

HOME

REAL ESTATE SHOWCASE & FOOTHILL LIFESTYLES

JULY 13, 2023



For information on cover home, see page 5

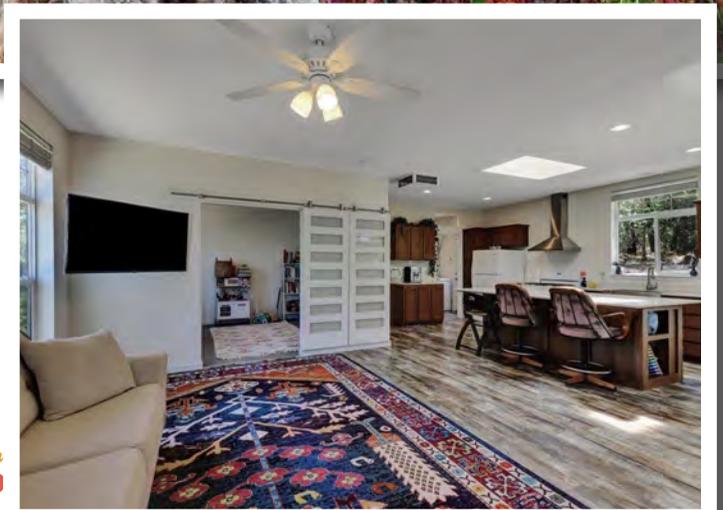


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NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM



Fantastic Farmhouse on 17 level, pastoral acres on a private road in Penn Valley with a lovely year round creek with a seasonal pond and huge barn! Remodeled 4 bedroom, 2 bath home with a beautiful kitchen with granite counters, greenhouse window and loads of cabinets. Located below the snow line, the setting is absolutely magical! The barn has 4 stalls, concrete floor and loft and is ideal for the hobbyist or bring the animals! This beautiful ranch will capture your heart! MLS#223051120 \$1,075,000



Absolutely charming contemporary home and detached delightful guest house totaling 3300 s.f. in Nevada City. Main home has soaring ceilings and day to day living on the main level with loads of natural light, great open floor plan and beautifully maintained. Guest house is a sweet newer home with covered porch, vaulted ceilings and open floor plan with a delightful sense of privacy! Main home is a 3/2.5 with 1900 s.f. (feels much larger!) and the guest house is 1400 s.f. 2/2 and separated enough from the main house to offer the privacy. MLS#223042983 \$999,000



Stately contemporary home with dramatic architectural lines that has a lovely sense of privacy and looks off into the trees and filtered sunset views! Formal entry leads into the great room with soaring vaulted knotty pine ceilings and windows which bring in the natural light! Sliding glass doors lead out to the private deck that enjoys the views! Two generous bedrooms on the main level including one that accesses the outside deck and makes a sweet office! The Primary Master Retreat bedroom is upstairs with vaulted ceilings, fireplace and sitting area with great light, plus a private covered patio for a good book or glass of wine! MLS#223041865 \$769,000



Beautiful country home on just under 5 acres of rolling pasture land with seasonal stream & pond. 3 bedrooms plus an office, formal living room with amazing light and windows as well as a peaceful covered deck space to enjoy outdoor living! Property is fully fenced and cross fenced for animals, with a gated entry and large barn that also makes an amazing shop space with room for 4+ vehicles. 30X18 space above shop that is partially finished and intended for guest quarters. MLS#223033161 \$799,000



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NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM



Lovely Chalet style home on a fantastic 2.2 level, fenced and gated acres offering privacy and mountain living! Large solid gate opens to this sunny, all useable parcel and is complimented by the almost 3000 s.f. 4 bedroom, 3 bath home. Dramatic formal living room with soaring vaulted ceilings and windows which brings the outside in! WORK FROM HOME with the High Speed Fiberoptic Internet! This great floor plan has a sweet family room with separate heat and is ideal for extended family or office! MLS#223049308 \$759,000



Fantastic contemporary Farm style home with end of the road privacy, on a 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 been updated and remodeled over the years, and gives the warm, inviting feeling the moment you walk in from the 700 s.f. deck to a grand open floor plan with knotty pine, tongue & groove vaulted ceilings. There is lots of room for entertaining! New Anderson Windows and sliding glass doors, new high-end laminate flooring and a wonderful cooks' kitchen with concrete countertops & custom hickory cabinets are just some of the updates on this home. MLS#223031749 \$845,000



Million Dollar Views from this 3100 s.f. home located one mile to downtown Nevada City! Dramatic open floor plan with floor to ceiling windows accenting the vaulted ceilings and the Sierra Snow Caps! Day to day living on the main level, plus bedrooms and loft upstairs and lower level offers a great opportunity for teens or multi-generational family. MLS#223038377 \$695,000



Absolutely charming Country Farmhouse on a breathtaking, manicured 2 level acres with a beautiful 50' covered porch. Nestled on the fenced and gated parcel offering security and privacy, this 3000 s.f. home has a dramatic formal living room with soaring vaulted ceilings, rock fireplace, great kitchen with concrete counters and opening to back deck and patio. The fenced in garden has raised beds and full irrigation, plus a sweet fruit orchard, RV parking and room for large parties or events and park up to 20 cars, creating a serene oasis for relaxation and entertainment. Detached oversized two car garage with ample storage above, plus 2 car carport. This property is stunning with the groomed trees that gives a sense of Empire Mine State Park! MLS#223045842 \$879,000



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NEVADA COUNTY'S FOREMOST REAL ESTATE TEAM



Fantastic one-story contemporary homes on a fenced and gated 2.5 acre parcels with panoramic views over Lake Wildwood offering amazing sunsets and fireworks of LWW! Main home has a huge, delightful deck off the front for outdoor entertainment. Beautiful remodel in the huge Cook's kitchen is high end with loads of marble counters and big windows! 3 bedrooms, 2 baths including a bath in the attached oversized two car garage! Additional two car 32' X 14' carport and RV parking! Detached guest studio is sweet and a great rental with easy access and a private yard. Square footage of main home is 2028 and guest house is 900. Irrigation, fruit trees, high speed internet. This is a delightful mini-ranch that will offer years of joy! MLS#223049869 \$919,000



Amazing large contemporary home on a breathtaking 51 private, view acres located minutes to town! Over 3250 s.f. on the main level and additional 1800 finished basement offers multiple opportunities for Home business, Guest quarters for multi-family living or massive game room! The 51 acres has irrigation with 100 GPM well, year round creek and 7000 gallons of holding tanks. Ride your horse or mountain bike throughout your own property! MLS#223034554 \$1,599,000



Exceptional quality one-story home on a low-maintenance 5-acre parcel located by the Tahoe National! 3500+SF of living space, this beautiful home has a stunning living room, fantastic deck looking into the forest and chef's kitchen with butlers' pantry. Formal dining room and a sweet parlor for home office or library. 5 car garage and 1100 s.f. shop and 2nd smaller shop is ideal for the hobbyist. Covered second porch is great for BBQ'ing year-round! Circular paved driveway, top quality neighborhood with high end homes and beautifully maintained. MLS#223029057 \$1,095,000



Rare opportunity to own this great office location just off the freeway in Nevada City. Used as a chiropractic office for the last 20 years and beautifully maintained, this property features the main building of 2200 s.f. with handicapped access, main front office and 4 connected private offices and a sweet back deck. The second building has two offices and a bathroom and is also handicap accessible. Zoned NC Flex, this property has two acres which can be further developed or added onto! Live in one and work in the other! MLS#223046365 \$1,250,000

HOME

REAL ESTATE SHOWCASE & FOOHILL 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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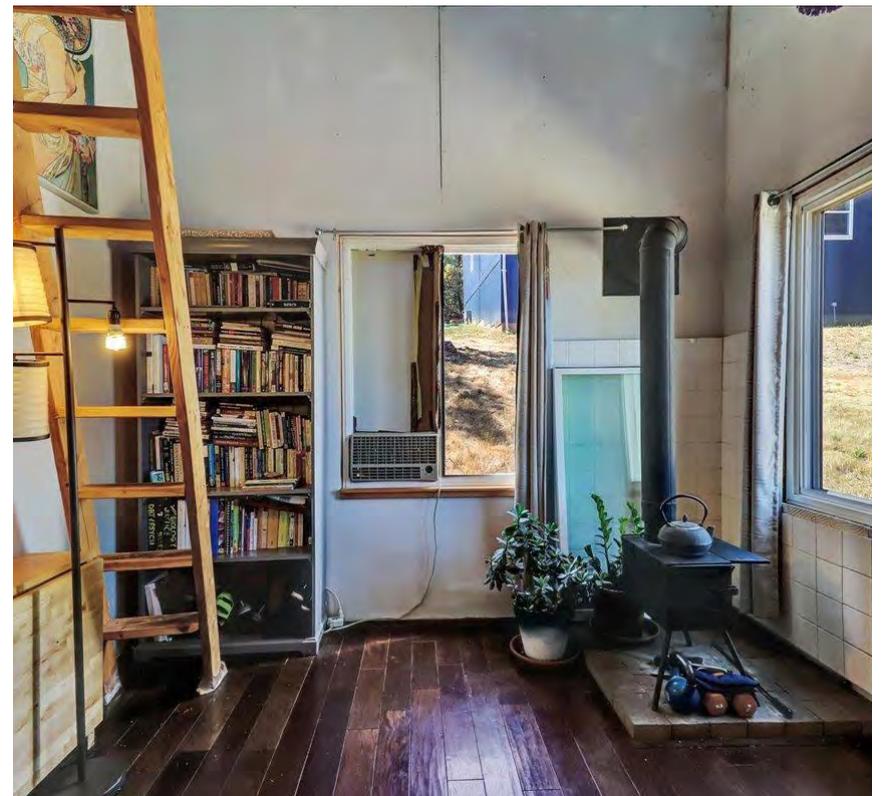
ON THE COVER



IMMACULATE SINGLE-LEVEL HOME ON PRIVATE 6.25 ACRES!

Welcome to this immaculate single-level home on a private road with breathtaking views for a tranquil lifestyle. This turn-key home with an open floor plan is ready to impress. The living area seamlessly connects to the dining space, office/playroom and kitchen. The large primary suite features an ensuite bathroom and a spacious walk-in closet. The granite countertops add a touch of elegance to the kitchen and bathrooms. Rest easy knowing that you'll have Starlink's satellite internet service. The property spans across an expansive 6.25 acres ensuring privacy and views. The 2 outbuildings each with lofts offer endless possibilities for creative pursuits. Garden enthusiasts will delight in the appx 20,000 sq ft fully fenced garden, with a greenhouse, smart pots, and Cherry, Apricot, Peach and Pluot trees! Chances R you will wear a silly grin the moment this home comes into view.

MLS#223060624 - \$490,000



BUY HOUSE NOW VS WAITING

Warm weather usually brings out the barbecues, beach trips, and homebuyers in droves. But for this particular home shopping season, many buyers might feel like they're on the fence.

Homebuyer ambivalence is high for good reason: On the one hand, buyers might be encouraged to hear that last year's red-hot seller's market, with its bidding wars and over-asking offers, has finally ebbed. On the other hand, mortgage rates are a full percentage point higher than last year, eating up potential savings. Combined with a bumpy economic forecast, it's understandable that some homebuyers are hesitant to forge ahead.

"Currently, there are fewer buyers in the market because of rising interest rates and uncertainty in the market," confirms Ralph DiBugnara, mortgage banker, real estate investor, and president of Home Qualified in New York City. Nonetheless, he points out that conditions have been improving for buyers, so right now is actually "a better time to buy than the [first half] of 2023."

Reasons to buy a house now

Ultimately, whether now is the right time for you to buy a home will boil down to a number of economic and personal factors. If you need help deciding, here are some reasons why it makes sense to buy a house now.

1. There are more homes for sale

Just a year earlier, the supply of housing was at such record lows that competition for the few houses out there was brutal. Since then, housing inventory has grown, with 50% more homes on the market today. Even better, the supply of homes for sale tends to hit its seasonal high point in May.

"Spring is typically the peak season for new listings, meaning there will be a larger selection of homes," says Martin Boonzaayer, CEO of The Trusted Home Buyer in Phoenix. "This can increase the chances of finding a home that meets your needs and preferences."

Keep in mind that while inventory is higher than last year, it's still far below pre-COVID-19 levels, and many of these listings are stale, with fewer new sellers coming on the market.

The reason: According to a recent Realtor.com survey, 82% of potential home sellers feel "locked in" their current home due to a low mortgage rate.

Nonetheless, with plenty of homes for sale compared with a year earlier, buyers should have a relatively better shopping experience, particularly if they are willing to overlook a few flaws and drive a hard bargain.



2. Home prices may be heading south soon

Listing prices reached a record high of \$449,000 last June, and while they're still higher now than they were a year earlier, these numbers are poised to decline soon.

"The increase in inventory has been big enough to slow home price increases," says Hale. Plus, buyers should take heart that listing prices are just a starting point, and sellers are willing to settle for less these days. In fact, the final sales price of homes has already declined annually in both March and April.

"Overall, home prices are trending lower," agrees Rick Arvielo, co-founder and CEO of New American Funding, a privately owned mortgage company. "After the unprecedented increases in home pricing over the last two years, we are seeing the froth coming off some markets that saw home prices increase significantly. This is very market-specific, but for the most part, reasonable reductions are trending."

Even lowballing, which would have been laughable a year earlier, could work with motivated sellers whose properties have been stuck on the market for a while, so make sure to check a home's days on the market and negotiate accordingly.

3. Interest rates are poised to decline this year, too

Given the U.S. Federal Reserve isn't expected to announce another significant interest rate hike anytime soon, many experts say

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NEVADA CITY HOME OFFERS BLEND OF COMFORT, LUXURY AND NATURE
4bd, 3ba, 3707sf, 1.50ac. | MLS# 223040369 **\$849,000**



BRIGHT AND INVITING HOME WITH GREAT VIEWS
4bd, 3ba, 1976sf, 3.86ac. | MLS# 223049667 **\$450,000**



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3bd, 2ba, 1560sf, 0.30ac. | MLS# 223056319 **\$439,900**



CHARMING, SPACIOUS HOME NEAR DOWNTOWN GRASS VALLEY
3bd, 3ba, 1911sf, 0.18ac. | MLS# 223053356 **\$450,000**



YOUR OPPORTUNITY TO OWN A REMODELED GRASS VALLEY HOME
3bd, 2ba, 1917sf, 0.50ac. | MLS# 223025862 **\$599,000**



CUSTOM HOME LOCATED JUST MINUTES FROM SCOTTS FLAT LAKE
3-5bd, 4ba, 3272sf, 2.19ac. | MLS# 223060398 **\$1,290,000**



ENERGY EFFICIENT, CUSTOM, NEVADA CITY HOME
3bd, 2ba, 2019sf, 1.51ac. | MLS# 223052945 **\$949,500**



YOUR CHANCE TO OWN A REAL LOG CABIN IN THE WOODS
3bd, 1ba, 1395sf, 17.43ac. | MLS# 223061695 **\$325,000**



AMAZING PROPERTY WITH SINGLE LEVEL HOME ON ACREAGE
3-4bd, 2ba, 1440sf, 5.73ac. | MLS# 223050932 **\$465,000**



YOUR DREAM MOUNTAIN RETREAT IS WAITING FOR YOU
4bd, 3ba, 3006sf, 2.00ac. | MLS# 223042207 **\$825,000**

that mortgage rates, like home prices, have likely reached their apex. So buyers should not worry too much that rates will rise higher.

“We’ve seen the highest mortgage rates we are likely to see for some time,” says Hale, who expects mortgage rates to stabilize in the short term, and then begin dropping by late summer and early fall. “I don’t think we’ll see a fast decline from here, but rather a gradual easing.”

“Mortgage interest rates are expected to hover at around 6% for 2023,” says Nick Ron, founder and CEO of House Buyers of America. That’s unless something dramatic happens with either inflation or the job market.

“When you consider that rates reached 16.63% in 1981, our current rates do not look bad,” adds Ron. “And if rates do fall several points, you can refinance.”

Eminlee Wang, a real estate agent with FlyHomes in Dallas, predicts that rates should stick somewhere between 6% and 7%, adding that many mortgage companies are making it easier to refinance in the future if and when rates drop.

“Many mortgage companies are meeting the moment with products that allow their customers to buy now and then refinance for free in the future,” she says.

Consumers should always do their research and make sure there are no hidden fees or timeline requirements to those refinancing deals, she advises.

4. Homes are taking longer to sell

In the past few years, homes in hot markets were selling so fast, buyers couldn’t even see the place before it was snapped up.

“During the pandemic, nearly one-third of new listings went into contract within hours or days,” recalls Wang.

But this whiplash pace has slowed considerably. In April 2022, homes spent 49 days on the market, which is 17 days longer than last year.

The reason for this slowdown: Everyone is waiting and hoping for either interest rates to drop or home prices to go down.

“This has meant that the limited number of homes which are on the market are sitting for longer,” says Wang.

This means buyers need no longer rush into a deal out of desperation, but can take their time to compare their options and negotiate a better deal.

“Buyers are more in the driver’s seat than they were just 12 to 18 months ago,” says Ron. “Demand is not what it was, so sellers are more likely to be flexible.”

5. It’s the right time for you and your family

Sometimes, the reasons you’re buying a house are out of your

control. Perhaps you’re moving due to a job change or other extenuating circumstances. So while interest rates and high home prices are challenging affordability for many potential homebuyers, it’s important not to try too hard to time the market and let it dictate what you do, especially if moving makes sense for your life right now.

“The best time to buy or sell is specific to you and your needs,” says Ashley Farrell, a real estate agent with The Corcoran Group in Westhampton Beach, NY. “Evaluate your life and the trajectory of your next few chapters. For naysayers on high mortgage rates, those are temporary. Date the rate, and marry the house!”

“A good real estate agent and lender can help you figure out a strategy to lower your interest rate,” says Delaney Juarez, a real estate agent with Keller Williams City View in San Antonio, TX. “So don’t let that be a reason you put off a move that you really want or need to make.”

Reasons to hold off on buying a house

While there are some good reasons to jump into the housing market right now, there are also a few things to consider that might mean you’re better off waiting to buy a house.

1. You’re maxing out your budget

Inflation was still up 4.9% year over year in April, eating into homebuyers’ budgets. So if mortgage rates have you stretched thin financially, then it might be best to wait and allow mortgage rates to steady or even come down before buying a house.

“If interest rates have risen to a level that would strain your budget and make homeownership unaffordable, it might be wise to wait until rates become more favorable or until you can improve your financial situation,” says Chase Michels, real estate agent with The Michels Group Compass in Downers Grove, IL.

Since interest rates change so often, potential homebuyers can and should rate-test their budgets regularly by plugging their income and debts into an online home affordability calculator.

2. Your future is uncertain

The country is sitting in a relatively unpredictable economic situation at the moment, so if your own future is unclear and you don’t have to move, waiting might be the safer option—especially if you aren’t settled in your job or sure you plan to live in an area for more than a year or two.

“If you have the flexibility to wait and are not in immediate need of a home, you can take the time to save more money for a larger down payment, improve your credit score, or explore other neighborhoods or housing options that may become available in the future,” Michels says.

<https://www.realtor.com/advice/buy/should-i-buy-a-house-now-reasons-to-buy-vs-wait/>

WANT TO FEEL JOY, PEACE, OR LOVE? HERE ARE THE MOOD-ENHANCING PAINT COLORS FOR EVERY ROOM IN YOUR HOUSE



We all get in a mood sometimes. And sometimes what causes us to feel “grrr” or “ahhh” can partly depend on what color of the rainbow we happen to be looking at.

The color on the walls in your home that you’re surrounded by for hours on end probably have more of an effect on how you feel than you might think. So you’re going to want to put some serious thought into the color you paint them and the emotions you want to evoke.

To help, here’s a deep dive into the science and psychology of color, with insights from design experts on the ideal colors for your entire home, room by room.

The science of color

Color theory is the science of what feelings your brain connects with various colors.

For instance, our brains associate warm colors—think red, orange, and yellow—with feelings like passion, comfort, anger, and power, according to Neurofied, a brain and behavior consultancy firm.

And on the other side of the spectrum, cool colors (blue, green, and purple) have the opposite effect, creating a calming atmosphere that counteracts feelings of anxiety.

So whether you’re thinking about remodeling for a potential home sale or looking for a way to make your kitchen feel warmer, your bedroom more serene, or your home office more productive, read on.

Here’s what color to paint each room in your home.

The primary bedroom

In a perfect world, your bedroom should be a place of calm and refuge. So why not help nudge it there with the right hue?

“Soft blues, gentle grays, and muted greens are great choices for primary bedrooms, and they’re popular now,” says Artem Kropovinsky, an interior design expert and founder of the New York-based design studio Arsite. “They evoke a sense of tranquility and restfulness, ideal for a space meant for relaxation and rejuvenation.”

Continue on page 10



What the science says: Blue has been shown to lower blood pressure and help you get a great night's sleep.

The home office

When you're working in your office at home, efficiency—and not getting distracted by what's happening in the rest of the house—is key.

“Choose focus-enhancing colors like soft greens or earthy browns,” Kropovinsky advises. “These can aid concentration and reduce eye strain. They also create an atmosphere of calm productivity.”

What the science says: Simply being around the color green can boost mental functioning and even your physical well-being, according to an analysis published by the American Psychological Association.

The kitchen

The kitchen is the place where you want everyone to feel comfortable and taken care of—so go with a color that evokes an embrace.

“You want the kitchen to be inviting,” says Erin Banta, co-founder of Pepper, a home goods company. “Ideally, the kitchen should be painted warm colors, like a soft yellow.”

What the science says: Yellow is generally associated with energy



and positive feelings, according to color theorists. But gentle blues or light greens can also be great if you want to infuse the space with calm and positivity.

The living and family room

Think neutral colors when it comes to your home's most social spaces.

“In living and family rooms, I always advise people to go for warm neutrals,” says James Donald, founder of Aesthetic Paints, based in Mattie View, AZ. “Greens and light browns help establish a connection with nature and foster tranquility. They are also versatile and go with a variety of decors.”

What the science says: Color theorists link brown to strength and reliability, but only in lighter tones. Too much dark brown is associated with negative emotions, so keep your walls light.

The nursery

Serenity. Now. Nurseries should be bastions of calm—so no loud voices or colors, please.

“Soft pastels work in the nursery because they create a soothing environment for you and the baby,” says Donald. “Light shades of pink and blue can be used to promote a sense of serenity. Avoid stimulating or even bold colors, which may subtly disrupt sleep patterns.”

Continued From page 10

What the science says: Pink is associated with love, kindness, and calm. In fact, it's so effective, a prison in Switzerland has experimented with housing aggressive inmates in pink rooms to calm them down.

The bottom line on paint colors

While it is never a bad idea to keep your finger on the pulse of paint trends (warm green tones, neutrals, and inventive gray hues are red-hot interior paint colors this year), in the end, you have to be true to yourself.

“Picking paint colors for future buyers really takes the fun out of decorating,” says Melanie Thomas, an interior stylist based in Los Angeles. “As a former house flipper, I can attest that there is no telling what the future home-buyer will want and will most likely change everything once they move in.”

Thomas’ advice: “Paint to your heart’s content—especially if you plan on living in the current house for more than a year.”

<https://www.realtor.com/advice/home-improvement/want-to-feel-joy-peace-or-love-here-are-the-mood-enhancing-paint-colors-for-every-room-in-your-house/>





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MLS#223006427 \$2,998,000

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SHOWCASE

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WELCOME HOME TO THIS ENCHANTING RESIDENCE! Offering space, beauty, craftsmanship, and quality care you have been looking for. As you approach the property, you'll notice the thoughtful landscaping and tranquil setting where you can enjoy the view from a spacious front deck. Step inside and you will find vaulted ceilings, an open floor plan, and high-quality luxury vinyl flooring throughout. The large kitchen flows with ease, featuring granite counters, beautiful cabinetry, and breakfast bar. From the dining area, the gorgeous sunroom provides the perfect setting to entertain guests or simply enjoy your morning coffee. The primary suite features vaulted ceilings, 2 closets including a separate walk-in, and an ensuite bath with a granite vanity and walk-in shower. Two guest bedrooms complete the main level, separated by a guest bath. Upstairs is a large bonus room that can be used as a 4th bedroom, office, etc. Attached to the home, you'll find a 2 car garage with storage and a separate 1 car carport and a workshop area. The property includes a fenced garden area, automatic irrigation, fruit trees and many unique plants and flowers that complement the peaceful setting. Minutes from downtown, this home is well-maintained and ready for you to come and enjoy your life here! **MLS#223043130 \$749,000**

Debbie Dejesus • DRE#01940658 • 530-913-7295 • RE/MAX GOLD



COZY FAMILY HOME WITH FILTERED LAKEVIEW! 3-bedroom, 2.5-bath, 1,596 sq ft family home on 0.32 acres in Penn Valley's Lake Wildwood gated community. The home has two outdoor decks and a bonus family room next to the kitchen perfect for entertaining. **MLS#223055869 \$445,000**

Dorothy Pina • DRE#00933541 • Century 21 Cornerstone Realty

SAVING LIVES, ONE JACKET AT A TIME!

The Nevada County Sheriff's Office proudly collects life jacket donations from Century 21 Cornerstone offices for our Lifejacket Drive 2023. Together, we're making a splash in water safety. Join us in protecting our community."



Submitted Photo: (From left to right)- Deputy Arbaugh, Sgt. Highsmith, Jim Myers, Sabrina Robinson, Jacob Wilson, and Heather Brashear



Submitted Photo: (From left to right)- Sgt. Highsmith, Sabrina Robinson, Deputy Arbaugh, Jim Myers, Jacob Wilson, and Heather Brashear

25TH ANNIVERSARY AT CENTURY 21 IN GRASS VALLEY!



Gene and Joan Lehman recently celebrated their 25th anniversary at Century 21 in Grass Valley. For over 20 years they were co-owners of Century 21 Davis Realty at 901 La Barr Meadows Rd. In April of 2020 Century 21 Cornerstone Realty owned by Century 21 Select Group, took over ownership at the same location. Gene and Joan, both broker/associates, continue to actively list and sell.

June 29th 2023 marks the Lehman's 55th wedding anniversary. They have lived in CA for those years in Watsonville, Salinas, Santa Rosa, Rohnert Park and in 1977 relocated to Nevada County, giving them "deep roots in Nevada County" as their slogan states.

The Lehman's have been members of the Nevada County Association of Realtors, selling Nevada County and portions of Placer, Yuba and Sierra Counties since 1984. They can be reached at 530 277-2975 or joan.lehman@century21.com. RE lic# 00919294, 00868074.

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	169 Timberwood Dr	3 3	1804	\$610,000.00	Res.	190	6/22/2023	Nevada City	116 Parkside Pl	3 3	2354	\$605,000.00	Res.	10	6/7/2023
Nevada City	225 Pello Ln	3 3	1362	\$545,000.00	Res.	245	6/6/2023	Grass Valley	10441 Robin Ave	2 (4) 2 (4)	1285	\$425,000.00	Res.	3	6/8/2023
Grass Valley	14149 Old Emigrant Trl	3 3	1248	\$365,000.00	Res.	322	6/8/2023	Grass Valley	12282 Sunset Ave	2 2	988	\$360,000.00	Res.	34	6/13/2023
Nevada City	12360 Gayle Ln	4 4	3678	\$588,000.00	Res.	252	6/23/2023	Grass Valley	13354 Curtis Ln	3 3	2080	\$515,000.00	Res.	6	6/30/2023
Auburn	11802 Inverness Way	4 4	2606	\$780,500.00	Res.	311	6/30/2023	Grass Valley	16691 Meadow Way	2 (3) 2 (3)	1312	\$537,000.00	Res.	6	6/9/2023
Grass Valley	11071 Cedar Ridge Dr	4 (5) 4 (5)	2372	\$645,000.00	Res.	148	6/27/2023	Auburn	13403 Torrey Pines Dr	3 3	2387	\$759,000.00	Res.	15	6/19/2023
Nevada City	13445 Banner Mountain Trail	4 4	5457	\$1,800,000.00	Res.	129	6/5/2023	Grass Valley	16889 Aileen Way	3 3	2445	\$519,000.00	Res.	6	6/2/2023
Nevada City	11192 Silver Willow Ln	2 2	2609	\$539,000.00	Res.	200	6/20/2023	Grass Valley	11510 Shangrila Ln	4 4	2233	\$650,000.00	Res.	3	6/14/2023
Nevada City	11697 Coyote Ct	4 4	4000	\$980,000.00	Res.	152	6/22/2023	Grass Valley	10348 Old Dairy Pl	3 3	2046	\$610,000.00	Res.	0	6/5/2023
Grass Valley	13106 Amber St	3 3	1959	\$525,000.00	Res.	183	6/5/2023	Auburn	23969 Oakmont Way	4 4	1901	\$719,000.00	Res.	11	6/20/2023
Nevada City	11226 Daniels Dr	3 3	2249	\$800,000.00	Res.	3	6/14/2023	Grass Valley	20805 Hickman Pass Rd	4 4	2984	\$1,079,000.00	Res.	11	6/20/2023
Nevada City	10390 Harmony Ridge Rd	4 4	4012	\$1,540,000.00	Res.	84	6/9/2023	Grass Valley	15959 Holly Davo Pl	3 3	1168	\$325,000.00	Res.	8	6/30/2023
Auburn	11206 Lakeshore South	3 3	1611	\$1,450,000.00	Res.	111	6/22/2023	Grass Valley	16979 Oscar Dr	3 (4) 3 (4)	2427	\$520,000.00	Res.	4	6/14/2023
Grass Valley	16967 Brandy Pl	3 3	2310	\$615,000.00	Res.	151	6/23/2023	Grass Valley	22904 Cameo Dr	3 3	2363	\$748,250.00	Res.	1	6/21/2023
Lake Wildwood	17893 Chaparral Dr	4 4	2820	\$556,000.00	Res.	120	6/12/2023	Grass Valley	13253 N Meadow View Dr	4 4	2449	\$708,000.00	Res.	4	6/12/2023
Nevada City	14553 Harmony Estates Rd	4 4	2922	\$700,000.00	Res.	91	6/2/2023	Grass Valley	555 Scadden Dr	3 3	1524	\$556,000.00	Res.	5	6/5/2023
Grass Valley	343 Rhode Island St	3 3	2124	\$529,000.00	Res.	105	6/2/2023	Grass Valley	137 Oliver Ln	3 3	1729	\$615,000.00	Res.	5	6/5/2023
Grass Valley	14194 Cofax Hwy	3 (4) 3 (4)	1800	\$550,000.00	Res.	34	6/15/2023	Grass Valley	14950 Lakewood Ln	3 3	1980	\$670,000.00	Res.	12	6/27/2023
Grass Valley	18718 Mustang Valley Pl	3 3	1965	\$520,000.00	Res.	108	6/29/2023	Penn Valley	12781 Lake Wildwood Dr	3 3	2134	\$489,500.00	Res.	5	6/21/2023
Nevada City	11041 Ridge Rd	3 (4) 3 (4)	2950	\$769,000.00	Res.	55	6/1/2023	Grass Valley	15874 Annie Dr	3 3	1728	\$440,000.00	Res.	2	6/23/2023
Nevada City	14315 Quaker Hill Cross Rd	4 (5) 4 (5)	4209	\$1,145,000.00	Res.	95	6/28/2023	Penn Valley	18061 Fair Oaks Dr	4 (5) 4 (5)	2028	\$540,000.00	Res.	2	6/20/2023
Grass Valley	16330 Retrac Way	3 3	1680	\$335,000.00	Res.	94	6/13/2023	Grass Valley	109 Peabody Ct	3 3	1880	\$635,000.00	Res.	2	6/9/2023
Grass Valley	11464 Timothy Way	3 3	2386	\$540,000.00	Res.	64	6/15/2023	Nevada City	11199 Manhattan Mine Ln	4 4	1792	\$688,333.00	Res.	12	6/21/2023
Nevada City	10337 Harmony Ridge Rd	4 4	3148	\$1,220,000.00	Res.	78	6/26/2023	Auburn	24441 Timber Ridge Dr.	3 3	2208	\$1,475,000.00	Res.	6	6/26/2023
Nevada City	14517 N Bloomfield Rd	3 3	2890	\$899,000.00	Res.	109	6/30/2023	Penn Valley	17933 Huckleberry Dr	3 3	1692	\$425,000.00	Res.	5	6/9/2023
Nevada City	12122 Crystal Wells Rd	3 3	2543	\$780,000.00	Res.	40	6/28/2023	Grass Valley	215 Hughes Rd	3 3	1248	\$370,000.00	Res.	17	6/16/2023
Grass Valley	15535 Fay Rd	4 4	3602	\$780,000.00	Res.	29	6/7/2023	Grass Valley	10442 Low Ct	3 3	1554	\$555,000.00	Res.	1	6/27/2023
Grass Valley	10796 Cone Tree Trl	4 (5) 4 (5)	2650	\$680,000.00	Res.	44	6/30/2023	Grass Valley	14150 Greenhaven Ln	5 5	3942	\$1,325,000.00	Res.	1	6/21/2023
Grass Valley	14219 Auburn	4 4	1830	\$505,000.00	Res.	29	6/16/2023	Nevada City	17181 Rock Creek Rd	4 4	2124	\$675,000.00	Res.	1	6/16/2023
Grass Valley	16664 Coleman Ln	3 3	1952	\$510,000.00	Res.	75	6/10/2023	Penn Valley	14351 Rocking Star Ct	5 5	2778	\$815,000.00	Res.	7	6/21/2023
Grass Valley	165 Berriman Loop	3 3	1579	\$573,858.00	Res.	15	6/1/2023	Grass Valley	221 Cypress Hill Dr	3 3	1517	\$460,000.00	Res.	6	6/23/2023
Rough & Ready	13512 Briarwood Ln	3 3	1978	\$474,000.00	Res.	6	6/30/2023	Nevada City	12922 Red Dog Rd	3 (4) 3 (4)	1710	\$550,000.00	Res.	8	6/30/2023
Grass Valley	18735 Joseph Dr	3 3	2993	\$550,000.00	Res.	28	6/6/2023	Auburn	12250 Lakeshore North	3 3	2133	\$680,000.00	Res.	18	6/14/2023
Auburn	12886 Lakeshore North	4 4	2150	\$959,000.00	Res.	3	6/21/2023	Smartsville	21565 salsa	2 2	896	\$380,000.00	Res.	6	6/30/2023
Grass Valley	20063 Post Chaise Cir	2 2	940	\$420,000.00	Res.	0	6/2/2023	Grass Valley	10077 Jay Jay Pl	3 3	1550	\$500,000.00	Res.	4	6/20/2023
Grass Valley	403 Neal St	4 4	3755	\$958,630.00	Res.	29	6/9/2023	Grass Valley	414 Glenwood Pines Ct	3 3	1825	\$666,000.00	Res.	6	6/26/2023
Grass Valley	14369 Sugar Loaf Rd	3 3	2739	\$610,000.00	Res.	27	6/1/2023	Nevada City	614 Zion St	3 3	1546	\$525,000.00	Res.	34	6/29/2023
Grass Valley	906 Forest Glade Cir	3 (4) 3 (4)	1081	\$438,000.00	Res.	64	6/2/2023	Grass Valley	426 Mill	2 (3) 2 (3)	675	\$386,000.00	Res.	11	6/20/2023
Penn Valley	11872 Lake Wildwood Dr	2 2	1908	\$479,000.00	Res.	19	6/5/2023	Grass Valley	10290 Braemar	3 3	1300	\$500,000.00	Res.	11	6/16/2023
Grass Valley	12677 Jack Pine Rd	3 (4) 3 (4)	2750	\$1,100,000.00	Res.	3	6/6/2023	Grass Valley	15761 Quail Ridge Ct	4 (5) 4 (5)	2450	\$740,000.00	Res.	6	6/30/2023
Nevada City	12464 Silk Tassle Cir	3 3	2541	\$645,000.00	Res.	27	6/1/2023	Penn Valley	14629 Sun Forest Dr	3 3	1336	\$320,000.00	Res.	6	6/30/2023
Penn Valley	13572 Lake Wildwood Dr	4 4	3436	\$1,600,000.00	Res.	45	6/27/2023	Nevada City	17070 Banner Quaker Hill Rd	3 3	2246	\$566,000.00	Res.	12	6/29/2023
Nevada City	13785 N Ponderosa Way	3 (4) 3 (4)	2558	\$897,000.00	Res.	24	6/8/2023	Soda Springs	51122 Conifer Dr	3 3	1758	\$715,000.00	Res.	1	6/15/2023
Smartsville	11673 Mooney Flat Rd	3 (5) 3 (5)	2772	\$700,000.00	Res.	16	6/1/2023	Grass Valley	14233 Tim Burr Ln	3 3	1450	\$516,700.00	Res.	1	6/27/2023
Penn Valley	18557 Lake Forest	3 3	1545	\$400,000.00	Res.	25	6/7/2023	Grass Valley	10687 Alta St	3 3	1296	\$479,000.00	Res.	8	6/30/2023
Auburn	24420 Camelia Way	3 (4) 3 (4)	1936	\$585,000.00	Res.	37	6/23/2023	Grass Valley	14212 Cofax Hwy	3 3	1520	\$250,000.00	Res.	8	6/2/2023
Nevada City	401 S Pine St	3 3	1700	\$500,000.00	Res.	19	6/27/2023	Auburn	12828 Austin Forest Cir	4 4	3360	\$1,450,000.00	Res.	4	6/29/2023
Grass Valley	11551 Squirrel Creek Rd	3 3	1575	\$565,000.00	Res.	16	6/23/2023	Nevada City	15571 Ridge Estates Rd	3 (4) 3 (4)	2119	\$625,000.00	Res.	5	6/27/2023
Penn Valley	13688 Sun Forest Dr	3 3	1600	\$416,000.00	Res.	10	6/21/2023	Grass Valley	268 Barby Dr	3 3	1248	\$348,000.00	Res.	5	6/6/2023
Penn Valley	13373 Driftwood Ct	3 (4) 3 (4)	3737	\$1,700,000.00	Res.	9	6/22/2023	Grass Valley	16814 Log Cabin Trl	3 3	2310	\$810,000.00	Res.	5	6/19/2023
Auburn	14318 Torrey Pines Dr	4 4	1864	\$655,000.00	Res.	29	6/20/2023	Penn Valley	11347 Ringtail Rd	3 3	1592	\$455,000.00	Res.	5	6/28/2023
Nevada City	14340 Boquest Dr	2 (4) 2 (4)	1200	\$450,000.00	Res.	6	6/26/2023	Auburn	22882 Sunset Ridge Dr	3 3	1874	\$617,500.00	Res.	5	6/29/2023
Grass Valley	11203 Glen Meadow Dr	3 3	1968	\$545,000.00	Res.	14	6/27/2023	Penn Valley	13214 Thisle Loop	3 3	2028	\$565,000.00	Res.	1	6/12/2023
Grass Valley	13072 Greenhorn Rd	2 2	1302	\$537,000.00	Res.	18	6/26/2023	Nevada City	16011 Mountain View Dr	1 1	902	\$250,000.00	Res.	2	6/28/2023
Auburn	13431 Torrey Pines Dr	4 4	2906	\$930,000.00	Res.	18	6/9/2023								
Nevada City	10470 Indian Trl	3 3	2399	\$899,000.00	Res.	10	6/7/2023								
Grass Valley	176 Celesta Dr	3 3	1911	\$490,000.00	Res.	4	6/30/2023								
Penn Valley	10614 Houghton Ranch Rd	3 (5) 3 (5)	2320	\$667,000.00	Res.	14	6/7/2023								
Smartsville	11171 Black Rd	3 3	1793	\$550,000.00	Res.	3	6/15/2023								
Grass Valley	11019 Ball Rd	2 (3) 2 (3)	1302	\$350,000.00	Res.	9	6/5/2023								
Grass Valley	14801 Christmas Tree Ln	2 2	1390	\$292,000.00	Res.	19	6/21/2023								
Grass Valley	572 Blight Rd	2 2	1018	\$440,000.00	Res.	14	6/14/2023								
Grass Valley	13916 Karrys Pl	3 (4) 3 (4)	2045	\$760,000.00	Res.	5	6/7/2023								
Grass Valley	10347 Carey Dr	2 2	736	\$395,000.00	Res.	23	6/29/2023								
Grass Valley	15189 Green Way Pl	2 2	896	\$369,000.00	Res.	7	6/16/2023								
Grass Valley	15227 Green Way Pl	3 (4) 3 (4)	1592	\$482,000.00	Res.	7	6/23/2023								
Nevada City	802 Zion	2 2	1053	\$500,000.00	Res.	4	6/13/2023								
Penn Valley	11892 Warbler Way	2 2	1353	\$449,000.00	Res.	28	6/2/2023								
Nevada City	18115 Foxfire Way	3 3	1897	\$398,000.00	Res.	14	6/16/2023								
Grass Valley	14659 Cofax Hwy	2 2	1300	\$660,000.00	Res.	34	6/2/2023								
Grass Valley	551 Penstock Dr	3 3	1250	\$445,000.00	Res.	22	6/8/2023								
Grass Valley	13687 Wheeler Acres Rd	4 4	2040	\$535,000.00	Res.	9	6/23/2023								
Nevada City	13331 Woody Pl	3 3	1730	\$845,000.00	Res.	7	6/20/2023								

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

LISTING COUNT:

TOTAL	HIGH	LOW	AVG
133	DAYS ON MARKET:	322	1

**LIST PRICE:
SOLD PRICE:**

HIGH	LOW	AVG	MEDIAN	TOTAL PRICE
\$1,895,000	\$59,000	\$631,121	\$549,000	\$82,030,271

Data as reported from MetroList, Inc. 7/7/2023



DRE #01011224

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JUNE TOP LISTING

JUNE TOP PRODUCERS



Team Simmons
DRE# 00871435



Kim Carlsen
DRE# 01975330



Dana Frederick
DRE# 01788943



Diane Helms
DRE# 00713462



Roxane Schepens
DRE # 02019435



Sarah Stone-Francisco
DRE# 02133990



Eric Hatch
DRE# 01180864



Tony Gosalvez
DRE# 00811939



Single-wide, 1-bedroom, 1-bath, 720 sq ft mobile home on delightful and spacious corner lot in Olympia Glade senior (55+) Mobile Home Park. Plenty of storage and parking under the carport. MLS#223056419



Nicely updated, move-in ready, 3-bedroom, 2-bath, 1,536 sq ft home on 0.5 acres in Nevada City. Amenities include: NID, natural gas, central heat and air, wood burning stove plus gas fireplace insert, and high-speed internet! MLS# 223046282



well maintained 3-bedroom, 2-bath, 1,416 sq ft home. Spacious floor plan with small office, large main bedroom with ensuite, private deck, fenced and landscaped backyard, custom carport, and large laundry room. MLS#223052769



Lovely 2-bedroom, 2-bath, 1,248 sq ft mobile home in Forest Springs 55+ park. Plenty of room on the front deck, newer furnace and air conditioning, newer water heater, updated bathrooms, and newer washer and dryer. MLS#223056413



Charming 1-bedroom, 1-bath, 648 sq ft mobile home in Forest Springs 55+ park. Fresh paint, new LVP flooring, stackable washer and dryer, open kitchen, and oversized tuff shed for storage. MLS#223057547



Charming, contemporary, 3-bd, 2.5-bath, 1,900 sq ft home on 4.78 acres in Nevada city with detached 1,400 sq ft guest house. Two septic systems and propane tanks, shared well with holding tanks, and generator on main home. MLS#223042983



Beautiful 2-bedroom, 2-bath, 1,413 sq ft home on 2.83 usable acres in Grass Valley. Main living on first level with bonus room upstairs. Gas fireplace, open concept feel, detached garage with studio, and chicken coop. MLS#223057962



Quaint 2-story, 3-bedrooms, 1-bath, 1,224 sq ft cabin on 4.37 acres in Nevada City with year-round gravity flow NID access and hiking trails. Circular driveway, secondary driveway, and paved road access. MLS#223057349



Charming 3-bedroom, 3.5-bath, 1,536 sq ft home on 0.34 acres in Lake of the Pines gated community. Main floor boasts open floor plan and bamboo floors. The private backyard provides a peaceful retreat. MLS#223050219



Fabulous 4-bedroom, 3-bath, 2,000 sq ft home on 1.3 acres in Nevada City with huge parking driveway, garden areas, and owned solar! Some upgrades include newer roof, expansive composite decking, and crown molding. MLS# 223051829



Incredible 4-bedroom, 3-bath, 3,300 sq ft home on 2.25 acres in Nevada City. Newly remodeled with granite counters, huge great room for entertaining guests, and newly paved circular driveway. MLS# 223051835



Charismatic 4-bedroom, 1.5-bath, 1,7007 sq ft home on 0.15 acres in town Grass Valley. Home sits on a corner lot and is a short walk to historical downtown grass valley. The yard is fenced with mature landscaping. MLS# 223056235



Incredible opportunity. 2-bedroom, 2-bath, 1,220 sq ft home on 1 acre with 2 car garage, carport, and shop. Included in this sale is a 2nd vacant 1.07 acre parcel. Both parcels are flat, and the home is move-in ready! MLS#223046283



Charming single story 3-bedroom, 2-bath, 1,248 sq ft Lake of the Pines home on 0.37 acres. Home has an open floor plan with great natural light, drought tolerant garden, and newer solar. MLS# 223053288



Peaceful 3-bedroom, 2-bath, 1,852 sq ft home on 5.29 park-like acres in Penn Valley. Enjoy a custom kitchen with ample storage plus a sunroom. Additionally, there are garage spaces for 6 cars plus RV storage. MLS#223055471

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!
CENTURY 21
Cornerstone Realty

11360 Pleasant Valley Rd
Penn Valley
(530) 432-5444

133 Brunswick
Grass Valley
(530) 273-5330

901 La Barr Meadows Rd, Ste A
Grass Valley
(530) 273-1336

101 Boulder St
Nevada City
(530) 265-5885

10063 Combie Rd
Auburn
(530) 268-2250

#1 REAL ESTATE COMPANY IN NEVADA COUNTY