence	1	12/2/2022	Penn Valley	13070 Golden Trout Way	4	3 (3 0)	2408	\$400,000.00	Residence	125	12/28/2022
Grass Valley	11303 Butler Rd	3	2 (2 0)	1655	\$499,000.00	Residence	37	12/20/2022	Penn Valley	17406 Incline	3	3 (2 1)	1860	\$420,000.00	Residence	178	12/16/2022
Grass Valley	13388 Havlan Ln	3	3 (2 1)	2320	\$745,000.00	Residence	5	12/8/2022	Grass Valley	21892 Oak Meadows Rd	3 (4)	3 (3 0)	1956	\$460,000.00	Residence	13	12/21/2022
Grass Valley	11402 Conestoga Dr	3 (4)	3 (3 0)	2200	\$699,000.00	Residence	116	12/9/2022	Grass Valley	130 Windsor Ln	2	2 (2 0)	1166	\$397,500.00	Residence	7	12/19/2022
Penn Valley	18034 Lake Forest Dr	5	3 (3 0)	2791	\$375,000.00	Residence	168	12/8/2022	Penn Valley	18767 Hummingbird Dr	3	2 (2 0)	2006	\$570,000.00	Residence	16	12/27/2022
Grass Valley	12775 Silver Crest Dr	3	2 (2 0)	2121	\$540,000.00	Residence	23	12/7/2022	Grass Valley	12975 Somerset Dr	4	3 (2 1)	3466	\$1,125,000.00	Residence	17	12/16/2022
Grass Valley	11896 Nancy Ln	3	1 (1 0)	1425	\$319,000.00	Residence	6	12/2/2022	Penn Valley	14038 Lodgepole Ct	3	2 (2 0)	1430	\$439,000.00	Residence	3	12/12/2022
Grass Valley	22591 Jennifer Dr	3	3 (2 1)	1782	\$570,000.00	Residence	20	12/13/2022									
Grass Valley	16986 Franchi Pl	3	2 (2 0)	1337	\$667,000.00	Residence	10	12/12/2022									
Grass Valley	13969 Quarterhorse Dr	3	3 (3 0)	2928	\$785,000.00	Residence	14	12/23/2022									
Penn Valley	18352 Jayhawk Dr	3	3 (2 1)	2140	\$421,800.00	Residence	5	12/14/2022									
Auburn	25970 Table Meadow Rd	3	2 (2 0)	1752	\$599,000.00	Residence	16	12/23/2022									
Penn Valley	19750 Explorer Dr	3	3 (3 0)	2323	\$445,000.00	Residence	6	12/30/2022									
Grass Valley	16924 Angelina Way	2 (3)	2 (2 0)	1878	\$565,000.00	Residence	10	12/15/2022									
Grass Valley	10877 Barde Ct	2 (3)	2 (2 0)	1622	\$376,000.00	Residence	4	12/7/2022									
Nevada City	12483 Gayle Ln	3	2 (1 1)	1401	\$340,000.00	Residence	16	12/6/2022									
Grass Valley	258 Jill Rd	3	2 (2 0)	1715	\$600,000.00	Residence	32	12/23/2022									
Nevada City	13080 Timberline Ct	3 (4)	3 (3 0)	3697	\$850,000.00	Residence	152	12/15/2022									
Grass Valley	15099 Bobel Ln	3	3 (2 1)	3246	\$2,400,000.00	Residence	3	12/7/2022									
Grass Valley	14707 Pammy Way	3	2 (2 0)	1860	\$545,000.00	Residence	5	12/23/2022									

CENTURY 21

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Lic. #00713462 CalDRE #01011224

101 Boulder Street,
Nevada City**530-913-8598***Diane "Di" Helms*
di4land@sierragoldre.com

Broker Associate, Certified Mediator | DRE # 00713462

**27689 Table Meadow Rd**

European-inspired 6bd, 4.5ba 5,035+/-sf Manor located on its own Private 5 ac park. Room for a barn/horses, pool or shop. Attached spa room & spa bath w/ shower. 1000-sf. of wrap-around new decking. MLS 222082823 **\$1,075,000**

**509 S Auburn St.**

Multi Use Property. Most recently used as a Dental office. There are 4 op. rooms with sinks, dental chairs and equipment, lobby, reception room, back room with sink and workspace and bath. Also an additional structure with a break room and office space. 8 parking spaces, ADA Compliant. MLS 222133624 **\$475,000**

**13570 N. Ponderosa Way**

22+/-acres in two separate parcels, including a 5 ac Award Winning Organic Vineyard. Gorgeous 3bd, 4ba, 2,600+/- Mediterranean home with Incredible Far-Reaching Views, Pool/spa, Sauna, 5630 sf shop plus a 1,200+/- sf winery structure. Purchase it all for a reduced price of **\$1,750,000**. Or Purchase the home and all structures on approx. 4.15+/- acres. separately for a price of **\$1,150,000**, Or purchase only the 18+/- acres with the producing 5+/- ac vineyard for **\$650,000**. Separate purchases are subject to a completed Lot Line adjustment. MLS 222054617

**515 S. Auburn**

This is a MULTI USE ZONING. In town on a large double lot. Detached garage. House is absolutely charming. 2 bed 1 bath. MLS 222108043 **\$370,000**

**12866 Little Deer Creek**

Custom quality one story 3/2.5, 2,400+/- sf home approx. 4 ac. Beautiful Natural Rock Columns, Cedar siding exterior & Wrap around Covered Decking. Beautiful Rock Koi Pond & a Waterfall feature fed from NID. Walk for miles on the NID canal trail from your back yard. OWNED Solar. Nearby little Deer Creek. MLS 223000564 **\$749,000**

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Tami Anderson
DRE #01818775



This 2-bedroom, 2-bath, 1,440 sq ft mobile home sits on a delightful corner location in the 55+ community of Olympia Glade Estates in Grass Valley. There is new interior paint, all new exterior paint, new fixtures, new toilets, and a new heater. MLS# 222148315



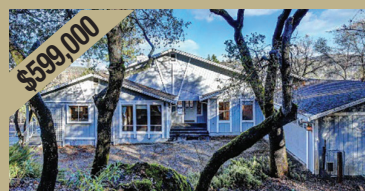
35-acre property on Tyler Foote Rd across from Ananda Village. Shady Creek runs through the property year-round. Several level building and recreation sites throughout the property connected with unpaved roads. MLS# 22215602



Exquisite 3-bedroom, 2.5-bath, 2,849 sq ft home on 0.71 acres in Grass Valley. Close to shopping and restaurants, on a quiet cul-de-sac, with a year-round creek. High coffered ceilings, crown molding, and ventilated skylights. MLS# 223000111



Private 3.29-acre parcel with two separate homes in Penn Valley. The main home is very clean and move-in-ready with 3-bedrooms and 2.5-baths. The separate cottage on the property is rented but units are separated nicely for privacy. MLS# 222142678



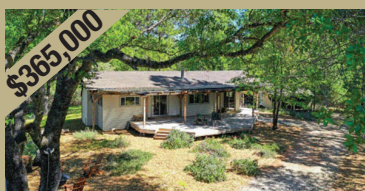
Wonderful 4-bedroom, 2.5-bath 2,820 sq ft Lake Wildwood home with filtered lake views on 0.4 acres. Formal entry leads to the main living with ensuite main bedroom. Lower level has three bedrooms and access to lower deck. MLS# 222148991



Gorgeous, fully remodeled, 2-bedroom, 2-bath, 1,334 sq ft home in Grass Valley retirement park with a spectacular view. Also includes a 2-car garage with plenty of storage, new roof, new landscaping, and new drip system in front. MLS# 222145060



First time on the market since 1989, this 9.95-acre property has a large, gentle, flat spot in the center that offers an excellent building site. MLS# 222149450



1-2-Bedroom, 1-bath, 838 sq ft retreat in Grass Valley sitting on nearly 5 acres of lush land. Space around the home is flat and useable with horseshoe pit, fire pit area, and large shop. MLS# 222144990



Nice, single-level, 3-bedroom, 2-bath, 1,422 sq ft home in the gated Lake of the Pines community in Auburn. Roof was replaced in 2013 and interior of the house was just painted. MLS# 222146519



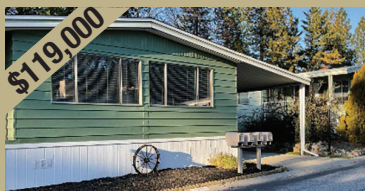
Roomy 2-bedroom, 2-bath, 1837 sq ft home on 0.34 acres that sits at the 11th fairway in Lake of the Pines' gated community golf course. Home offers 2 main bedroom setups and separate family room. MLS# 222145183



Price Improvement! Just over 91 acres in Nevada City of amazing views with the Sierra Buttes to the north and the Sutter Buttes and Coastal Mountains to the Southwest. Multiple wells, existing roads, and gated. MLS# 222094917



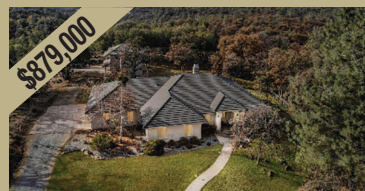
20.13 pristine mountain top acre parcel now available just minutes from Grass Valley and Penn Valley. Property is backed up by BLM land and has end of the road privacy. Septic already installed. MLS# 222147565



Delightfully updated 2-bedroom, 2-bath, 1,440 sq ft home in the 55+ Forest Springs Mobile Home Park of Grass Valley. MLS# 222146440



Rare one-owner, 3-bedroom, 2-bath, 1,459 sq ft home in Grass Valley that has been impeccably maintained on a quiet cul-de-sac. Has been upgraded with new roof and kitchen with stainless appliances and granite counters. MLS# 222145005



Custom one-owner 3-bedroom, 3-bath, 2,475 sq ft home on 5 acres in Grass Valley built by Vogue Homes. Comes with an open floor plan yet you feel privacy. Private office with built in bookshelves. Fenced and cross fenced. MLS# 222145224

LAND	0.40 acres	221100029	\$385,000	4.35 acres	221144127	\$85,000	16.50 acres	221143294	\$169,000	8.52 acres	221140047	\$349,000
	2.93 acres	221127141	\$115,000	7.49 acres	221144921	\$119,490	8.64 acres	221142770	\$249,000	0.95 acres	221130423	\$35,000
	10.02 acres	221084759	\$265,000	9.78 acres	221086638	\$159,000	1.59 acres	221129573	\$125,000	21.24 acres	221113098	\$199,000
	2.06 acres	221072083	\$35,000	1.78 acres	221147731	\$159,000	3.69 acres	221142233	\$159,000	40.87 acres	221125318	\$149,000
	0.62 acres	221142230	\$47,000	1.80 acres	221124020	\$165,000	5.11 acres	221102768	\$275,000	8.90 acres	221120026	\$74,999

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Grass Valley
(530) 273-1336

101 Boulder St
Nevada City
(530) 265-5885

10063 Combie Rd
Auburn
(530) 268-2250

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