

Mendo-Lake REAL ESTATE

MendoLakeRealEstate.com

Issue No. 2, 2011



See Page 3

Beautiful Acreage Near Ukiah

178 Acres, with vineyard, springs and more.

Cindy Lindgren 707-462-0555

\$850,000



See Page 18

Mini-Ranch with Lake View

Tri-Level Home with many possibilities.

Linda Lindeblad 707-262-5700

\$349,900



See Page 7

20 Acres with Views

Creek frontage, Pacific views and more.

Mike Gott 707-391-7895

\$490,000



See Page 20

Quality Commercial Bldg.

Approx. 2800 sf with parking, in Lakeport.

BOSS Real Estate 707-263-8633

\$399,000

Your Home: Bathroom Fixture Choices - Page 12

Selling Homes and Country Property

CINDY LINDGREN

cindy@the-landlady.com • 707-462-0555

'The Land Lady'
www.the-landlady.com169 Mason St., Ukiah
Broker-Associate - DRE#00609656**"In an atmosphere of harmony, trust and communication"**

Full Of Surprises. One of this county's jewels with a wonderful 2500 sqft. 3 bedroom retreat wonderfully situated on the coastal range between Ukiah and the Mendocino Coast: with distant views from this 178 acres where you can enjoy hiking, horses, gardening, or roam through range land and forests to the nearby state owned land with the giant redwoods of Montgomery Woods. **\$849,000.**



An American Experience. A comfortable, elegantly remodeled 3 bedroom, 2 bath estate with tastefully designed bathrooms, separate living and family rooms, a master retreat, European kitchen with granite counters, glass tiles and stainless steel appliances, a patio with fountain and built-in BBQ, and panoramic views. The garage houses 4 cars with a storage loft. 17+ acres with 5± acres fenced to protect gardens and pathways. **\$739,000.**



Beyond Your Dreams! Located in the western hills of Ukiah you can see forever from this elegant thoughtfully planned and constructed 4 bedroom, 3 full bath home on 6+ acres just 5 minutes from town. A gourmet kitchen, awe-inspiring great-room, play loft, 3 car garage, radiant and forced air heat & AC, nicely situated near a grove of redwoods. Views. It has it all! **\$799,000.**



Fall In Love All Over Again! Ranch style 3 bedroom, 2 bath home on 1.25 acre southeast of Ukiah tucked privately away on a side end country lane on a gorgeous site with new roof, new windows, new floor and more. **\$369,000.**

EcoGreen Certified™ Realtor • Call if you want to know green • See our other listings at www.the-landlady.com

Lots And Land

NEVER ENDING WONDER

178 Acres located In Reeves Canyon, one of Mendocino County's beautiful out of the way areas, yet close to town. A long gentle ridge top viewing Eagle Peak up front and close! 10± fenced acres with a well cared for vineyard, a picturesque irrigation pond, developed springs, year round creek, tall redwoods and a network of trails and roadways to access all the beautiful areas of the land.

ALL FOR \$850,000!



New Listing



More Than You Can Imagine.

Panoramic 360° view - west over mountain layers to the Mendocino Coast, North to the snow-covered mountains. These 120 Ac. has preliminary inspections done and is ready for the next step to begin construction. A large rock-out crop gives beauty, intrigue and the joy of climbing; game trails, and trees open to meadows, seasonal creeks and fragrance of bay and fir. **\$449,000.**



Feels Like Coming Home.

25 south facing acres with gentle benches, park-like care of the woods and grounds, gravel drive up to the one of several building sites, ten minutes from town and borders a gravel county road with PG&E, phone, septic, a spring and tranquil yet inspiring views. Possible owner financing. **\$295,000.**



Things Look Different Here!

40 Acres on the top of the world with stunning views in all directions. Seasonal creek, large rock ledge and a spring to be developed. Land also borders the BLM land. **\$235,000.**



Land Of Enchantment. 10 acres west of Laytonville with 10 Mile Creek running through it. Open meadows, wonderful woods, trails to the river, a well with holding tanks, septic permit, power and phone available underground, in a gated community. Possible financing. **\$210,000.**

Visit www.the-landlady.com for video tours of our listings!

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551 S. Orchard Ave., Ukiah, CA 95482

Waterfront Compound!

Unique Lake Pillsbury lake front complex. All Redwood A-Frame. Two family units, a kitchen/dining unit, a utility unit and a 20 x 40 ft. open lounge deck. Also included are a 24 ft. Kayot Pontoon boat, motor & trailer, a 12 ft row boat, a 24 x 38 ft. boat dock and numerous furniture and supplies. **\$399,000.**



Pride Of Ownership!

Delightfully remodeled 3 bdrm, 2 bath, 1766 sq. ft. single story home in quiet neighborhood. Marble entry, inviting formal living room, convenient dining area & family room combo, brick fireplace with pellet stove insert. Modern kitchen with granite slab counters & ceramic tile floor. Updated bathrooms with new vanities, fixtures, ceramic tile floors, granite slab counters & tumbled marble showers. Dual pane windows throughout. Beautifully landscaped yard with sparkling in-ground pool & hot tub. **\$436,000.**



Ukiah Residential Development Property! 5.5

Level Acres. Multi-family residential property located on South State Street in Ukiah. Easy access to the freeway. Public water and sewer allotments reserved. R-3 Zoning in place. Proposed plans for 80- 100 residential units – 4 plexes or 6-plexes. Floor plans, site plans and elevations are included. **\$1,990,000.**



Build Your Business Here!

Prime 26.5 acre Industrial Park property in the City of Willits ready for your new business. All flat and usable land with frontage along East Hill Rd. Water, sewer and other utilities at street. **\$1,599,000.**



Just Listed! Bring back the sparkle to this 3 bdrm, 1 bath, 1100 sq. ft. home located on a quiet street with a view of the western hills. Large yard with a beautifully in-ground pool and screened patio room. Relax by the wood burning brick fireplace in the living room. Laundry room, carport and landscaped yard. **\$176,400.**



Peaceful

Country! Lots of space on this 16 acre parcel with seasonal creek, wild turkey and deer. Gracious 3 Bdrm, 2 Bath, 2200 sq. ft. home and guest cottage. Impressive foyer, tile floors throughout, inviting living room with wood-burning tile fireplace, formal dining room, country kitchen with casual dining, large island and granite slab counters, wonderful master bedroom with two walk-in closets. Large deck overlooking creek and fenced garden area, storage shed and 3-car garage. **\$639,000.**



Charm, Warmth, Traditional Elegance!

Remarkable custom-built 4 bd, 3 ba, 3000 sq. ft. home on 0.5 acre lot in El Dorado Estates. Dramatic living room, gourmet kitchen with stainless appliances. Formal dining area, sensuous master suite with Greek soaking tub. Three guest bedrooms – one is a mini master, convenient home office, 2-car garage and mature oaks and redwood trees. Entertain and relax in the private back yard with in-ground pool, Koi pond and covered patio. **\$559,000.**



Build Your Dream Home!

On this terrific .57 acre lot in El Dorado Estates subdivision. Located on quiet cul-de-sac, surrounded by distinctive homes. **\$229,000.**



Bring All Offers!

Comfortable 3 Bdrm, 2 Bath, 1,200 sq. ft. manufactured home in Sunset View all-age mobile home park. Spacious living room, built-in hutch in dining area, efficient kitchen with breakfast bar. Laundry room, carport, large 10 ft. x 30 ft. covered deck and fenced yard. **\$50,000.**



Recently

Reduced! Light and airy 2 Bdrm, 2 Bath, 1344 sq. ft manufactured home in Lake Mendocino Mobile Home Estates senior park. Open floor plan with Cathedral ceilings. Inviting living room with wet bar opens to dining area with built-in hutch. Convenient kitchen with L-shaped breakfast bar, skylight and lots of space. Wonderful master bedroom & bath with walk-in closet, soaking tub and stall shower. Relax and enjoy large covered and carpeted porch and open patio area. Central heat & air conditioning, laundry room, carport and nicely landscaped yard with drip irrigation. Seller will consider all offers! **\$69,000.**



Outstanding Commercial

Lot! In Ukiah near the airport. Level .68 acre lot with perimeter chain-link fence and gate. Electric at property, easement for water and sewer hookup on property to the east. Zoned C-N Neighborhood Commercial. **\$389,000.**



Let Real Estate Work For You!

Great investment opportunity. Two 5-plexes with 2 Bedroom, 1-1.5 Bath units. Two story units and Flats, 5-car carport & laundry room, central heat and air conditioning. **\$549,000** for each 5-plex.



Mike Gott's Featured Listings



Estate On A Private 17.5 Ac. Parcel. Quality remodeled home. European kitchen with granite counters, glass tiles, & stainless appliances. Separate living & family rooms, great patio with fountain, built-in BBQ, panoramic views of mountains & vineyards. Additional features include the 4+car garage, & 5+ acres fenced & level for enjoyment and gardening! **\$739,000. OMC.**



Spectacular 87 acre ranch! Southern exposed ridgetop in Laytonville. Property is 2 legal parcels, a charming cabin & vast improvements on great parcel. Tons of improvements, including a huge building pad, 20' deep pond with swimming deck, gazebo with oven, underground cellar, (12)95 watt solar panels, 6-10 GPM developed spring, 16 x 40 shop, 20 x 40 greenhouse, and much more! **Reduced \$595,000.**



Self Sustaining 15 Ac. Ranch with extensive solar & wind power generation! Domestic well and 180 GPM Ag. well, 10-12 acres of prime fenced pastures. Spacious 3 bedroom, 2 bath with office home, features remodeled kitchen, enclosed sunroom with spa, and large decks and views. Huge 80 x 96 barn, shops, detached 2 car garage, greenhouse, and sunny raised gardening beds. **\$399,000. OMC**



100+ Acres Property with charming 1 bedroom cabin with PG&E. Eel River frontage with sandy swimming hole. Large open meadow with pond. Excellent water sources. Outbuildings. All south facing parcel with great privacy. Developed gardens, and plenty of open space to develop further. Owner Will Carry **Asking \$465,000.**



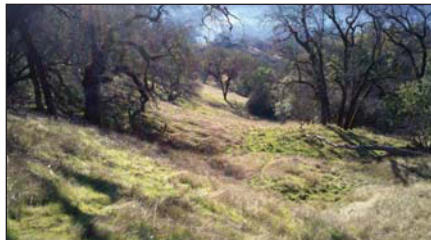
Built In 2004, this modern designed home is located in Feliz Creek. 10 acres surrounds this beautiful home featuring a granite kitchen, polished concrete floors, spacious bedrooms, and open valley and vineyard views. Additional features include full guest house with kitchen and bath, good well, and end of road privacy. **Asking \$439,000.**



80 Acre Ranch Just Outside Willits. Property features a custom home with huge open living room, formal dining, spacious kitchen, and expansive deck overlooking a large fish stocked pond. Detached garage and shop. Plenty of open and usable land for agriculture, horses, or livestock. Situated with BLM lands behind the ranch. **Reduced \$599,000.**



Stunning 72 Acre Manchester Parcel with blue water ocean views. Highway 1 frontage, with developed driveway, almost entirely level ground, and great possibilities for building, agriculture, or livestock grazing. Great location, easy access! **Asking \$679,000. OMC.**



Gentle Rolling 60+ Acre Parcel with great developed well, perk tests complete, PG&E available, and easy access. Numerous private building areas. Seasonal creek, small pond. End of road property with great solar exposure for solar if desired. Owner will Carry. **Asking \$465,000.**



20 Ac. With Pacific Blue Views. Coastal creek frontage in Mendocino Co. Features approx 5 ac. near creek, building pads, horse barn w/studio cabin upstairs. Good interior roads, and developed water systems with gravity feed water. **\$490,000. OMC.**



20 Acres Of Raw Land In Covelo Area. Great property with good solar exposure and potential water and building development. **Asking \$64,500.**



80 Acres With Building Pads and great view, easy access, springs, building pads, and priced to sell! OMC **Asking 299,000.**



Secluded 20+ Acre Property in Tomki area. Nice building site with privacy, un-finished cabin on foundation. Developed spring, power is near. **Reduced to \$210,000 with OMC.**

Call for a Private List of Owner Financed Properties in the County.

Call **MIKE GOTT** for more information about these properties and any others. **707-391-7895**

Mike Gott's Featured Listings



Redwood Valley Ridgetop Ranchette. Brand new built home with hardwood floors, Pella windows, custom kitchen, and wrap around Trex decking. Solar powered! Million dollar views of Lake Mendocino and Redwood Valley. End of road privacy. 60 grape vines planted. Large developed garden site. Owner will Finance. **Asking \$525,000.**



360 View Location. Very private ridgetop home on S. facing 25 ac. parcel. Custom build hexagon home build to be expanded. Septic & water systems in. Private year round pond, horizontal well, and creek frontage on Iron Creek. Overlooks surrounding properties. The perfect place to enjoy life and relax. Additional building pads! **Asking \$499,000.** OMC.



Small Cabin On A South Facing Parcel in back hills of Potter Valley with great privacy. 2 bd cabin, small shop for interior work, developed spring, 200A PG&E service, and sunny garden beds, nearby Eel River access. **Asking \$235,000** with OMC.



Bring Me An Offer on this 160 ac. parcel near Branscomb. Abundance of water, year round creek frontage, large open meadows for building or farming, easy access, and potential ridgetop views and development. Motivated seller at **\$450,000** OMC.



Immaculate Potter Valley Home! Charming country home with all the upgrades on over an acre. Spacious floor plan, large picture windows opening to the private landscaped yard. Hardwood flooring, wood window frames and a beautiful ash kitchen, tiled bath and a gas insert fireplace in the living room. New steel framed shop with power, and so much more! **Reduced to \$380,000.**



Gorgeous And Rare Eel River Frontage home on 25 acres near Leggett. This 2 bedroom, 2 bath home features new roof, new wrap around decks, new fireplace, open floor plan with vaulted ceilings, 100 waterfall and river views. Fenced yard area and irrigated gardens. Mostly level parcel with additional River view building pad with shop, carport, 3 phase power, and septic installed. Own your own private sandy beach & swimming hole! **Asking \$489,000.**



Seeking A Private Property, Here It Is! 160 acres with all day solar exposure, huge springs, small pond, vast open and gentle sloped meadows throughout. Very secluded and private area and setting! Adjoins National Forest! **\$195,000.** OMC.



NEW LISTING. Secluded 163 acre ranch with new barn style home. Hardwood floors, wrap around decks, separate studio, pond, creek frontage, greenhouse, 2 multi-room shops with electrical, and plenty of gentle sloped ground. Established gardening beds and areas. Very secluded yet easy access. All south facing for solar power. **Call for details!**

FIND every Home, Ranch, Mobile, or Land Listing Available at...

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Cell: 489-3763
Email: tonysorace@pacific.net

Adam Lawrence,
Sales Associate • 707-357-2778

76 Acre Ranch N. of Willits. Nearly new home and shop give you that rustic, homey feeling. Gently rolling usable land. Gravity flow water from mountain springs. Pond. PG&E / telephone installed. Valuable Fir and Pine timber. Large commercial sized greenhouse. Southern exposure and much more. **\$500,000.**



Peachland Ranch. 195 Ac. N. of Boonville. Lodge style home, 2300 sqft. in excellent condition. Lavender gardens. 10 Ac. for vineyard w/viticultural report. Gravity flow spring water. 2 wells, 2 ponds. Year round Creek. Gently rolling terrain. Tranquility, seclusion and privacy. **\$1,575,000.**



5.79 Acres On Pine Mountain, with a quality constructed 3 bedroom, 2 bath home in excellent condition. Great views and privacy. In ground pool. Lovely vistas, Nice deck overlooking the hills and canyons. Only 10 minutes to Willits. **\$324,900.** Estate Sale.



Prime Industrial Property In Willits. 2 acres with Card Lock Service Station. 9 rentals. Zoned for heavy industrial uses. Room for your business or expansion. Court ordered sale, only **\$599,000.**



78 Ac Ranch Near Leggett. Ranch house with gravity flow spring water. Tucked away in a secluded valley. Power and telephone. Year round creek. Pond, Barn. Lots of gentle land and valuable timber. Old family orchard. **\$550,000 terms.**

188 Ac. Near Black Rock. Gravity flow springs. Gorgeous views. End of road privacy. Varied terrain and vegetation. Southern exposure. Jeep trails throughout. Court ordered sale. **Asking \$450,000.**

40 ac. W. of Willits on Sherwood Ranch. Towering redwoods, ridgetop sites and ocean view meadows. Excellent access and exposure. **\$369,000.** Owner finance.

175 Ac. N. Of Laytonville in the Black Oak Mtn. area. Seclusion and privacy backing to South fork Eel River Wilderness. Lots of gently rolling terrain. Huge springs and 2 headwater tributaries of Peterson Creek. Forested with nice openings. **\$425,000 w/terms**

40 Acres Just South Of Piercy In Mendocino County. Heavily wooded with nice open areas. Several springs and live creek. Good privacy and easy access off highway 271. Redwoods, Firs and hardwoods. Good views and southwest exposure. **\$225,000.**

32 Ac. off Sherwood Fort Bragg Rd. Excellent timberland with Redwood and fir. Driveway into secluded building sites. Amazing views and privacy. Asking price **\$295,000.** terms available.

100± Ac. In 2 Parcels. West of Ukiah along Low Gap Rd. Gently rolling meadows, wooded hills, year round stream, jeep trails throughout, multiple build sites. Views and southern exposure. Power and telephone available. **\$425,000** flexible terms.

200 Acres West Of Boonville. Good access on paved county road. Mountaintop with gentle land and stunning views. 1.75 million board feet of Redwood and Fir timber (as per cruise). Springs and year round creek. Borders MRC property. Great retreat or year round home site. **\$750,000** flexible owner terms.

427± Ac. Near Branscomb. Gorgeous Redwood property with a year round stream. Adjacent to South Fork Eel Wilderness. Marketable timber, privacy, many springs, ridgetop building sites. NTMP in place. TPZ zoning. owner financing available.

160 Acres West Of Boonville. Ridgetop, springs, lots of Redwood and Fir timber, easy owner financing **\$695,000.**

Amazing Ranch Site. 160 ac. near Willits. Rolling, timbered hills. Mixture of grassland, Oak woodlands and conifer forest. Springs and stream. Ridgetop building sites. **\$600,000.** Terms.

43 Ac. Near Willits. Wooded with marketable timber. 2 parcels. Springs, old homestead site, end of road privacy. **\$375,000.**

80 Acres Of Ridgetop Land above the Eel River. Trees, meadows, excellent building sites. Privacy. **\$225,000.** Owner terms.

Online at www.pondsun.com



Randy Weston, Broker
Ruth Weston, Associate
Bob Trimmer, Associate
Dolores Dunlap, Associate
Sarah Kincade, Associate

707-459-4961

www.summitrealtywillits.com

557 South Main, Willits



Spacious Quality Custom Home. Lovely 2000± sqft, 3 bed, 2 bath home with vaulted ceilings, custom interior, master suite, sauna room, fenced back yard, borders greenbelt **\$299,000.**



11± Acres Shafer Ranch Property. Lovely, well maintained 1920± sqft manufactured home with laminate floors, tile counters and an open floor plan. Enjoy the pool, views, bike and walking trails. **\$305,000.**



40± Acres Remote Mountain Property East of Covelo. There is a cute cabin 1550± sqft, 4 bed, 1 bath. Also a 2500 sqft shop. Spring water. **\$330,000.**



20± Acres Willits Ranch Property. Very nice 2bd/2ba home. Laminate flooring, covered patios and fenced yard. 7 stall barn, 80x220 sand arena, large hay barn and shop. Great setup for horses with several separate pastures, excellent water. This is a wonderful country property. **\$539,000.**



Wonderful Brooktrails Home with 3 bedrooms 2 baths 1728 sq.ft. This home features vaulted ceilings, a fireplace, great views, granite counters, tile floors, stainless appliances redwood interior paneling and a 12X24 bonus room. Landscaped with low maintenance shrubbery. **\$215,000.**

200± Acres Spyrock Simmerly Ranch. Gorgeous rolling land with awesome Eel River Canyon views. Several exceptional building sites with views and one site has a septic system installed. Lovely meadows and wooded areas and 2 year round creeks. **\$475,000.**

20 Acres Gentle Land on Williams Creek. There is a small one room cabin, new well, new water holding tank and has a water diversion permit for Williams Creek. There are rolling hills, meadows, trees, nice views. **\$295,000.**

40± Acres Borders Mendocino Pass Road. Close to the Eel River for recreation. There is a nice flat for a cabin. South facing, with oak trees and meadows. There is a well on the property. **\$187,500.**

40± Ac. Almost all level, remote with small lake, close to county maintained road. **\$301,500.**

40± Acres Bordering Mendocino National Forest. Private south sloped property with oak, madrone, pine and fir trees. Several nice view building sites and a well for water. Located on the Bauer Ranch subdivision. **\$180,000.**

3.3± Level Acres With 2 Homes. Well cared for property and both homes are 3 bd, 2 ba. One could be a rental or a mother-in-law unit. Barn, equipment shed, storage area, chicken coop, dog kennels all in a quiet end of the road location. **\$249,000.**

210± Acres Simmerly Ranch. Salt Flat Ranch with beautiful meadows, oak and fir forests, supreme views of the Eel River and surrounding mountains. Small cabin, very private, awesome property. **\$595,000.**



Travis Koch - Associate
Patty Moran - Associate
Jon Behnke - Broker
707-984-6211 Laytonville, California

800-875-8183 www.hometownre.net

Quality Abounds in this beautiful home on 12.84 acres near Laytonville. Featuring 3600 sq. ft. of living space, hardwood and tile floors, a sauna, fireplace, and granite counter tops; this 3 bedroom, 3 bath home includes separate guest quarters and a detached garage. One of the finer homes in the area, only, \$650,000!



Very Steep, Super Cheap! Appx. 70 ac. with 12' X 16' shed. Property is heavily wooded with Fir, Tan Oak and Madrone timber. Existing access needs to be graded to Cal-Trans specifications. Only \$99,000!



Laytonville Home, 3 bd, 1 ba, walking distance to schools and shopping. Heated in ground pool and spa, fenced yard! Enjoy life in a small town in this good solid home. Pest report available. \$350,000.

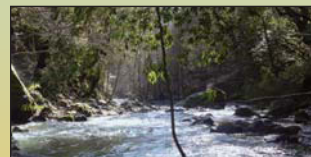
160 Acres surrounded by Mendocino National Forest. Spring water, timber, good summer time access, This is a extremely remote location! \$199,000, OMC.

Two Lots For Sale In Laytonville in beautiful valley setting. Both lots perked for a 4 bedroom septic system and both have city water available. Approximately. 0.65 acre for \$85,000 and 1.15 acres for \$94,000. OMC!

Rare Laytonville Find! level acres, 4 bedroom, 1 bath home, 38x40 shop, 3 car carport, plus 12x60 mobile home in need of some TLC, and small barn. Secluded and private yet only minutes into town, Little Case Creek runs through the property, also has power, phone, and 3 wells. **\$450,000.** OMC.



40 Acres, actually 2 legal 20's. Woodman Canyon area. Year round White Rock Creek runs through the property, undeveloped. **\$249,000.**



20 Acres Bell Springs. Well, pond, new 980 sqft home almost complete, and small caretakers cabin. **\$389,000.**



Westwood Real Estate

Kent Westwood, Broker

kentw@mcn.org • 707-984-7078

44911 N. Hwy 101, Laytonville. LIC# 012983875

Serenity Exemplified In Philo

This 40 Acre Property enjoys several acres of gentle ridgetop, and a lovely north facing redwood forest. The home is has a redwood exterior and a comfortable, pretty wood trimmed interior. 3 bedroom 2 bath, with an attached two car garage. The home enjoys some of the best views anywhere, looking over rolling ridgetop meadows. The fog shrouded picture below was taken one morning from the master bedroom. Private, quiet and serene are terms that come to mind for this lovely property. Substantial value in the Redwood Timber stand, enhanced by occasional selective harvests.



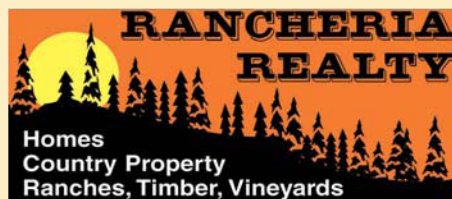
Asking \$725,000.

Lazy Springs Ranch

An Exceptional Getaway property, with security, seclusion and serenity. This 51 acre property is located in the Heart of Anderson Valleys Pinot Noir Central. It sets on the hillside, with a southern exposure. This is perhaps the most stunning vineyard and valley view in the Anderson Valley. Improvements include a good quality 1 bedroom, 1.5 bath home, an attached 1 bed, 1 bath guest quarters, & a lovely pond to watch the birds and fish. The home is constructed within a large barn, which has ample room for parking cars & storage. And there is 1.3 acres of Ultra Premium Pinot Noir vineyard.



Asking \$795,000.



Tim Mathias, Broker • Sheri Hansen, Agent
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REAL ESTATE

Beautiful 42± Acres. Mendo-Lake county line. Lots of tillable ground. Heavily wooded. Small structure with power and phone. Well and other water rights. Borders BLM land. **\$399,995.**

Two 10-Acre Parcels just minutes to Laytonville. Both have ponds, views, trees, good access, private. One has 1400 sqft of storage buildings. Good solar potential. **\$265,000** and **\$315,000.**

163 Acres West of Ukiah. Tremendous valley views. Private, behind locked gates, end of road privacy. Well, springs, solar pumps, lots of storage. **SOLD! \$675,000.**

162± acres. Top of the Mountain parcel, east of Hopland. Awesome views of Clear Lake, Mt. Konocti, McDowell Valley and Hopland. End of road privacy, behind locked gate, borders 1000's of acres of BLM land. Springs, water tanks and more. Owner may finance. **Call for details.**

Steven A. Jackson, Broker (BRE#00658196)

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Great Deal on Mobile Home in Senior Park!

2 bedroom, 1.5 bath 12' x 60' mobile home, large covered porches, carport, two storage buildings on the nicest and biggest yard in a Kelseyville senior mobile home park (age 60 & up). New carpet and paint, monitor heater. Quiet. Close to shopping. **\$7,900.**



**Call Jim: 707-349-3071 or 707-279-1710
or Theresa: 707-349-3192**



VALENCIA REAL ESTATE

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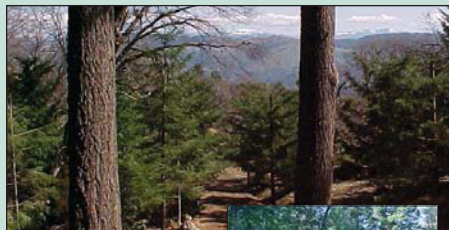
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7.75 Acres of Fenced Irrigated Flat Land.

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MIDDLETOWN 5 ACRE PARCEL! 1977 mobile and garage-sized building. On paved road near Hidden Valley. Mostly usable, mostly fenced. Owner may carry or do lease-option **\$139,750**

Konocti Bay Lakefront Home

Great location for summer fun! Currently a single family residency, approx 3000 sq ft., 1.8 ac. with 235 ft of lakefront. This would make a great family compound as there is an additional remodeled rental. Main house has radiant floor heat, 4BD/2BA plus office & bonus room. Also a dock with lift built in 2001, boat launch & additional 4.5 ac parcel with panoramic views including well & perk. **All this for \$649,000.**



One of Ukiah's Finest

Ten acres with 4BD/4BA 3800 sq ft custom home. Views from every window of an inground pool, pastures, gardens & bridges crossing the creek. Property is mostly fenced, a three car garage, a great shop, redwood trees and pond. Only few min into town. **\$995,000.**



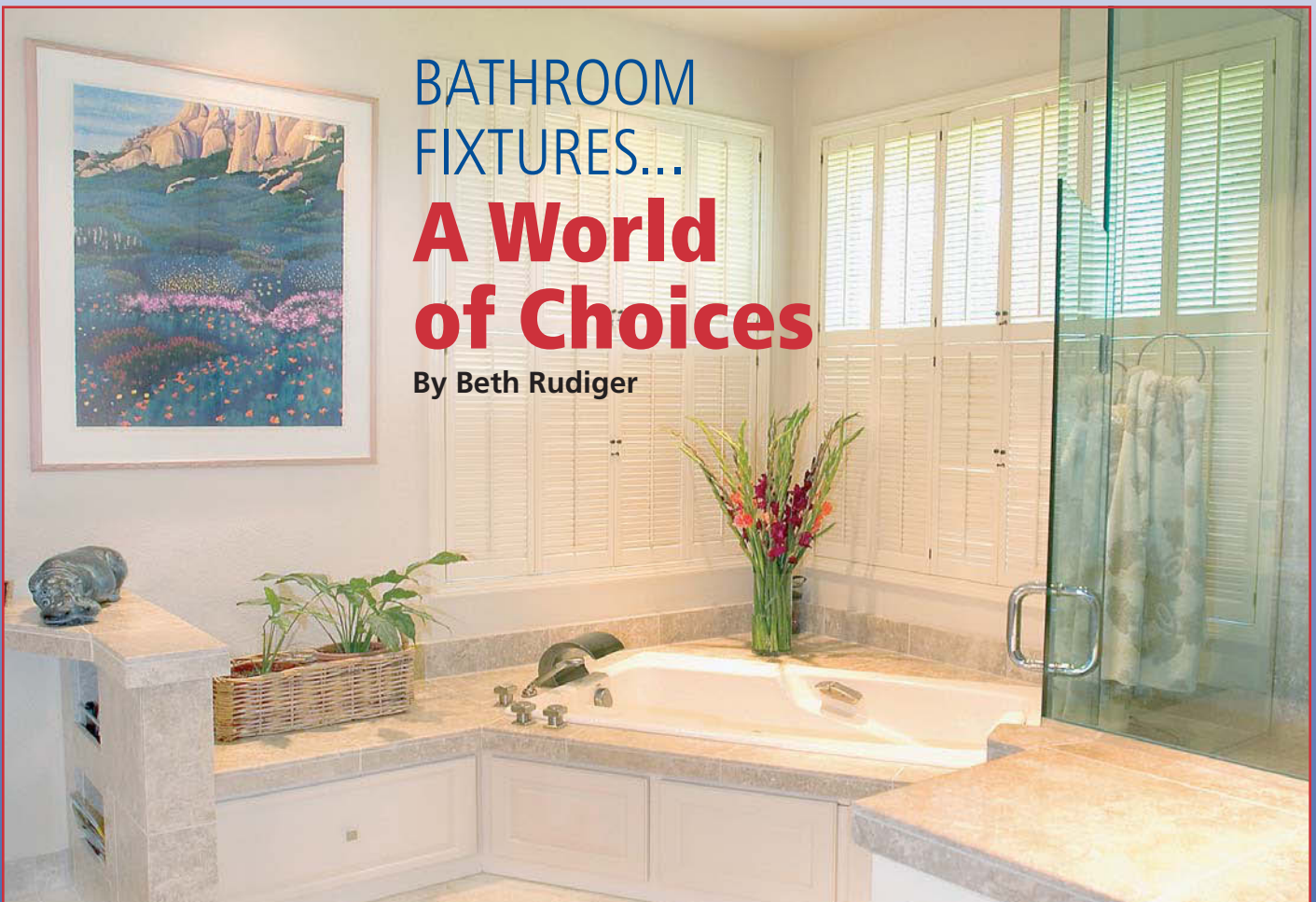
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HOME IMPROVEMENT IDEAS

BATHROOM
FIXTURES...

A World of Choices

By Beth Rudiger



Once upon a time, a bathroom faucet was a spigot with a handle for hot water and a handle for cold water, bathtubs were mostly one size and material, and all toilets looked and worked the same...

CONTINUED PAGE 13

Bathroom Fixtures

FROM PAGE 12

A homeowner's choices were limited to a handful of models available at the local hardware store or building supplier. With today's big box home improvement stores, specialty design centers, and the unlimited goods available through the internet, choosing a bathroom fixture can seem a gargantuan assignment or a delightful exploration depending on your attitude. This article aims to help you navigate the myriad of choices available in bathroom fixtures.

Bathroom fixtures, once the plain and mundane workhorses of a household, have been elevated as artful elements of total bathroom design. Today's bathroom can be a reminder of the bathroom in grandma's house, a personal retreat inspired by a day spa, or a modern work of art. The typical white, tiled bathroom has given way to bathrooms designed with color and varied materials to achieve specific goals.

First Things First: Design & Budget

The homeowner considering a bathroom update will first need to decide how the bathroom will fit with the rest of the

design in the house. Is the house rustic? Simple fixtures made of traditional materials will fit well. A house modern in design might call for fixtures made of stainless steel or polished chrome with clean lines. Lovers of the past can find a myriad of new fixtures made to mimic those of the past, including faucets that look like water pumps, farm sinks shaped like troughs, or ornate Victorian claw-footed tubs complemented by lavatories set on cabinetry that mimics the heavy wood bureaus with carved legs that once supported china wash basins and pitchers.

A budget can help narrow choices considerably. Designer fixtures can run into thousands of dollars per unit, while similar items can be had at reasonable prices. Solid brass and stainless steel are more costly than nickel and chrome. Where you shop also affects price, although bear in mind that stores with lower prices usually offer less service and expert advice.

Bathtubs & Showers

Though a great many people use the shower alone, a bathroom equipped with a bathtub still raises the value of a home. There

CONTINUED ON PAGE 14

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Bathroom Fixtures



FROM PAGE 13

are many, many tub designs available today besides the standard sized and shaped fiberglass or porcelain tubs. Tubs with extra length or depth are perfect for total body soaking no matter your size. Newer walk-in or raised-side models are designed to accommodate bathers of limited mobility. As the population continues to age in place, walk-in tubs may be a smart investment for the prudent remodeler.

Whirlpool baths so popular in 80s tract homes have been updated with quieter, more energy-efficient pumps. Manufacturers have developed innovations to combat the inherent problem of mold, fungus, and mildew growth in the circulation pipes between uses.

The newest trend in baths that gives you an experience similar to a spa is air-jet tubs. Instead of re-circulating water, these tubs push air through small holes creating an effervescent effect in the water. Some tubs even have multi-colored LEDs below the waterline so you can light up your bath with a color to match your mood.

Perimeter overflow tubs are the indoor luxury alternative to pools that seem to have no edge (aka “infinity pools”). These tubs can be filled all the way to the brim. Excess water that spills over the edge is caught in a recessed drain that encircles the circumference of the tub and recirculates the water into the tub.

Fill faucets that mount on the wall or even on the ceiling directly above the tub fill it with a visually striking solid stream of water, free of aeration bubbles.

Some of these specialty spa-like tubs have their own heaters to keep the water temperature from dropping. When choosing a non-standard tub, keep in mind that many will take up extra space and that your household water heater may not be up to the task of filling such a tub as well as meeting the other hot water needs of the household. Plan carefully.

Showers have also come a long way. Specialty shower heads can offer massaging jets or rain-like dousings. Body sprayers mounted in shower walls or ceilings can be adjustable to target sore muscles. Showers that simulate saunas with steam portals and built-in seating supply the ultimate spa experience in your own home. These last specialty showers need space for the steam generator that must be purchased and installed at the same time, considerable raising the expense.

Toilets

Old fashioned toilets with raised tanks and pull-chains may still be found alongside modern tankless toilets that demonstrate the extreme simplicity of straight lines and no curves. After determining your style, size should be your next consideration.

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Bathroom Fixtures

FROM PAGE 14

Toilets come in standard two-piece design or the more compact and modern one-piece construction. One-piece toilets are easier to clean but they cost more. Toilet seats come in three shapes: the more comfortable elongated seat, the compact elongated seat for smaller bathrooms, and the standard round seat that's best for powder rooms.

You'll have to choose whether to purchase a toilet of standard height or the newer, and increasingly more popular, comfort height toilet which is about two inches higher than the standard. It is the height of a chair which makes it easier for most people to sit down and stand up. The comfort height toilet is ADA compliant as well.

There are many variances in color for toilets, as well as for baths and sinks. The current trend is to go with all white fixtures as they easily blend with the colors used in today's bathrooms and don't detract from the many beautiful materials used for the cabinetry, walls, floors, and counters.

Finally, flushing technologies have changed and many of today's toilets are major water savers while offering a stronger flush with better cleaning power than early low-flow toilets. Dual flush toilets further reduce water use by allowing the user to choose between a low-flow flush for minimal waste and a flush with larger water volume for heavier waste. As water costs increase, these new, more efficient toilets will quickly pay for themselves.

Lavatories and Faucets

The bathroom sink isn't what it used to be. There are several different models used for different installations. The traditional drop-in lavatory has a raised edge that covers the seam between the sink and the counter. Likewise, a metal framed sink drops into the counter but the seam is covered with a metal band that deflects water penetration. Wall-mounted and pedestal sinks have no counter surround and thus take up less space making them useful in smaller bathrooms. The undermount lavatory shows no edge and is usually used with solid surface counters though other counter types work well too.

Vessel lavatories are inspired by the china pitcher and bowl used on bureaus before piped water became a household staple. However, vessels now come in materials and shapes well beyond the original china: glass, metal, ceramic, porcelain, and cast iron are among the many materials used to create unique, artistic, modern, or whimsical lavatories. Vessels can be wall-mounted, placed on low cabinets or furniture or recessed partially or fully into a vanity. Faucets for vessel sinks are often wall-mounted or are very tall countertop mounts with high clearance.


Choices in faucets can be narrowed by the sink that will be installed or vice versa. Many drop-in sinks have pre-drilled holes to accommodate certain types of faucets. Be sure you know your lavatory's requirements before shopping for faucets. Sometimes that requirement will dictate whether you choose a two-handled faucet for precise water temperature settings or a single-handled faucet for ease of use, a wall-mount or countertop-mount, centered or widespread. After the installation is decided, you can start looking at choices of finishes.

The biggest technological innovation in faucets is the invention of a ceramic-disc valve which replaces compression type valves that used rubber washers, sleeve-cartridge valves, or ball valves to start and stop the flow of water. As you turn the faucet handle, two ceramic discs rotate aligning the holes in each of them and allowing water to flow. Ceramic discs are slower to wear out and therefore minimize leaks.

An update in fixtures will bring new life to this important room as well as efficiency in water and energy use. You may find yourself enjoying the bathroom so much that you start looking around and thinking, "now, what about the walls and the floor...?"

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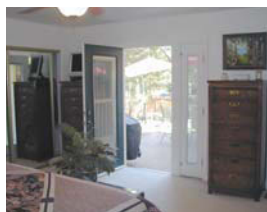
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Middletown Ranch Commercial Resort Zoning.

7 acres. 2500 sqft. building used for restaurant/



beer garden/residence. Potentially subdividable. Zoning allows retail, restaurants, hotels & motels. Hwy. exposure. **\$399,000.** Call Timothy Toye 707-928-5912. MLS114188

Stylish, Not So Big, Cobb Mtn. Home.

Pristine, complete privacy, mountain views. Landscaped. A Gem! Indoor/



outdoor living at its best. Large view deck, Hot Tub. Walk-in closet. 0.37 acres. **\$205,000.** Call Timothy Toye 707-928-5912 MLS114836

Clearlake Avenues. Like new 2005.

Spacious floor plan, large deck with pleasant natural view. Lam floors,



crown moldings, lots of storage. Fully fenced for pets or gardening. A great home. **\$79,000.** Call Timothy Toye 707-928-5912. MLS114627

Classic Cobb Mt Log Cabin.

1 bedroom + loft. Stone fireplace & knotty pine interior. Cozy & quaint.



+ extra lot to build. Private but easy walk to shops. A perfect charming getaway spot. Community pool is a short walk away. **\$56,000.** Call Timothy Toye 707-928-5912 MLS113635

Riviera Easy Family Living,

3 bedroom, 2 bath, fine condition, laminate floors, landscaped, fenced, private



rear yard, RV or boat parking. Move right in. **\$95,000.** Costs way less than renting. Call Yvonne Jones 707- 349-4119.

Clearlake Owner Finance!

\$12,000 down, \$610 Principle & Interest, Paid in 6 years. 2 Bedroom, 1



Bath, Manufactured Home with double wide lot. **\$49,900.** Call Angela Acord 707-291-5798. MLS115280.

Clearlake Riviera Remodel.

Short sale. Full front deck. Lakeview, pro landscaping, fountain.



Granite counters/floors. Fireplace. Jacuzzi tub/shower. **\$135,000.** Call Timothy Toye 707-928-5912. MLS115391.

Fantastic Family Home On 0.43 Acre.

Remodeled 4 bd, 2 ba with commercial range, solid wood cabinets,



tongue&groove ceilings. Formal dining + nook. Woodstove. Extra room above 2 car garage. Wrap deck w/fans & misters. All level grounds. Well water. **\$125,000.** Call Angela Acord 707-291-5798. MLS115392.

Cobb Mtn - Your Own Domain.

1 Level acre, fenced. Perfect for nature-lovers, gardeners, horse or pet



lovers. Private. Loft. Fruit/Oak trees. Seller will finance. \$100,000 down, balance at 6% APR, for 5yrs, amortized over 17 yrs, \$643 month. **\$179,000.** Call Timothy Toye 707-928-5912. MLS114794.

Cobb Mt. Streamside Oriental Gardens.

Classic '60s styled vacation home. Magical setting, Zen-like



gardens. Creek with waterfall runs right under the house. 2nd stream at bottom of back garden. Ferns/mosses/rockpaths. Feature fireplace. **\$149,000.** Call Timothy Toye 707-928-5912. MLS115288



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Here Is A Mini-Ranch with many possibilities for subdividing, business use or expansion. Lake, Mt. Konocti & pastoral views are just a few of the many qualities this home and property has to offer. This large tri-level home has a family room with woodstove and a great room attached to the kitchen and dining area. EZ access to hospital, shopping and restaurants. **\$349,900.** MLS115070



Located On Almost An Acre. This Lakefront custom home has separate guest quarters on the lower level, 4 car garage with shop area, and a pool with gorgeous lake and Mt. Konocti views! The main living is upstairs boasting 4 bedrooms, 2.5 baths. There is a dream kitchen with stainless appliances and granite counters, a great room with fireplace, an office and master suite with spa tub and separate shower. High efficiency heat/hot water and fireplace. **\$849,900.** MLS115347



Beautiful Lake View from this 2 bedroom, 2 bath home. Home needs TLC. Bring your imagination and your check book because this one won't last long at this low, low price. Not a short sale and not an REO! Huge corner lot is 1.5 lots. Sale fell through, bring in an offer today! **\$98,000.** MLS111302.

**Short Sale**

Adorable And Affordable Soda Bay Cottage in the pines and just a short walk to the lake. Great first time buyer, vacation home, investment or retirement. **\$75,000.** MLS113096

**Short Sale**

6± Acres In The Heart Of Lakeport with fabulous family home built in 2003. This 2100+ sqft home includes a master suite with walk in closet, spa bath and fireplace. The country kitchen has every amenity including a dining area with lots of room for guests. There is a bonus room with bath and office space over the garage. There is even a rocking chair front porch! Peaceful privacy outdoors offers walking trails and natural landscaping. Located in a growth path for future development. **\$299,000.** MLS112666

**Short Sale**

Fabulous View Of The Lake And Mt Konocti. This 4 year old home has stucco siding, 3 bedrooms, 2.5 baths and a 1 car garage. Needs TLC. **\$99,000.** MLS114614.



Lakeview At The End Of A Cul-De-Sac, 2 bedrooms, 1 bath, EZ commute to Lakeport and Ukiah. Call for appointment today. **\$119,999.** MLS114914.



The Home Is In Need Of Major Repair but may be fixable, Home sits on 2.5± acres, seller may finance. **\$160,000.** MLS115199.



Clearlake Riviera. 3 bedroom, 1 bath. Large back yard located in a cul-de-sac. **\$92,500.** MLS115209.

**Short Sale**

What You See Is What You Get in this designer showcase model home situated in the Parkside Subdivision. The Highland Model Home Features 4 bedrooms, 3 baths and is loaded with upgraded finishes including: Hand laid oversized tile in living areas, Level 9 carpet, Plantation shutters on misc. windows, GE Profile Appliances including Refrigerator, Fully Landscaped, plus all model home furnishings are included! **\$357,500.** MLS114707.

**Short Sale**

Clearlake Riviera. 3 Bedrooms, 2 baths with a nice size back yard. Priced to sell! **\$85,000.** MLS114368.



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LOCATION, LOCATION, LOCATION!! Large commercial corner lot in the center of town. Beautifully remodeled building is currently used as a nursery. MLS 115187 **\$399,900.**



COMMERCIAL HWY. FRONT-AGE MINI MART: 200ft of Hwy 20 frontage and 150 ft of Main St frontage. This busy mini mart gas station with propane sales was established in the 1940's. 4000+/- sq ft building. MLS 114419. **\$1.4 Million.**



RELAXING COUNTRY ESTATE: Great Lakeport location. Main house features 3/2/2 Pool house features 1/1/2. Inground pool and hot tub. All on a beautiful 4+- acrea setting. MLS 115131 **\$429,000.**



LAKEFRONT MULTI-LEVEL HOME: Amazing lake view and on Clear Lake. Fishing pier,dock and auto boat lift. Bring your boat and toys and start enjoying this amazing property today. 3023+- sq. ft. 3/3/2 on almost 1 acre. **\$329,000.**



GREAT NEIGHBORHOOD: Beautiful like new nfamily home with amazing lake views. Above ground pool, hot tub and tiered garden areas on .71 acre. 4/2/2 with RV/Boat parking. MLS 115367 **\$363,900.**



STORYBOOK FARM WITH BIG RED BARN: Step back in time in this vintage charmer with its covered front porch. Just the spot to sip lemonade on a hot day. The country kitchen is just just perfect with it wood burning stove. 1900 Sq. Ft. 3/2.5/2 on almost 2 acres. MLS 114418 **\$495,000.**



WILLITS BEAUTY: Colonial style 3400 sq. ft. 4/2/2 with 2 story storage unit sits on almost 1 acre in the country but yet right in town. Close to hospital, restaurants, shopping. MLS 114589 **\$278,200.**



CHARMING TAHOE STYLE: three story get-a-way nestled in the pines of beautiful Buckingham. Dramatic A-frame living room with walls of windows and massive stone fireplace. MLS 114897 Just reduced **\$149,900.**



BRYCE CT. BEAUTY: Great 3 bedroom, 2 bath in great neighborhood on cul-de-sac. Vaulted ceilings, sunken living room,fireplace with a nice open floor plan, light & bright. MLS 114864 **\$249,900.**



30's STYLE ARTS AND CRAFTS INTERIOR: Large living room features bamboo floors and built in fireplace. Kitchen features custom peninsula cabinets with birch hardwood counter, hand rubbed furniture grade cabinets, breakfast bar with built in wine rack. 3/2/2. MLS 115378 **\$122,900.**



WESTLAKE GATED COMMUNITY: Great two bedroom end unit townhouse located directly across from Clear Lake. 2/1.5/1 MLS 115304 **\$107,900.**



2007 MFG HOME IN SODA BAY: Close to the lake location. Cute little place, perfect for retirement or vacation get away. 2 bdrm, 2 bath with open kitchen and quite private neighborhood. MLS 115090 **\$89,000.**

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Kono Tayee Estates.

Nicely remodeled waterfront home with 3 car garage big enough for your boat & trailer PLUS RV parking area. 2 bdrms & 2 baths, fireplace, patio, enclosed sun room, private dock, in a GREAT neighborhood (HOA) w/ private beach, launch, docks, swim area, pier, BBQ area, & more! **\$475,000.**



High Quality Commercial Building

in Lakeport! Approx 2,800sf of luxury accommodations with 14 off street parking places. Currently three units, but could easily be four or more. Seeing is believing at a price less than replacement cost. Suitable for retail, professional, medical, offices, or continue the high end Yoga Studio with visibility, access, and prestige! **Asking \$399,000.** www.422lakeportblvd.com



Lucerne – Blocks from the Beach!

This great little two bedroom one bath home JUST came on the market at \$94,500 and shouldn't last too long at that price. Times are difficult, but nice homes under \$100,000 that are NOT short sale or bank owned properties are rare indeed. Take a look at this one.... you'll love it. HUGE rear yard, 2 car garage, storage shed, inside laundry too!



Need Commercial Highway Exposure?

How about the only available acre right at the 11th street off ramp in Lakeport! This near level corner parcel (Scotts Valley Road and Mountview) is zoned Planned Development Commercial and would graciously accommodate what's needed most. Try a bank, medical office complex, national restaurant franchise, service station, Government offices, or whatever. The best available freeway exposure for **\$450,000.**



First Time or Retirement!

This adorable 3 bdrm 1 1/2 bath older home is located on a corner in Lakeport just blocks from everything that matters. Like so many others, owners are losing this home and are offering this "short sale" at way less than is owed on the home! **Asking only \$85,000** subject to bank approval.



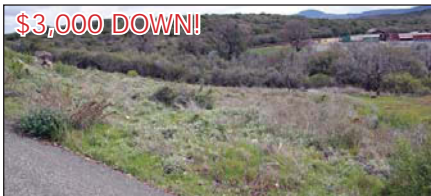
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\$5,000 DOWN!



\$369 per month buys 1 acre! Lake view, North shore. Water, power and sewer too! \$29,500.

\$15,000 DOWN!



\$630 per month buys 5 acres. Utilities, paved road access, creek, BLM, East shore Spring Valley. \$69,500.

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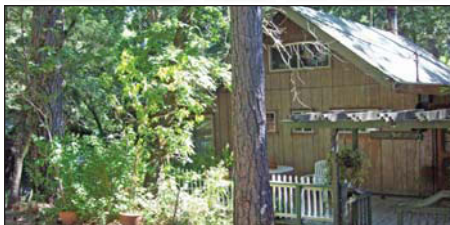
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Very Unique 2 bd, 2 ba home along Kelsey Creek has a loft, basement and wrap around deck. Nestled in nature with beautiful views and fresh Cobb Mountain air. You won't want to miss this place. Ask for Tom. MLS113478 Short Sale reduced to **\$99,500**.



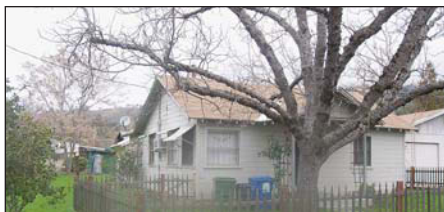
Ideal Mini-Ranch with beautiful views. Carpeting and tile. Granite counter tops. Living room with wall to ceiling rock fireplace. Master suite has fireplace & his/hers closet. Baths are tiled with sunken tub. Fenced, with Barn for horses. Ask for Tom. MLS111418. **\$399,500**.



2 Bd, 2 Ba With Den, on Cobb Mt. Converted garage was used a dance studio. Remodeled kitchen. Detached 10x20 room in back yard ideal for guests or studio. Fenced with a small pond. Ask for Tom. MLS113138 **\$159,500**.



A Truly Nice Home. 2 bedroom, 1 bath. Fresh paint and carpeting. New roof installed a year and a half ago. White picket fence in front and 6ft fence in back. Propane heat. Ask for Tom. MLS114889 **\$89,500**.



2 Bd, 1 Ba In Ideal Location. Detached, 1 bd unit and 2-car garage included on 3 level merged lots. Walking distance to town, school, and lake. Ask for Tom. MLS112410. **\$110,000**.



3 bd, 1.5 bath in Clearlake Oaks. Room for boat or RV. parking. Ask for Don. MLS 115433. **\$79,900**.

10± Secluded Acres - Only 5 min from town. Great views and wild life. Good soils test. Corners marked. MLS105985 - Ask for Don. **\$129,900**.

Two 2.5± Acre Parcels - Paved road, power, well. Views of most of world! MLS98592, 98589. Ask for Ed. Each **\$199,500**.

PROPERTIES AVAILABLE FOR RENT • 707 928-4682**MIDDLETOWN**

21033 Jefferson Court. ...\$1,100
2 bdrm, 2 bath, 2 car garage,
central heat and air.

BERRYESSA ESTATES

1140 Deputy Dr.\$1,100
3 bedroom, 2 bath. 2 car
garage. Fireplace, central heat,
propane,swamp cooler.

HIDDEN VALLEY

18238 Deer Hollow\$1,000
3 bdrm, 2 bath, 2 car garage.
Central heat and air, on the golf
course.

LAKEPORT

2626 B - Beach lane \$650
1 bedroom, 1 ba, apartment, beach
rights, includes sewer & water.

440 Fairview Way \$1,000.
Duplex. Upstairs 3 bedroom, 2
bath, 2 car gar. Plus a \$300.00
move in Bonus.

CLEARLAKE

3976 Lenoir.....\$795
3 bedroom, 2 bath. 2 car garage.
Central Heat/Propane, Newly
Remodeled, fenced back yard.

14840 Valley Avenue. 3 Units
All remodeled, and super clean!
1 bedroom, 1 bath.....**\$600**
Studio**\$500**

LUCERNE

6373 14th St.\$775
2 bdrm, 1 bath mfrd home.
Garage, central heat, Monitor
heater, swamp cooler. Also studio
apt.—**both \$1,000**.

COBB MOUNTAIN

15320 Trinity \$995
4 bedroom, 2 bath. Two story
home with monitor heat. Newly
remodeled. Aprox. 1750 sqft.

9450 Madrona Lane. 2 bdrm, 2
bath, unfurnished \$700 / furnished
\$800. Pine Grove area.

LOCH LOMOND

10567 Sycamore..... \$875
3 bd ,2 ba, garage, wood heat.

10534 Loch Lomond Rd...\$1,100
Remodeled, 2 bed, 1 ba, Central
Heat/AC, wood stove, carport,
fridge. Includes PG&E & propane.

10740 Sycamore..... \$850
3 bedroom, 2 bath, electric & wood
heat. Garage, deck, fenced, beam
ceiling.

Trying to find a renter?
Give us a call!
We offer a full and
professional property
management service!

21138 Highway 29, Downtown Middletown at the Light

Check out the *visual tours* @ our website: www.the-edbco.com



2845 Eastlake Drive, Kelseyville
707-279-1525

601 North Forbes Street, Lakeport
707-262-1338

MATT MATTINA, Broker DRE#01272273



Luxury Home In Paradise Cove. 2 story, 3 bedroom, 2.5 bath 3 car. Rich look and lot of nice features. REO. MLS114817 \$450,000. Call Rick 707-536-7858.



Secluded 3bd/2ba in gated Windflower Point. Remote controlled newer boat life and dock. Turnkey and in excellent condition. \$399,000. 9501windflowerpoint.com Call Debra Sacco 227-4713.



Panoramic Lake Views in Nice. 3 bedroom, 2 bath manufactured home with foundation and new kitchen floor. MLS114295, \$144,500. Call Rick 707-536-7858.



Lakeport, cute affordable 2 bedroom, 1 bath, 1 car garage on 6th St. REO, MLS114740 \$114,450. Call Rick 707-536-7858.



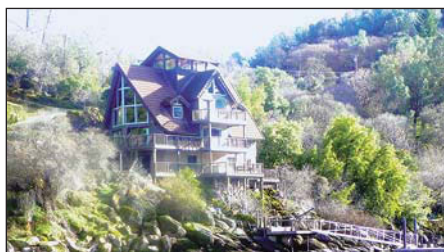
Mobile in Lakeport park. Adorable and furnishings included. WOW \$17,000. MLS 115372 Stacey Mattina, 349-HOME (4663)



Double Lot With 2 Single Wide Mobiles, 2 car garage, well. Seller financing available. \$65,000. Stacey Mattina, 349-HOME (4663)



Investors Opportunity! Lakeport duplex. Positive cash flow. 2 bedrooms, 1 bath, 1 car garage and courtyards for each side. \$223,000. Stacey Mattina, 349-HOME (4663)



Breathtaking views from this 2325sf lake front home. 3bd/3ba on almost 1 acre with 130' of lake frontage with pier, boat dock & jet ski lift. Game and storage rooms, RV pad w/ water hookups and an unbeatable location. \$649,000. Debra Sacco 227-4713.



Green thumb? Spacious Riv West home on a double lot has landscaping you will love! 3 bd/2.5 ba with open beam ceilings, granite counters & tile floors. Amazing lake and mountain views plus Riv West amenities. \$259,000. Call Debra Sacco 227-4713.



Stacey Mattina
 Realtor Associate
 Cell: 349-HOME



Leonard Lea
 Realtor, GRI
 279-1525, Ext 5



Deborah Hamilton
 Realtor Associate
 415-261-8344



Scott Bennett
 Realtor Associate
 Cell: 349-2584



Rick White
 Realtor Associate
 Cell: 536-7858



Deb Dietrich
 Realtor Associate
 Cell: 272-8529



Debra Sacco
 Realtor Associate
 227-4713

RESIDENTIAL



Lucerne Double Wide Mobile Home. Fixer, 2 bed, 2 bath. \$45,000. Call Rick 707-536-7858

LOTS & LAND



10± Acres In Kelseyville! Beautiful site near town and State Park. MLS109828. Reduced to \$199,000. Call Stacey Mattina, 349-HOME (4663)



Two Unblockable View Lots side by side reduced from \$89000 to \$49000 Each. Call Leonard Lea 279-1525, Ext 5



Wow! Nice, Level 1.72 Acres! Walnut trees. Great site, perk tested (good for septic), corners marked. In an area of good wells. Zoning good for granny. All offers considered. MLS111126 \$165,000.



100 X 100 Easy Build Lot with utilities. \$14,500. MLS113815. Call Stacey Mattina, 349-HOME (4663)

LOTS & LAND

Golf course frontage lot and small lake view. soils test. \$34,900.

2 LOTS! Side by side. Ea \$99,000. Let's make a deal! Buy Both! Leonard Lea, 279-1525, ext 5

Large Lake View Lot on Pine Terrace Dr. in the Riviera West. MLS113787, \$45,000. Call Rick White 707-536-7858

Almost 3 Acres, joins City Park behind Chevy dealership and Taco Bell. Property is annexed into City water and sewer. This is a high density building site for investor or builder. Close to shopping etc. MLS112518 \$360,000.

Clear Lake Riviera - Gorgeous View Lot \$50,000. Call Stacey Mattina, 349-HOME (4663)

Large buildable double lot. \$14,500.

RENTALS

LAKEPORT

Lakeport Rental. 2 bed, 1 bath house with 1 car garage. Nice kitchen, hardwood floors, yard and hot tub. \$1025 + deposit



Tri-Plex 2 bedroom, 1 bath. Carpet, new carpet & lino washer/dryer, dishwasher, stove & fridge \$825 + deposit

2 bed, 1 bath apartment. Carpet, new carpet, lino and paint. Water & garbage paid. \$795 + deposit

3 bedroom, 2 bath house. Garage, washer/dryer, stove fridge, fireplace, large back yard. No pets.....\$1195 + deposit

3 bedroom, 2 bath. Huge garage, Jenair Stove, fridge, dishwasher central heat and air conditioning, pellet stove, jacuzzi tub in master bath. near school. Small dog negotiable.....\$1300 + deposit

Duplex. 2 bedroom, 1 bath, garage. Water, Sewer & garbage paid. Small dog negotiable.....\$875.



NICE

2 bedroom, 1 bath.....\$850 + deposit

LUCERNE

2 bedroom, 1 bath.....\$650 + deposit

KELSEYVILLE

Clear Lake Riviera. 3 bedroom, 2 bath.....\$1050 + deposit. Call Leonard Lea 279-1525 Ext. 5

Clear Lake Riviera. 3 bedroom, 2 bath.....\$950 + deposit. Call Leonard Lea 279-1525 Ext. 5

Very Large Duplex. 3 bd, 1 ba. Carport, patio, washer/dryer, dishwasher stove & fridge. Fireplace. Water paid. In town. No pets.....Reduced to \$995 + deposit

COMMERCIAL



A To Z Cigar And Cigarette. Broaster Chicken and Deli. All improvements complete and licenses/permits in place. Cigar shop open. To Go restaurant ready to open. Lease in place. Possible to add Liquor/Beer. \$55,000. Stacey Mattina, 349-HOME (4663)



Commercial Prime Frontage on Upper Lake's beautifully renovated Main St! Building may be great for retail, office, salon, or restaurant. Many upgrades and new roof. Occupied as retail. Business not included. \$249,900. MLS112831



Residential Property With Commercial Frontage On Soda Bay Road, close to Hwy access and town. Current use is single family residence which is legal non-conforming use. 30' x 24' Garage with upstairs 30'x12' bonus room. Large lot. Reduced to \$199,000. Call Stacey Mattina, 349-HOME (4663)



Mobile Home And RV Park! House, 2 cabins, 17 spaces, coin-op laundry, 10 ft. lakefront parcel and renovations. Great income! New zoning for multi-family development! \$299,000. Call Stacey Mattina, 349-HOME (4663)



Bogner & Nix



REALTY WORLD Selzer Realty
551 S. Orchard Ave., Ukiah



John Bogner
bogner@pacific.net

Gary Nix
nix@pacific.net



707-462-PEAR
(7327)

FEATURED LISTING

CLASS A BUILDING LOCATED IN WILLITS

Zoned light industrial on 6.96 acres. Room to expand with site preparation work complete. There is approx. 12,000 sq. ft. of office space and 38,000 sq. ft. of industrial space. Property has heavy electrical service, and was used for metal fabrication and assembly. 159 on site parking spaces and heliport. There is 6,000 sq. ft. of the industrial space leased at \$.30 per sq. ft. The balance of the property is vacant. Property is for sale or for lease.

\$2,450,000.



Spacious 1830 sqft. Oak Manor home in Ukiah. 3 bdrm, 2 bath, with large 4th bdrm or family room. Ample room for the large or growing family. Get cozy next to the fireplace in winter. Enjoy the shade trees in the summer. Corner lot, close to grammar school, park, transportation and shopping. **\$224,500.**



Surround Yourself With Beautiful Vineyards, a soothing river and a large pond. Build your dream home on this 52 acre parcel in a private location near Ukiah. Close to town. **\$350,000.**



Well maintained 26 unit apartment complex in Westside Ukiah. Annual gross at 100% occupancy is \$259,476. Great investment opportunity! **\$2,195,000.**



Rare Country Property in beautiful Redwood Valley. Remodeled 2000sf ranch style home on 7.9 acres. Double garage w/attached workshop. 36x42 barn. Bldg site for 2nd unit. Fenced for horses. **\$499,000.**



Nestled in Ukiah's Westside foothills. 2284sf, 3 bdrm, 2 bath home, wonderful views across the valley. Hardwood floors, built-in pool and a bonus room for office or extra guest space. Enjoy the covered patio all year-round. Walk downtown to the Farmer's Market on Saturday mornings or Patrona for dinner. **\$393,500.**



Country Paradise In McNab Ranch. 2 bedroom, 2 bath home on 40 acres. Recently remodeled kitchen, new master bath, 1,200 bottle wine cellar, guest cottage with 500+ sq. ft. Some frontage on Feliz Creek. PG&E as well as a new diesel generator. **\$539,000.**



Large lake and majestic mountains describe the city of Lucerne. Build your dream home on this beautiful lake front lot on Paradise Cove. Dramatic views of Clearlake and Mt. Konocti all year round. Located in a gated community. **\$225,000.**

Visit **www.bluepearhomes.com** to view all of our listings & virtual tours!