

# HOME

REAL ESTATE SHOWCASE & FOOTHILL LIFESTYLES

APRIL 27, 2023



*For information on cover home, see page 5*



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*Team Simmons*

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NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM



Sweet rustic style home on small, low maintenance lot with charm and character in a great neighborhood. Covered front porch leads into the great room with vaulted ceilings and lots of windows. Two bedrooms, two baths, and extra finished bonus room upstairs has always been used as the third bedroom and not part of the square footage. Great back yard patio on a gentle upslope, low maintenance yard to garden or just enjoy the nature. MLS#223025559 \$449,000



Fantastic contemporary Farm style home on a private, breathtaking 5 acre parcel minutes to Nevada City! Partially fenced and gated, this all useable, manicured property has Sierra Views, great solar exposure (21 solar panels-owned) & a delightful two stall barn & tack room, plus a fully insulated room above. The main home has the warm, inviting feeling the moment you walk in from the 700 s.f. deck to a grand open floor plan. HIGH SPEED STARLINK INTERNET!!! Detached finished 3 car garage and finished 700 s.f. upstairs room for future ADU, office or craft room. MLS#223031749 \$875,000



Delightful and charming contemporary home in a beautiful, natural setting on a quiet street on Banner Mountain in Nevada City. Level paved driveway leads you up to the sunny 3 acres with room for boats and RV's. Large front deck with sweet trellis invites you into the great open floor plan. Three generous bedrooms with two that are connected with a catwalk that looks down into the living room and offers natural light in all rooms. Master suite has a huge walk in closet, vaulted ceilings and a lovely soaking tub in the bathroom. The two car garage is connected with a breezeway. Sweet gardens and a very private setting, yet close to town and Scotts Flat Lake! MLS#223010929 \$649,000



Stunning lakefront one story home on level, rolling 35 acres in beautiful Penn Valley. Private and serene, this 3000 s.f. bright and sunny home boasts soaring ceilings and windows to take in the water views and incredible sunsets. Massive cook's kitchen with great appliances, center island and a delightful formal dining room with coved wood ceilings and wall to wall windows. Three primary suites are all separate from each other and very generous. Detached two car garage and so much room for parking boats, toys and since it is zoned agriculture, bring the horses and cattle. Separate 4 stall barn and hay storage, plus living quarters above MLS#222149350 \$1,190,000





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NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM



Absolutely charming 1860 remodeled Victorian with views over Grass Valley! Located on a quiet street and two blocks to the center of town! Remodeled kitchen and butlers pantry is a cooks' delight and the cozy family room is ideal for a library or 4th bedroom. Enjoy the views from the front covered porch or garden in the delightful back yard. Detached two car garage has extra parking for boat or small RV. MLS #223029003 \$798,000



Magical property on top of the mountain 20 minutes from Grass Valley/Nevada City/80-on approximately 23 acres with stunning views of the Sierra and Black Buttes! Close proximity to Rollins Lake. Two building sites. Well produces 60 gallons per minute, permitted septic and leach field to accommodate a 3-bedroom 3 bath modern home, engineered plans available designed by DC Structures. SELLER FINANCING AVAILABLE!! Property has numerous nature trails and both logging and mining roads with access to BLM lands! MLS # 223007610 \$419,900



Wonderful Lake Wildwood home with filtered lake views. Large family room enhances the great room feeling with vaulted ceilings and large windows and sliding glass door leading out to the deck. Updated kitchen has granite counters and custom cabinets with stainless appliances and wonderful layout. Two car garage on main level, plus lower golf cart garage. New Roof installed as of Jan 2023! MLS #222148991 \$549,000



Rare and affordable opportunity to develop a level one acre parcel that can be split into multiple parcels with development, according to the City of Grass Valley. Located by Sierra College and close to shopping, as well as next to a new home development, this parcel has sewer, piped treated water and natural gas close by (Buyers to verify). Power line on parcel. Easy to build, as parcel is level and pretty ridge views on the North side. Great opportunity! MLS #223025660 \$199,000



# INTRODUCING EVAN GLASCO: YOUR GUIDE TO THE REAL ESTATE MARKET IN NEVADA COUNTY

*By Brittany Natale*



Coldwell Banker Grass Roots Realty is excited to welcome Evan Glasco to our Grass Valley office. With over a decade of experience in commercial and residential property management, Evan has honed his skills in property valuation, market analysis, negotiation, and client communication. His extensive industry network allows him to provide top-notch service to his clients. Evan's knowledge in marketing, advertising, leasing, and property management makes him an invaluable asset to his clients and our team.

"As a lifelong resident of Nevada County, I have always had a deep connection to this community and a passion for serving its real estate needs. I've had the privilege of watching this area grow and change over the years, and I'm proud to be a part of helping others find their place in it," says Evan.

As a licensed real estate agent, Evan is dedicated to providing excellent customer service and has access to various resources and technologies to provide the highest level of service to his clients. Whether you're looking to buy or sell a property in Nevada County, Evan is here to help.

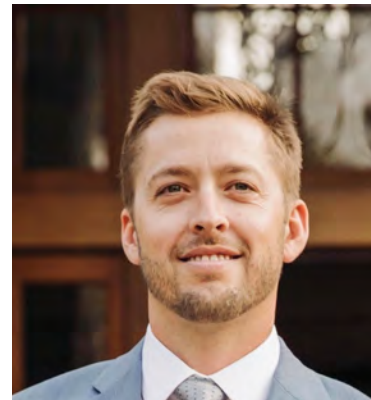
"Evan's experience, professionalism, local connections, and zest for learning are all attributes that will surely guide him to success. He has jumped into this business full-force and is ready to tackle all things real estate and I'm thrilled to have Evan on our team of professional REALTORS," says Diann Patton, Broker/Owner.

When he's not working, you can usually find Evan camping and fishing in the beautiful outdoor spaces that Nevada County has to offer. He also enjoys exploring the local music scene and spending time with his family and friends.

Give Evan a call today at 530-635-2521 or visit his website at [www.evansellsrealestate.com](http://www.evansellsrealestate.com).

# NEVADA COUNTY REALTY WELCOMES NEVADA COUNTY NATIVE CHRISTOPHER RING!

*By Brittany Natale*



With over 15 years of experience in the field of Project Management, Christopher brings a comprehensive set of leadership and management skills to see even the toughest projects through to a successful completion. Christopher has worked as a local housing advocate and is a co-founder of Live Work Thrive Nevada County, which puts a spotlight on the current lack of

housing in our area and promotes smart-growth projects that provide the housing that our area needs. Chris is a welcome addition to the team at Nevada County Realty where his expertise in Land use and development will be greatly appreciated by our clients who love rural properties and land. Nevada County Realty, Placer County Realty and Community Realty Service brands are all under the same boutique realty ownership and have been keeping high quality Real Estate service local since 1997.

Prior to founding Ring Consulting Services, Christopher held key management positions with nationally recognized builders and developers throughout the state of California in the field of multi-family & mixed-use, and personally managed over \$500 million in construction & development. Chris has been serving as an affiliate at the Nevada County Association of REALTORS for several years, serving on the Board of Directors and Vice Chair of the Legislative Affairs Committee. Chris' engagement at the Association level and his wealth of practical experience will make this REALTOR a standout service provider in our community.

To contact Chris Ring DRE 02210103 for your Real Estate needs, whether buying or selling call: Cell: (530)210-3636 or email [Chris@ringconsulting.net](mailto:Chris@ringconsulting.net)

Nevada County Realty, INC. DRE 01477391



# HOME

## REAL ESTATE SHOWCASE & FOOTHILL LIFESTYLES

*HOME is a consumer-oriented publication focusing on real estate and foothill lifestyles. It is distributed on the 2nd and 4th Thursday in racks, and published with The Union's Prospector on the 2nd and 4th Thursday, by Nevada County Publishing Company.*

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## ON THE COVER



### ***IMPRESSIVE NEVADA CITY HOME RESTS ON GENTLE SLOPE ABOVE DEER CREEK***

Lovely, custom 4 bedroom, 3 bath home close to downtown Nevada City, on quiet cul de sac. Covered front porch. Open foyer leads to a large sunny living room, with a wall of windows & door to balcony. Peaceful view of forested hillside. Entry level has sunny master bedroom suite, and one bedroom, newly tiled half bath & laundry room, plus office with private entrance. Two more bedrooms in daylight lower level, plus a full bath. Large area for ping pong or pool or large recreation



room. Small frig & sink. Amazing floor plan allows for open living, private areas, multi generation living. **MLS #222128301 - \$1,025,000**



# REFINISHING JAPANESE FURNITURE

*Submitted by Jake Costello, Kodo Arts.*

Japanese style, especially in Japanese “tansu” or furniture is, undeniably, currently in vogue in the West. Tansu is Japan’s cabinetry tradition, including joinery and hand -forged metal work. The elegance of Japanese style with its deceptive minimalist aesthetic and emphasis on craftsmanship is influencing new generations of collectors, designers and artists.

Kodo Arts Japanese Antiques in Nevada City, CA has been collecting tansus in Japan sold at auctions for over 16 years and bringing them back to their warehouse in Nevada City. There they are refinished and sold, keeping their function and aesthetic alive for another 100+ years. Basically, Kodo Arts is recycling a very beautiful and utilitarian piece of furniture which has become outdated in modern Japan with its rush to downsized houses and pre-fab tastes.

The journey to finding the right balance in refinishing them but preserving their original beauty and age has been ongoing. Many of these pieces were in old Japanese wood houses prominent from the Edo Period Ca. 1600 to pre-war 1940. Soot from cooking fires, oil lamps and age created a dark patina. The original ‘tansus’ were lighter in color. Woods like cedar, paulownia, cypress and elm were used. At Kodo Arts they have found using an abrasive pad with water has been the most natural technique to take back a tansu to its original color to highlight the black hand-forged iron metalwork or copper handles.

The furniture is then waxed with toluene-free Flag classic waxes. The Japanese subtle beauty or ‘Shibui’ is preserved. The story that this cabinetry tells was intimately tied to the daily life of traditional Japan. If each tansu



*Continue on page 7*



Continued From page 6

could talk, what a story and journey would be told. Kodo Arts will hold its Annual 9 -Day Spring Sale May 6-14, 2023 where many of these tansus will be for sale.

Kodo Arts Warehouse, 571 Searls Ave, Nevada City, CA 95959. 530-478-0812. [www.kodo-arts.com](http://www.kodo-arts.com) Open to the public twice a year.



**Downtown Nevada City**  
432 Broad Street, Nevada City CA 95959  
**(530) 264-7586**

[www.NevadaCountyProperties.net](http://www.NevadaCountyProperties.net)

**Scotts Flat Lake Area**  
18848 Hwy 20, Nevada City CA 95959  
**(530) 265-6565**

 <b>Steve Hartshorn</b> DRE# 01710568 <b>(530) 277-6630</b>	 <b>Laurie McIntosh</b> DRE# 01228627 <b>(530) 277-3118</b>	 <b>Laura Thorne</b> DRE# 02050185 <b>(530) 263-1913</b>	 <b>Joe Bundy</b> DRE# 01989555 <b>(925) 548-4567</b>	 <b>John &amp; Sandra Hensley</b> Owners/Brokers DRE# 01405310 DRE# 00384661 <b>(530) 265-6565</b>	 <b>Adrianna Whitman</b> DRE# 01405310 <b>(530) 320-2094</b>	 <b>Eve Ggem</b> DRE# 00558779 <b>(760) 317-0280</b>	
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## FEATURED PROPERTY



Beautifully restored 1940's cottage with darling 1/1 guest studio. Main home is approx 1800 sq. ft, 2-3 bd, 3 full baths, updated kitchen with granite countertops, upstairs bedroom w/bath has separate entrance from rear. Also, a large basement for storage/shop. Fiber optic internet installed, newer roofing and septic system! Kristen Hensley MLS# 223001270 **\$560,000**



Spectacular Views!! Be ready to build your dream home and wake up to amazing views of the sun filled canyon overlooking lower Scott's Flat lake, upper Scott's Flat lake and the snow capped Sierra Buttes. Land consists of 6.33 acres in a desirable neighborhood only minutes to downtown Nevada City and Scott's Flat Lake for recreational use. Kristen Hensley MLS# 222146005 **\$299,000**



Penn Valley Perfection - There is plenty of room to roam in this light and bright wonderfully secluded home. Enjoy the well-established fruit trees, vegetable gardens and the expansive views of the Sierra. The finest rural living is here, perfectly situated in a quiet Nevada County neighborhood, the West Ridge Estates. Enter through the mud room to the main floor where there is an office and nice pantry, the living room with large picture windows, master and two more bedrooms and bathroom. The lower level is a finished, non-permitted bonus space. Steve Hartshorn MLS# 223005199 **\$725,000**



Beautiful, forested acreage near Scotts Flat Lake (and 10 minutes from downtown) with year-round recreational possibilities. Level paved road access. Scotts Flat Campground around the corner offers lake access within walking distance. Further down the road is camping, fishing, boating, swimming and picnic areas. Close to hiking and biking trails in beautiful Tahoe National Forest. This property is a prime place to build your vacation or dream home. Mary Englund MLS# 222097049 **\$239,000**

Two separate homes [456 sqft each] on one 0.06 acre lot totaling 2 bedrooms and 2 baths. [1/1 X 2] Great roomy kitchen in each unit. Live in one unit and have family in the other unit or rent it out... NO SIGN ! Close to town... Public utilities. Adrianna Whitman MLS# 223005089 **\$429,999**



# NEVADA COUNTY ASSOCIATION OF REALTORS OFFERS FIRST-TIME HOME BUYER GRANTS

*Submitted by: Teresa Dietrich, REALTOR*



REALTOR Tami Anderson with Francisco Banga



REALTOR Marsha Smith with happy new Harrison Family homeowners

Rising interest rates and fire insurance costs have reduced affordability for first-time home buyers in Nevada County so the Nevada County Association of REALTORS applied for and gained a grant from the California Association of REALTORS Housing Affordability Fund (HAF) to help! This grant program is designed to assist with fire insurance and or fire clearance costs on a primary use single family residence being purchased with a home loan and not exceeding 150% of the mortgage limit.

Local REALTORS are increasingly seeing sellers placing the burden of defensible space on buyers who then, in order to buy a home, must choose between making the transaction work or walking away due to the cost of clearance projects and or insurance costs, both of which can be high these days. With the shortage of inventory creating upward pricing pressure, many buyers are willing to shoulder more burdens in order to make the sale happen when they find a home that they can otherwise afford.

The definition of “First-time Buyer” can also be a barrier as many buyers do not understand that the definition is a buyer (and all co-buyers on the property purchase agreement) who has not had any ownership in a home

in any location during the last three years. However, a buyer who has had a change of circumstance such as divorcing or losing a spouse may qualify as a first-time home buyer.

The Nevada County Association of REALTORS is proud to be aiding home buyers and will continue to strive to help create housing opportunities in our community. We are grateful to serve as a partner with the California Association of REALTORS Housing Affordability Fund (HAF) to be able to better serve local home buyers and offer these grants on a first-come first-serve basis. The Harrison Family was so happy to find an affordable home in Lake Wildwood and achieve their dream of homeownership. They accepted a grant through their REALTOR Marsha Smith to assist with Fire Insurance costs.

Buyers should contact a local REALTOR member today to learn more about the grant program or contact the Nevada County Association of REALTORS at 530-272-2627, located at 336 Crown Point Circle, Grass Valley, CA.



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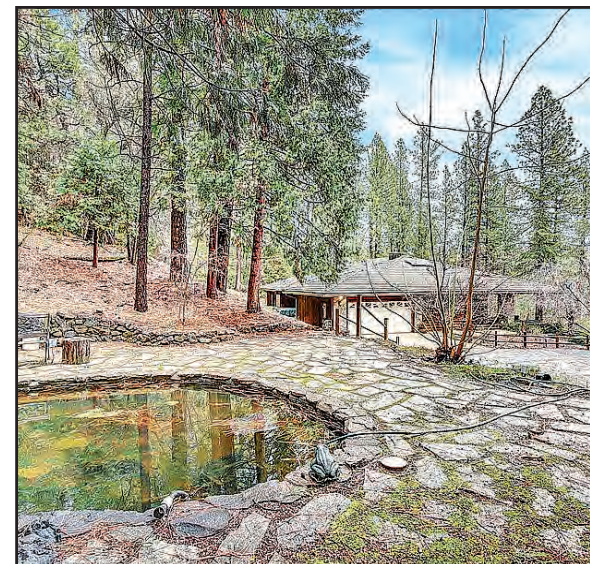
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101 Boulder Street,  
Nevada City**530-913-8598***Diane "Di" Helms*  
**di4land@sierragoldre.com**  
Broker Associate, Certified Mediator | DRE # 00713462**GREAT LOCATION**

**MLS 223017612**  
Great Location close to town on 4 usable acres with Sunset Views and a Beautifully maintained and remodeled 3/3 2,650+/-sf home. Huge 3 car garage with a 352 sf Shop. Check out the potential for guest quarters on the Lower level consisting of 700 sq. ft. with two Very Large Separate Rooms and full bath. Plenty of room for horses, RV parking and more. Lovely Natural landscape, Quiet & Private Setting yet only 1.5 miles to town. **\$699,000**

**SPECTACULAR CUSTOM HOME**

**MLS 222144085**  
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. **\$1,050,000**

**NEVADA CITY GEM**

**MLS 223000564**  
Custom quality one story 3/2.5 2,400+/- sf home approx. 4 ac. Just minutes from shopping. 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. **\$675,000**

**ABSOLUTELY CHARMING MINERS COTTAGE**

**MLS 223007624**  
Absolutely Charming Miners Cottage in the Woods. Only 1 mile from downtown Nevada City. This home has two kitchens, two full bathrooms, deep floating clawfoot tub, and two living rooms with a private entrance too. Perfect for guest quarters, roommate or Airbnb. 3bd, 2ba, 1,314+/-sf on .40+/-ac. **\$435,000**

**\$112,000 BELOW APPRAISAL**

**MLS 223000111**  
\$112,000 BELOW appraisal! An Outstanding value! Exquisite attention to detail in this sought after IN TOWN HOME, located in Carriage House Estates. Close to shopping and restaurants on a quiet cul-de-sac with year-round creek. Sit on the beautiful deck and enjoy the year-round sounds of Wolf Creek 3/2.5 2,849+/-sf, .71+/-ac. Bonus office space and work room w/1/2 bath in the attached garage. **\$859,000**

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# REALTORS ENCOURAGE THE PUBLIC TO BECOME EDUCATED AND ENGAGE IN THE PROPOSED MINE RE-OPENING

*Submitted by: Nevada County Association of REALTORS*

The debate regarding the re-opening of the Idaho Maryland Mine by Rise Grass Valley has been the topic of multiple member forums at the Nevada County Association of REALTORS (NCAR). The potential impacts on property rights and on our community are many and fall in both directions. It has been the position of the Association to first and foremost educate local REALTORS regarding the proposed mine re-opening and associated impact reports so that REALTORS can offer proper disclosures and have engaged conversations with buyers and sellers of properties in the vicinity of the mine property and within the Nevada County region.

With education in mind, NCAR has provided links to its members of both the Draft and Final EIR's (Environmental and Economic Impact Reports) along with other data site sources for their review and to share with their clients, families and Nevada County residents. Members have been notified of the upcoming Planning Commission Public Hearing Wednesday, May 10 to discuss the impacts associated with the proposed mine re-opening. With the Planning Commission meeting to review the EIRs looming in the near future, and ultimately the Board of Supervisors making a final decision on whether to approve or deny the project, NCAR invites the Public to GET ENGAGED, READ REPORTS, ASK QUESTIONS and contact your County Supervisor and Planning Commission members with your impressions and opinions. We encourage you to write letters to the Planning Commission prior to or speak at the hearing on May 10th and let your individual voices be heard on the issue. The EIR report can be found here:

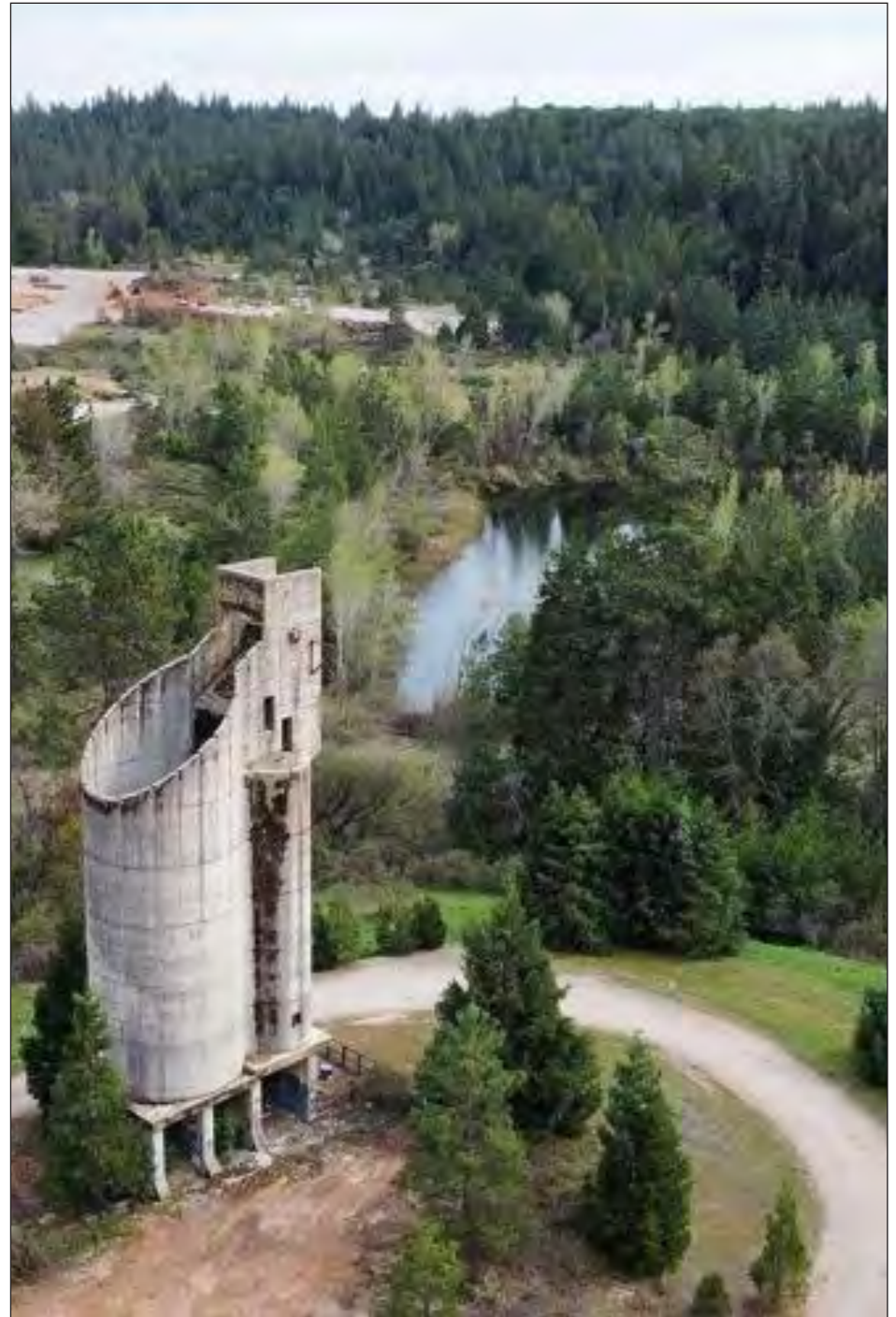
<https://www.nevadacountyca.gov/3655/Idaho-Maryland-Mine-Final-EIR> The Economic Impact Report can be found here:

<https://www.nevadacountyca.gov/3646/Economic-Impact-Report-of-the-Proposed-I>

The dates of the Planning Commission Meetings are May 10th & 11th as needed. Local REALTORS hope that the public takes this opportunity to weigh in on the site impacts of the proposed re-opening of Idaho-Maryland Mine in a constructive, respectful manner.

The Nevada County Association of REALTORS is a private trade organization located in Grass Valley, CA.

Our mission is to promote professionalism, advocate on behalf of property rights and position our members for success. For more information, please contact our offices at (530) 272-2627.





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## TOP PRODUCERS FOR MARCH 2023



**NOBODY SELLS MORE REAL ESTATE THAN RE/MAX!**



**BEAUTIFUL RANCH HOME NESTLED IN ROLLING HILLS**  
3-4bd, 2ba, 2000sf, 33.08ac | MLS# 223022163 **\$899,000**



**CHARMING, NEWLY RENOVATED HISTORICAL GRASS VALLEY HOME**  
4-6bd, 2ba, 1782sf, 0.35ac | MLS# 223010684 **\$699,000**



**ESCAPE TO YOUR OWN PRIVATE PARADISE**  
2bd, 3ba, 2942sf, 3.94ac | MLS# 222141723 **\$616,500**



**REALIZE THE ENDLESS POTENTIAL THIS PROPERTY OFFERS**  
2bd, 1ba, 1537sf, 1.07ac | MLS# 223028955 **\$275,000**



**PRIVATE, CREEK FRONT, CUSTOM BUILT HOME**  
3-5bd, 2ba, 2772sf, 7.01ac | MLS# 223029545 **\$734,900**



**YOUR CHANCE TO LIVE IN A HISTORIC DOWNTOWN NEVADA CITY HOME**  
3bd, 2ba, 1700sf, 0.13ac | MLS# 223027459 **\$550,000**



**CREATIVITY FLOWS IN THIS OROVILLE HOME**  
4bd, 2ba, 2352sf, 5.77ac | MLS# 223028729 **\$450,000**



**WONDERFUL SINGLE STORY HOME ON 6 ACRES**  
3bd, 2ba, 2476sf, 6.01ac | MLS# 223021294 **\$725,000**



**RECENTLY REMODELED GRASS CALLEY HOME**  
3bd, 2ba, 1917sf, 0.50ac | MLS# 223025862 **\$625,000**



**NEW CONSTRUCTION WALKING DISTANCE FROM NEVADA CITY**  
3bd, 3ba, 1362sf, 0.10ac | MLS# 222007070 **\$550,000**



**YOUR PRIVATE OASIS NESTLED IN THE WOODS OF NEVADA CITY**  
4bd, 3ba, 2965sf, 2.29ac | MLS# 222147930 **\$899,000**



**YOUR CHANCE TO LIVE AND WORK IN BEAUTIFUL SIERRA CITY**  
4bd, 4ba, 2970sf | MLS# 221043659 **\$550,000**



# MORTGAGE RATES JUST FELL AGAIN — BUT THE NEWS GETS EVEN BETTER

*By Andrea Riquier*

Mortgage rates inched slightly lower this week, marking the fifth straight week of declines.

For the week ending April 13, 30-year fixed-rate mortgages averaged 6.27%, down from 6.28% in the prior week, Freddie Mac announced on Thursday. That's still substantially higher than a year ago, though, when they averaged 5%.

But that might change over the coming months, thanks to a government report out Wednesday showing that overall inflation had dropped a bit in March.

"Calmer inflation means lower mortgage rates, eventually," Lawrence Yun, chief economist for the National Association of Realtors®, said in a release responding to the inflation report.

Furthermore, he predicts the news will get even better in the coming months: "Mortgage rates slipping down to under 6% looks very likely toward the year's end."

We'll explore what this all means for buyers and sellers in this installment of "How's the Housing Market This Week?"

## Can lower mortgage rates save the housing market?

Yes, real estate listing prices are still gaining. For the week ending April 8, they were 3.2% higher than a year earlier. But those gains are getting smaller and smaller, week by week, and Realtor.com economists have previously forecast an outright price decline by the summer.

"These modest declines mean a bit of relief for home shoppers relative to the end of 2022," notes Danielle Hale, Realtor.com® chief economist, in her weekly analysis.

But with both prices and rates still elevated, there's no way around it: "Affordability continues to be a challenge," Hale says.

Some buyers are so deflated by this news, many have simply decided to throw in the towel for now. A recent survey from U.S. News & World Report found that two-thirds of homebuyers are holding off on house hunting until mortgage rates drop.

As for how low they need to go to get buyers moving, 28% said they will resume home shopping once rates drop below 6%; 30% plan to wait until they go below 5.5%; and an optimistic 26% say they'll abstain until rates fall below 5%. However, experts say this is not likely to happen in 2023, so these homebuyers might be waiting a very long time.

## How mortgage rates are affecting home sellers

It's not just homebuyers who are waiting for mortgage rates to drop.



"Homeowners appear to be well aware of the change in conditions, and a greater number are choosing to sit on the sidelines rather than list their home for sale," observes Hale.

For the week ending April 8, the number of newly listed homes was down by 32% versus the same time last year, although the spring holidays might have skewed some of that activity.

"Nevertheless, the number of newly listed homes remains a weak spot in the 2023 housing market," Hale adds.

Any homeowners who are on the fence about whether or not to list might want to hustle: Realtor.com economists have determined that this coming week, April 16–22, is the best time to list a home for sale in 2023. Still, many might have decided to wait this year out.

The homes that are on the market continue to linger longer. In the most recent week, they were on the market for 19 days longer, on average, than a year ago. And the longer these listings sit, the larger inventory grows overall, with the total number of active listings (new and old) up 44% compared with a year earlier.

Clearly, the housing market needs some help to get unstuck. Whether mortgage rates will drop enough to get things rolling remains to be seen. Andrea Riquier is a New York-based journalist who covers housing and finance.

<https://www.realtor.com/news/trends/mortgage-rates-just-fell-again-but-the-news-gets-even-better/>



# SHOWCASE



## **STUNNING MULTI-GENERATIONAL HOME IN ALTA SIERRA ESTATES**

4-bedroom, 4-bath, 3,027 sq ft home in Alta Sierra that has owned solar, a swim spa with hot tub portion, detached home office, and an additional ADU/guest area that has its own private entrance. The home has been fully remodeled to perfection. The property also features fruit trees and flower gardens!

**MLS#223031126 \$875,000**

**Eric Hatch • DRE#01011224 • Century 21 Cornerstone Realty**



**REMARKABLE MEDITERRANEAN VILLA ON A BREATHTAKING HILLTOP PARCEL!** Unlike anything in Nevada County! Over 6300 s.f. of luxury living with over 5000 s.f. on one level! Stunning travertine & cherry wood floors with in-laid Celtic accents! Over 50 Lutron lighting system for the art lover! Loewen Windows and custom coved alder doors & automatic shade screens. AMAZING sunrise/sunsets throughout the year. Huge primary owner's suite with private patio & firepit; secondary owners' suite, plus fantastic guest quarters with interior & exterior access. 1000 s.f. 'Gathering Room' on lower level with wine cellar. 72' solar heated pool, Al Fresco outdoor kitchen including imported Italian Pizza oven! Multiple outdoor sitting areas accented with 160 million year old Yuba Blue Boulders! Gently tiered gardens with a 35 zone irrigation system fed by a strong well, plus NID treated water into the home. Oversized 4 car tandem garage, plus carport, huge garden shed with Italian washing station, 13 fruit trees and a Mongolian Basalt water feature. Enjoy a glass of wine in the covered gazebo! The level back parcel has an 1849 replica of a miners' cottage and can be developed to an ADU or bring the critters! Come home to luxury living in the Sierra Foothills! Some virtually staged photos. **MLS# 223006427 \$2,998,000**

**Mimi Simmons • DRE#00871435 • Century 21 Cornerstone Realty**



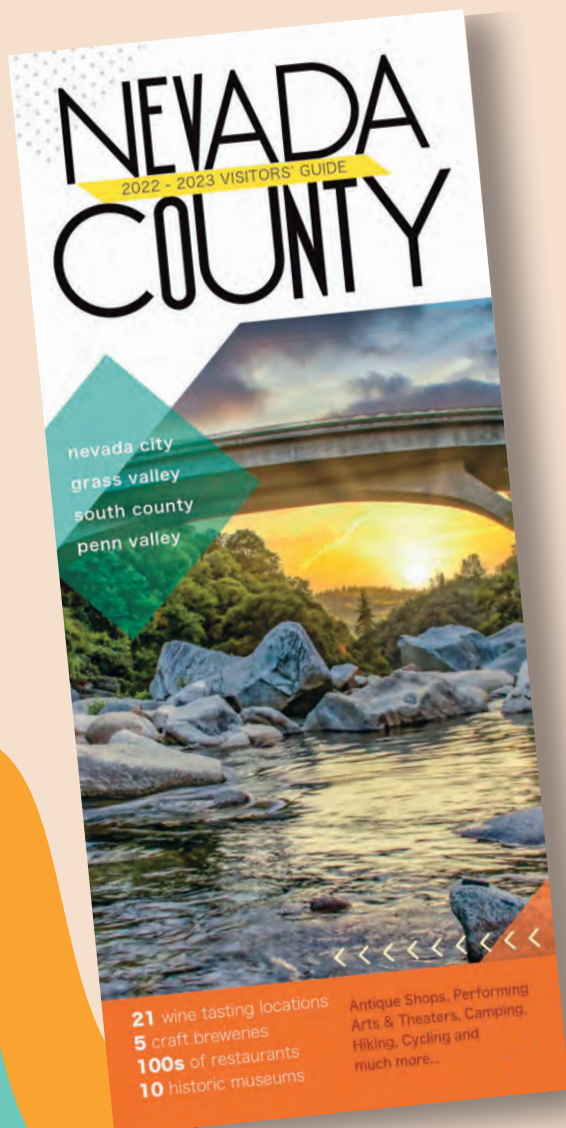
**ONE OF A KIND PROPERTY WITH AMAZING PANORAMIC VIEWS!** 3,200 Sf Mediterranean quality home with a fantastic kitchen and covered porch that is ideal for entertaining. Three bedrooms Four bathrooms, with space to add on! Property includes a detached guest house, garage, a large metal shop, and a storage office and loft. Space for RV parking. The shooting stars at night will leave you speechless!!

**MLS#223025681 \$1,699,000**

**Mimi Simmons • DRE#00871435 • Century 21 Cornerstone Realty**



# NEVADA COUNTY VISITORS' GUIDE 2023 - 2024



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County!***



# REAL ESTATE TRANSACTIONS

All information is furnished by the Nevada County Association of Realtors and its partnership with MetroList MLS.

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	18635 Alexandra Way	3 2 (2 0)	1704	\$419,000.00	Residence	154	3/1/2023	Nevada City	10723 Piper Lane	3 2 (2 0)	1429	\$580,000.00	Residence	5	3/8/2023
Grass Valley	18697 Joseph Dr	3 2 (2 0)	1403	\$421,000.00	Residence	2	3/7/2023	Nevada City	12581 Gayle Ln	3 2 (2 0)	1733	\$590,000.00	Residence	4	3/14/2023
Grass Valley	16463 Judith Ct	3 (4) 2 (2 0)	1779	\$455,000.00	Residence	66	3/7/2023	Nevada City	17788 Golden Wolf Ct	3 2 (2 0)	2126	\$658,000.00	Residence	6	3/3/2023
Grass Valley	16179 Brewer Rd	4 3 (2 1)	2800	\$515,000.00	Residence	22	3/14/2023	Nevada City	19995 New Rome Rd	3 2 (2 0)	2736	\$710,000.00	Residence	98	3/2/2023
Grass Valley	20757 Tiger Tail Rd	4 3 (2 1)	2730	\$516,000.00	Residence	143	3/6/2023	Nevada City	11307 Crystal View Hts	3 3 (3 0)	2610	\$875,000.00	Residence	39	3/29/2023
Grass Valley	14939 Stinson Dr	3 3 (2 1)	1960	\$539,000.00	Residence	14	3/14/2023	Nevada City	14672 Greenwood Cir	2 (3) 4 (3 1)	2801	\$895,000.00	Residence	180	3/1/2023
Grass Valley	16184 Fay Rd	4 (5) 2 (2 0)	2565	\$640,000.00	Residence	159	3/1/2023	Nevada City	329 Park Ave	3 3 (3 0)	3102	\$1,076,111.00	Residence	6	3/27/2023
Penn Valley	11189 Sierra Cir	3 2 (2 0)	1152	\$302,500.00	Residence	8	3/24/2023	Nevada City	14444 Kodama Rd	4 3 (2 1)	2291	\$1,100,000.00	Residence	80	3/13/2023
Penn Valley	11220 Pleasant Valley Rd	3 (4) 3 (2 1)	1512	\$540,000.00	Residence	43	3/17/2023	Nevada City	14851 Blind Shady Rd	2 1 (1 0)	1344	\$365,000.00	Residence	64	3/3/2023
Penn Valley	13141 Long Valley Rd	3 2 (2 0)	1664	\$560,000.00	Residence	139	3/24/2023	Nevada City	11822 Casci Ridge Rd	4 4 (4 0)	2976	\$600,000.00	Residence	115	3/7/2023
Penn Valley	18959 Siesta Dr	3 3 (3 0)	2658	\$677,000.00	Residence	12	3/22/2023	Nevada City	13225 Alpha Loop	3 (4) 3 (2 1)	2123	\$610,000.00	Residence	110	3/21/2023
Rough and Ready	17993 Gray Oak Dr	2 (3) 2 (2 0)	1652	\$760,000.00	Residence	23	3/24/2023	Nevada City	12422 Alpha Loop	2 2 (2 0)	1532	\$645,000.00	Residence	44	3/3/2023
Grass Valley	15698 Mcquiston Ln	2 1 (1 0)	784	\$200,000.00	Residence	195	3/16/2023	Grass Valley	21141 Cameron Way	2 (3) 2 (1 1)	1609	\$310,000.00	Residence	6	3/7/2023
Grass Valley	21507 Oak Ridge Dr	3 2 (2 0)	1640	\$515,000.00	Residence	9	3/21/2023	Grass Valley	11362 Still Rd	2 (3) 2 (1 1)	1300	\$575,000.00	Residence	70	3/20/2023
Grass Valley	13668 Meadow View Dr	4 2 (2 0)	2035	\$582,800.00	Residence	9	3/20/2023	Grass Valley	10547 Rubicon Ct	2 (3) 2 (2 0)	1999	\$630,000.00	Residence	3	3/10/2023
Grass Valley	14892 Mosswood Ln	4 3 (2 1)	1888	\$589,000.00	Residence	2	3/30/2023	Auburn	22881 Nola Ct	3 3 (3 0)	2965	\$900,000.00	Residence	6	3/2/2023
Grass Valley	19402 Wymer Ln	3 (4) 2 (2 0)	2668	\$630,000.00	Residence	125	3/3/2023	Grass Valley	15078 Wolf Rd	5 4 (3 1)	2934	\$1,250,000.00	Residence	4	3/13/2023
Grass Valley	14305 Tahoe Ct	3 3 (2 1)	2025	\$689,950.00	Residence	30	3/29/2023	Auburn	23745 Hogan Rd	4 3 (3 0)	3020	\$1,280,000.00	Residence	68	3/30/2023
Grass Valley	15978 Shebley Rd	2 2 (2 0)	1424	\$700,000.00	Residence	4	3/27/2023	Penn Valley	18252 Hummingbird Dr	3 3 (3 0)	2068	\$300,000.00	Residence	59	3/7/2023
Grass Valley	13929 Old Emigrant Trl	2 2 (2 0)	1675	\$989,000.00	Residence	127	3/6/2023	Penn Valley	17833 Sunfish Ct	3 2 (2 0)	1448	\$360,000.00	Residence	99	3/2/2023
Grass Valley	14585 Lower Colfax Rd	4 5 (5 0)	3950	\$1,065,000.00	Residence	14	3/6/2023	Penn Valley	14513 Sun Forest Dr	3 2 (2 0)	1466	\$377,027.00	Residence	65	3/1/2023
Grass Valley	19457 Last Mile Dr	3 4 (3 1)	3651	\$1,795,000.00	Residence	16	3/9/2023	Penn Valley	14299 Sun Forest	2 2 (2 0)	1280	\$378,000.00	Residence	81	3/10/2023
Grass Valley	424 W Main St	2 1 (1 0)	807	\$176,500.00	Residence	78	3/15/2023	Penn Valley	17730 Minnow Way	3 2 (2 0)	1756	\$399,000.00	Residence	1	3/7/2023
Grass Valley	408 Butler St	2 2 (1 1)	904	\$320,000.00	Residence	4	3/1/2023	Penn Valley	18764 Falcon Loop	3 2 (2 0)	1452	\$415,000.00	Residence	6	3/17/2023
Grass Valley	191 Highlands Ct	2 1 (1 0)	960	\$325,000.00	Residence	12	3/3/2023	Penn Valley	18654 Chaparral Dr	3 3 (2 1)	2332	\$500,000.00	Residence	6	3/8/2023
Grass Valley	12958 Colfax Hwy	1 1 (1 0)	932	\$330,000.00	Residence	136	3/6/2023	Penn Valley	17836 Whitefish Ct	3 2 (2 0)	1863	\$503,000.00	Residence	8	3/8/2023
Grass Valley	708 Doris Dr	2 2 (2 0)	970	\$355,000.00	Residence	53	3/10/2023	Penn Valley	14739 Nutmeg Ct	3 (6) 3 (3 0)	2436	\$520,000.00	Residence	33	3/28/2023
Grass Valley	11921 Rough & Ready Hwy	2 (3) 1 (1 0)	736	\$369,000.00	Residence	3	3/29/2023	Penn Valley	12108 Lake Wildwood Dr	5 5 (4 1)	4300	\$835,000.00	Residence	152	3/31/2023
Grass Valley	248 Rockwood Dr	2 2 (2 0)	1434	\$370,000.00	Residence	13	3/30/2023	Penn Valley	13614 Lake Wildwood Dr	3 4 (3 1)	1910	\$1,300,000.00	Residence	3	3/6/2023
Grass Valley	229 Quartz St	3 (4) 2 (1 1)	1563	\$380,000.00	Residence	17	3/10/2023	Auburn	23448 Amber Ct	4 3 (3 0)	1728	\$414,600.00	Residence	94	3/14/2023
Grass Valley	10447 Carey Dr	2 1 (1 0)	806	\$400,000.00	Residence	5	3/13/2023	Auburn	25107 Oro Valley Rd	3 2 (2 0)	1220	\$460,000.00	Residence	93	3/6/2023
Grass Valley	125 Lidster Ave	3 2 (1 1)	1372	\$401,000.00	Residence	3	3/3/2023	Auburn	24558 Oro Valley Rd	2 3 (2 1)	1406	\$465,000.00	Residence	4	3/20/2023
Grass Valley	125 Carriage Ln	2 (3) 2 (2 0)	1256	\$410,000.00	Residence	0	3/31/2023	Auburn	23498 Rolling Hills Ct	3 2 (2 0)	1634	\$502,000.00	Residence	1	3/6/2023
Grass Valley	253 Fairmont Dr	2 2 (2 0)	1314	\$440,500.00	Residence	43	3/14/2023	Auburn	11745 Farm Ct	3 2 (2 0)	1902	\$540,000.00	Residence	94	3/3/2023
Grass Valley	13553 Reefer Ct	2 2 (2 0)	1085	\$470,000.00	Residence	7	3/21/2023	Auburn	11203 Bobolink Way	3 3 (2 1)	1688	\$619,000.00	Residence	0	3/17/2023
Grass Valley	116 Starling Cir	2 2 (2 0)	1593	\$505,000.00	Residence	36	3/27/2023	Auburn	24161 Oakmont Way	5 (6) 5 (5 0)	3318	\$775,000.00	Residence	69	3/3/2023
Grass Valley	203 Jan Rd	3 2 (2 0)	1459	\$515,000.00	Residence	63	3/1/2023	Auburn	24815 Oro Valley Rd	4 3 (3 0)	2936	\$872,500.00	Residence	90	3/22/2023
Grass Valley	126 Mallard Dr	2 2 (2 0)	1458	\$515,000.00	Residence	93	3/8/2023	Rough and Ready	10955 Rough and Ready Rd	2 2 (2 0)	1440	\$351,000.00	Residence	6	3/13/2023
Grass Valley	12590 State Highway 49	4 3 (2 1)	2008	\$535,000.00	Residence	9	3/1/2023								
Grass Valley	10704 Round Valley Rd	3 3 (2 1)	2004	\$560,000.00	Residence	6	3/29/2023								
Grass Valley	12635-18796 Towle Ct	3 2 (2 0)	2000	\$569,000.00	Residence	117	3/17/2023								
Grass Valley	169 Holbrooke	3 2 (2 0)	1625	\$576,000.00	Residence	108	3/9/2023								
Grass Valley	170 Stacey Ln	2 2 (2 0)	1894	\$635,000.00	Residence	0	3/7/2023								
Grass Valley	12770 Friar Tuck Rd	4 5 (4 1)	4901	\$1,150,000.00	Residence	28	3/1/2023								
Nevada City	344 Bridge Way	2 (3) 3 (2 1)	1752	\$360,000.00	Residence	131	3/9/2023								
Nevada City	12568 Red Dog Rd	3 (4) 3 (3 0)	1705	\$460,000.00	Residence	110	3/24/2023								
Nevada City	12753 Red Dog Rd	3 2 (2 0)	1714	\$470,000.00	Residence	14	3/9/2023								
Nevada City	17707 Blue Tent School Rd	2 2 (1 1)	1556	\$474,000.00	Residence	120	3/6/2023								
Nevada City	14574 Homburg Way	2 (3) 2 (1 1)	1211	\$479,000.00	Residence	7	3/27/2023								
Nevada City	11827 Willow Valley Rd	5 3 (3 0)	2812	\$550,000.00	Residence	33	3/31/2023								

LEGEND: NEVADA COUNTY REAL ESTATE TRANSACTIONS - JANUARY 2023 (Solds include all single family residences in Western Nevada County) Furnished by the Nevada County Association of REALTORS®

LISTING  
COUNT:

TOTAL	HIGH	LOW	AVG
50	DAYS ON MARKET:	195	1

LIST PRICE:  
SOLD PRICE:

HIGH	LOW	AVG	MEDIAN	TOTAL PRICE
\$1,850,000	\$169,000	\$559,535	\$520,000	\$27,200,250

Data as reported from MetroList, Inc. 3/6/2023



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## MARCH TOP LISTING

Dana Frederick  
DRE# 01788943Sarah Stone-Francisco  
DRE# 02133990Eric Hatch  
DRE# 01180864Joan Lehman  
DRE# 000868074Gordon Baker  
DRE# 00137755Tami Anderson  
DRE# 01818775Kimberly Carlsen  
DRE# 001975330Diane Helms  
DRE# 000713462Team Simmons  
DRE# 00871435

Contemporary 3-bedroom, 2-bath, 2,398 sq ft. home on a breathtaking 5-acre parcel in Nevada City. Partially fenced and gated, manicured property. Detached finished 3-car garage and finished 700 sq ft. upstairs room for ADU. MLS#223031749



Stunning 4-bedroom, 4-bath, 3,027 sq ft home in Alta Sierra that has been fully remodeled, flooded with natural light, vaulted wood ceilings, large wrap-around deck, and 607 sq ft ADU with private entrance. MLS# 223031126



Spectacular 4-bedroom, 3.5-bath, 3,065 sq ft lakefront home in Lake of the Pines. Over 140 feet of water frontage, oversized 3-car garage, Tesla battery backup, 2 fireplaces, and 2 separate HVAC systems. MLS#223028135



Beautiful 3-bedroom, 2-bath, 1,936 sq ft Lake of the Pines home on nearly half an acre with airy and open floor plan. Suite has been completely remodeled and spacious bonus rooms offer endless opportunities. MLS#223030418



One of a kind, 3,200 sq ft, 3-bedroom, 4-bath, Rough and Ready home on 19.7 acres with detached guest house and 40x60 metal shop and 16x23 storage office and loft. Home has formal entry, custom cherry cabinets, and second ensuite. MLS#223025681



Charming, remodeled 3-bedroom, 3-bath, 2,197 sq ft Victorian Grass Valley home. Two blocks to the center of town with a remodeled kitchen, spacious guest bedrooms, delightful back yard, and detached 2-car garage. MLS#223029003



Stunning 4-bedroom, 3-bath, 2,173 sq ft home on 0.26 acres in Lake of the Pines that is conveniently located close to parks and the clubhouse. Open floor plan, large deck, and picturesque golf course views. MLS#223024052



Remarkable 5-bedroom, 3.5-bath, 6,351 sq ft Mediterranean Villa on 2.48 acres in Nevada City. Owner's suite has private patio and firepit. There is a 72' solar heated pool, tiered gardens, and covered gazebo. MLS#223006427



Stunning and spacious 3-bedroom, 2.5-bath, 2,862 sq ft Alta Sierra home on 0.33 acres! The property has expansive living areas, fenced yard, wine fridge, abundant storage space, and golf course views. MLS#223012651



Beautiful, updated, 1-bedroom, 1-bath, 724 sq ft home in Grass Valley's Olympia Glade 55+ mobile home park. Home boasts newer flooring, paint, updated kitchen, bathroom, electrical wiring, gas range, and kitchen sink! MLS#223022860



Sweet, rustic, 2-bedroom, 2-bath, 1,051 sq ft Nevada City home on 0.2-acres with low-maintenance lot with charm. There is an extra finished bonus room upstairs that is not part of the square footage. Great back patio and gentle upslope. MLS#223025559



Price Improvement! Beautiful single-story 2-bedroom, 2-bath, 1,209 sq ft home on 1.2 acres in Grass Valley just south of Alta Sierra. There is a large modern kitchen, covered and screened porch, and spacious living areas. MLS#223019215



Price Improvement! Close to town 3-bedroom, 3-bath, 2,650 sq ft home on 4 acres in Grass Valley with sunset views! Home has been beautifully maintained and remodeled, room for horses, RV parking, and natural landscape. MLS#223017612



Price Improvement! Charming 3-bedroom, 2-bath, 1,314 sq ft miner's cottage on 0.4 acres in Nevada City! Home has two kitchens, fenced yard, two living rooms, and vintage wood flooring. MLS#223007624



Classic 4-bedroom, 3.5-bath, 2,400 sq ft home on 5.28 acres in Grass Valley. Very private setting with 1,800 sq ft shop and a covered area that will fit 2 35-ft motorhomes or boats. Workshop is plumbed and includes its own 200-amp service. MLS#223025316

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

5 LOCATIONS TO SERVE YOU!

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#1

REAL ESTATE  
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