



**Paul Bozek**  
Retail Branch Manager  
MLO—189572

Direct 916.271.4405  
Efax 916.560.5195  
Paul.Bozek@SPM1.com

**Leslie Reed**  
Realtor  
BRE# 01269773

Cell 916.223.3122  
LeslieReedRE@gmail.com  
www.Leslie-Reed.com



## Fully Upgraded Dream Home with Canyon View!

**208 El Venden Ct, Roseville, 95661**

# \$620,000



- **3-4 Bedrooms**
- **2 full bath**
- **3 car garage**
- **Built in pool**
- **.34 acres**

FEEL LIKE YOU'RE ON VACATION YEAR ROUND IN THIS RARE, PICTURESQUE SETTING. EXTREME PRIVACY. 1 OF ONLY 12 VIEW LOTS, POSSIBLY ONE OF THE BEST EXPOSURES OF MINERS RAVINE WITH DIRECT ACCESS, GORGEOUS VIEWS. FULLY UPGRADED HOME WITH GRANITE, WOOD FLOORING, GOURMET KITCHEN, FRESHLY PAINTED INSIDE AND OUT, MRS CLEAN LIVES HERE. OUTDOOR KITCHEN, HOT TUB, LARGE RV ACCESS FOR BOAT AND RV, LARGE GARDEN AREA. INFINITY EDGE POOL THAT BECOMES LARGE WATERFALL. FULLY CUSTOM HOME. FEELS LIKE YOU ARE LIVING ON ACREAGE. EASY TO ENLARGE!



# ~300 Bantry Bay Court, Roseville 95747~



**LYON**  
REAL ESTATE  
www.GoLyon.com



**GREAT LOCATION...CLOSE TO SCHOOLS,  
SHOPPING, NEIGHBORHOOD PARKS**



**LOOKING FOR A GREAT DEAL, BEAUTIFUL HOME GREAT YARD/POOL? LOOK NO FURTHER!!**

THIS LARGE HOME IS IN MOVE-IN CONDITION, LG CORNER LOT WITH RV ACCESS, DECORATOR KID BEDROOMS, GOURMET KITCHEN WITH STAINLESS STEEL & WALK-IN PANTRY, BEAUTIFUL-HIGH END, HARDWOOD FLOORING, 3 FIREPLACES, LARGE BONUS ROOM + TWO OFFICES, DOWNSTAIRS MASTER SUITE WITH FIREPLACE & OUTDOOR ACCESS WONDERFUL LARGE BACKYARD OFFERS NICE BIG POOL & SPA, 2 SHEER DECENT WATERFALLS, DIVING BOARD, LARGE LAWN AREA, PLENTY OF ROOM FOR ENTERTAINING. CLOSE TO ALL AMENITIES....

**CALL LESLIE ZIEGLER-DIRECT 916-223-3122  
VISIT MY WEBSITE WWW.LESLIEZIEGLER.COM**



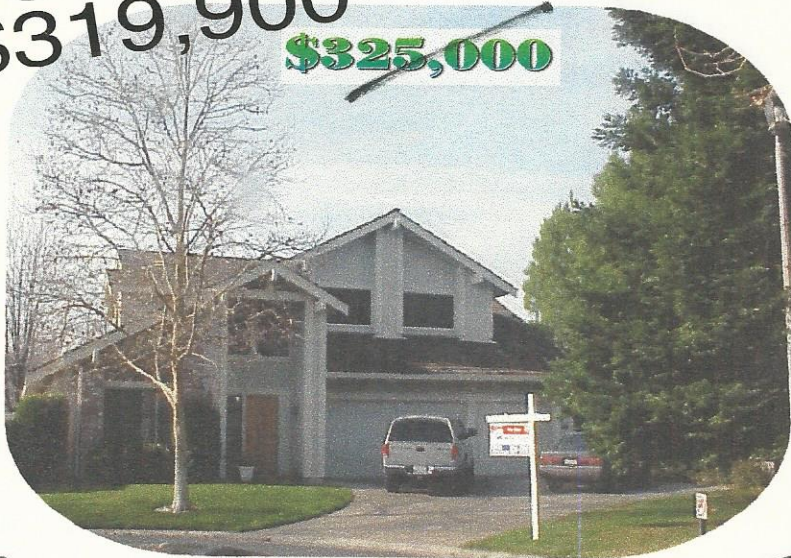


Welcome Home to Wellington



Reduced!!  
\$319,900

~~\$325,000~~



507 EXETOR COURT





632 Barcelona Court, Roseville



**LYON**  
REAL ESTATE  
www.GoLyon.com

**CROCKER RANCH BEAUTY!**  
Your family is going to love this new home - Private Cul De Sac setting with over \$100,000 in Upgrades!! Plantation Shutters, Remote Control Silhouette Blinds, Distressed Hardwood Flooring, Crown Molding, Gourmet Kitchen with Stainless Steel Appliances, Granite Counters, 2 Dishwashers & Double Ovens too! You'll love this floorplan with Extra Bonus Room! MUST SEE!!  
Call Now for your Private Showing!!

Leslie Ziegler & Associates 916-223-3122  
For more information [www.leslieziegler.com](http://www.leslieziegler.com)





**JUST LISTED!!**  
**1164 Hawthorne Loop**  
**Roseville, CA 95747**

Beautiful 4 Bedroom, 2 1/2 Bath, 2-Story Home with Formal Living, Dining & Family Rooms. Real Wood, Burning Brick Fireplace, Built-In Entertainment Center for Large Screen TV accommodates all your storage needs, Lots of windows make this home light & bright throughout. The four nice bedrooms offer great separation for added privacy.

Gourmet Kitchen features abundant Cabinetry, Dining Bar, an area for informal dining and French Doors opening to the spacious backyard. Backyard Living Space doubles with Retractable Awning. BEAUTIFUL, Newer Pool & Spa feature Diving Board, Waterfall & Tahoe Blue bottom for easier heating. Oversized lawn area with Cement Landscaping border, makes this yard perfect for the family with plenty of room to roam for the little ones.

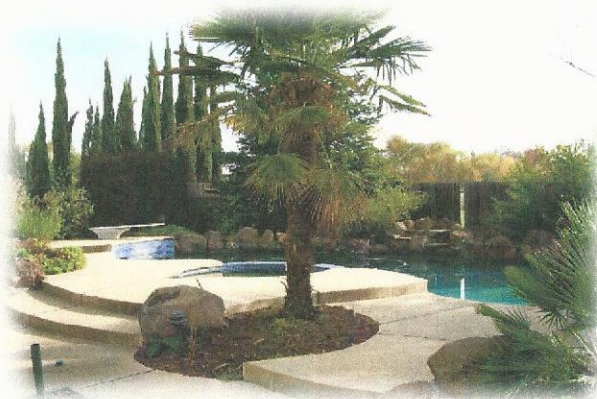
You'll love the complete privacy this home offers, backing to the Greenbelt.

Easy to turn this side yard into RV/Boat parking



*Leslie Ziegler & Associates*  
*916-223-3122 Leslie Direct*

**LYON**  
REAL ESTATE  
[www.GoLyon.com](http://www.GoLyon.com)





# 1421 Orwell Drive, Roseville



Beautiful Park nearby!

## MOVE IN READY! PRICED TO SELL!!

This Beautiful 3 Bedroom 3 Bath (one Bedroom and Bath downstairs) is priced right and ready to go!. Great 2-Story floorplan in this home offers a Formal Living Room, Formal Dining Room that overlooks the Pool, Seperate Family Room, Kitchen offers Bay Nook perfect for those informal dinners, Two nice size Bedrooms upstairs plus Oversized Master Suite!

Low maintenance Backyard offers time to enjoy lounging at the Tahoe Bottom Pool, surrounded by Safety Fencing for your little ones, Overhead Trellis feature Misting System sure to keep you cool on those hot summer days.

Call now for your Private Showing!

**Leslie Ziegler & Associates 916-223-3122**  
For more information [www.leslieziegler.com](http://www.leslieziegler.com)



**LYON**  
REAL ESTATE  
[www.GoLyon.com](http://www.GoLyon.com)



# JUST LISTED!!!

1457 Grey Owl Circle Roseville 95661



**This beautiful home has 4/5 Bedrooms plus 2 Bonus Rooms, in addition and boasts a full 3-Car Garage! With plenty of square footage for your family, this wonderful floor plan offers a Formal Living, Formal Dining, gracious Family Room and an Oversized Gourmet Kitchen. You will love this maintenance free backyard with Newer "Pebble Tech Pool" and Fire-Pit with Bench Seating, all on private lot.**

**Freshly painted, and now being offered For Sale by Original Seller.-Don't miss the opportunity! Great Freeway access and ideal location for all Restaurants, Shopping and entertainment this area surely offers! Call now for your Private Showing~**

**MLS#13032367**

**Just Listed at \$775,000**

**Leslie Reed, Area Specialist  
(916) 223-3122  
www.Leslie-reed.com**

**LYON**  
REAL ESTATE  
www.GoLyon.com





1574 Faulkner Drive, Roseville

*This House is KID HEAVEN!!!*



*Mom & Dad will LOVE the House!*



This Beautifully Decorated Home can now be yours! Owners have spent lots of time & money to prepare this home for your family! Beautifully painted, Faux Wood Blinds, Large Family Room with Travertine Mantel, Elegant Dining/ Living Room, Oversized Gourmet Kitchen, wonderfully accented Bedrooms, Master Suite with Double Sinks, Soaking Tub, Walk In Closet all with Closet Organizers. Highly cared for by Owners who have really made this place special!

This fabulous home offers plenty of room for your family, but wait until you see the backyard! This yard features a Designer Play set stays for your little ones! Mom & Dad will love entertaining on the Flagstone Patio with Patio Cover with Ceiling Fan, relaxing Fountain that stays, Sellers will even include the year old Spa for 8 on a full price offer. Plenty of room for all those extras and even a Dog Run for your dog. Just move in...everything has been done for you!

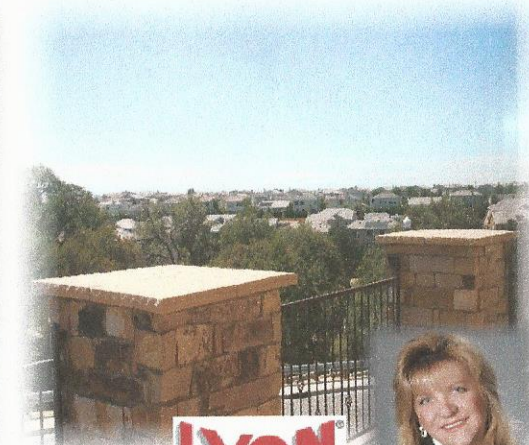
**Just Listed at \$515,000**

**Leslie Ziegler (916) 223-3122 or John Ziegler (916) 532-4247**  
**www.leslieziegler.com for more photos & information**

**RE/MAX Gold**



# ~1860 Oak Crest Drive, Roseville~



Builders own home can now be YOURS! Brand New built 2007... this Quality Built home has no expense spared!!

4/5 Bedrooms, 4 Full Baths, Great Room, Gourmet Kitchen, Formal Living & Dining Rooms, great Master Suite with Private Veranda, Large Walk-In Closet, great Master bath you will fall in love with!

Call Now for your Private Showing and get a complete list of all the amenities and upgrades this home offers. Built with high efficiency and detail.

**LOCATION, LOCATION, LOCATION!**

Enjoy the nightly shows the sky will put on for you .... from the day time mountain views of the San Andreas Mountain Range & Sutter Buttes views, gorgeous colorful sunsets, & nightly City Light Views!

Leslie Ziegler & Associates 916-223-3122  
For more information [www.leslieziegler.com](http://www.leslieziegler.com)

**LYON**  
REAL ESTATE  
[www.GoLyon.com](http://www.GoLyon.com)





**HOT NEW LISTING!**

**\$189,900**



**2112 SEEBOLD WAY, ROSEVILLE**

**Just bring your  
suitcases!**

Beautifully upgraded JTS home  
in move in condition, ready for  
new owners!

This 3 bedroom, 2 bath, features  
light & bright open floorplan with  
wall to wall white carpeting, white  
washed oak cabinetry & lots of  
windows, and wooden blinds.  
The formal living & dining room  
features vaulted ceilings, plant  
shelving, family room with built  
entertainment center and cozy wood  
burning fireplace & ceiling fan/light.

Large Country kitchen features  
an abundance of white washed oak  
cabinets, pantry, white tiled counter  
tops, Whirlpool electric stove, 25 cu  
ft side by side, with ice maker &  
indoor service, built in Microwave,  
breakfast nook and dine in area.

**Plate holders top kitchen  
cabinets for all those  
collectibles!**

Master bedroom features double  
closets with mirrored doors,  
vertical blinds & ceiling fan.  
Both bedrooms are very light &  
bright, complete with computer  
phone lines.

Enjoy this inside laundry with  
cabinets, & washer/dryer stay!

Spacious 3 car garage with  
automatic opener, built-in 12 foot  
cabinets and ready for that  
extra freezer.

Pre-wired for Security System.



Front and back yards are  
professionally landscaped, include  
automatic sprinkler system & drip  
irrigation, complete with patio &  
redwood patio cover.

**Room for the pool!**



**Down from new proposed  
Park Site!**

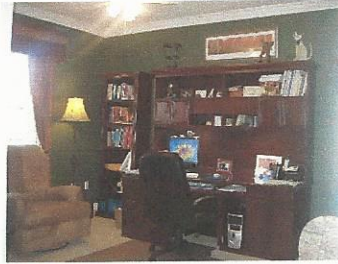
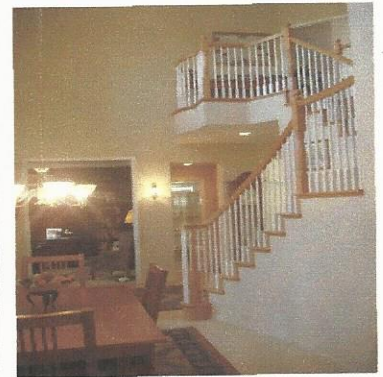
**Leslie Ziegler 774-3122  
Pager 545-7071  
Century 21 Select**



# Beautiful Home in "Eureka Village" Eureka School District, Granite Bay High School Corner Lot, Loads of Upgrades, darling home gleams with pride of ownership



RE/MAX Gold



Original Owners are now offering this wonderful home, in highly desirable area, close to everything! Including Eureka School District & Granite Bay High School. This Beautiful 3/4 BD, 3 BA, 3,171 sq feet, shows like New & looks like a Model Home. Magnificently decorated with lots of extras including Faux Painting, Tumbled Marble Tile, Maple Cabinetry, Kitchen with Island/Breakfast Bar, Built-In Maple China Cabinet, Formal Living, Dining & Family Room, Large Bonus Room Upstairs, Formal Living, Dining, & Family Rooms, Surround Sound in Family Room, Living Room, & Master Bedroom, 4th Bedroom used as an Office (downstairs), High Ceilings with beautiful Staircase, Master Suite with 2 Closets, Jacuzzi Tub, 2 Vanities, Double Door Entry, Jack N Jill Bathroom, an added Bonus Room great for the kids playroom, 2nd Family Room or Work out room. Home has lots of storage space in the garage with Pull down Attic. Room for all those Holiday Decorations! Wired for Security System. Cat 5 Wiring. Great corner lot with Nice backyard fully landscaped, with terraced garden of Tomatoes, Cucumbers, Green Pepper, & Eggplant. Large enough for a small Pool. You'll thoroughly enjoy hanging out in your backyard with large Patio Cover with Misting System & Rope Lighting, Ceiling Fan, & Outdoor Speakers. Fully paved side yard with Fenced Dog run and Storage shed for all those tools & Yard Maintenance.

**Proudly Offered By Leslie & John Ziegler. Reduced to to \$599,900**





# 4012 Oakhurst Court Roseville

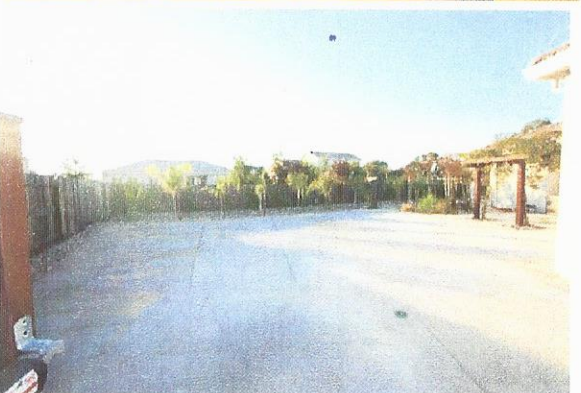
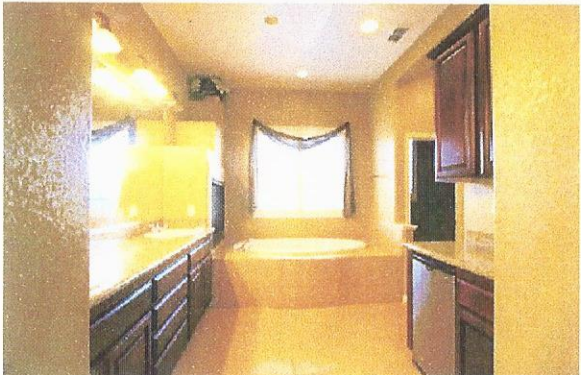
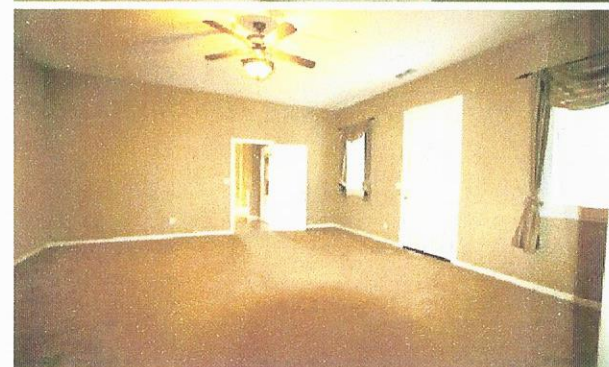
**LYON**  
REAL ESTATE  
www.Golyn.com

JUST LISTED!! FORMER MODEL HOME!!

GREAT HOME WITH SO MUCH TO OFFER! ALL THE UPGRADES ON THIS BEAUTIFUL HOME THROUGH OUT! THICK CROWN MOLDING, PLANTATIONS SHUTTERS, WINDOW COVERINGS, MANY BUILT IN NICHEs, UPGRADED CHERRYWOOD CABINETRY, GRANITE COUNTERS IN THIS BEAUTIFUL GOURMET KITCHEN WITH STAINLESS STEEL APPLIANCES INCLUDING THE FRIG AND WINE FRIG TOO! MASTER SUITE OFFERS A DOUBLE SIDED FIREPLACE THAT OPEN TO LARGE JACUZZI TUB, GRANITE COUNTERS, BEVERAGE FRIG (YES IN THE MASTER)! OVERSIZED WALK IN CLOSET, SITTING AREA AND BACKYARD ACCESS.

SELLER HAS PUT TONS OF MONEY INTO THE MANY YARDS OF CONCRETE ADDED TO PROVIDE A WONDERFUL PARKING/STORAGE AREA FOR YOUR NEEDS! AUTOMATIC GATE OPENS UPON DEMAND! BEAUTIFULLY LANDSCAPED FRONT AND BACK YARDS WITH WISTERIA COVERED ARBORS, NUMEROUS PALM TREES.

OF SPECIAL INTEREST IS THE EXCEPTIONAL FLOORPLAN WITH IN-LAW COMPLETE WITH FAMILY ROOM AND BATH. CAN BE USED AS HOME OFFICE, WORK OUT CENTER OR EVEN TWO MORE BEDROOMS FOR THOSE WITH A REALLY LARGE FAMILY! OR MAKE YOUR DREAM HOME THEATER!



Leslie Reed-Ziegler & Associates 916-223-3122  
For more information [www.leslieziegler.com](http://www.leslieziegler.com)



# ~4015 Quarry Bank Court, Roseville~



## JUST LISTED & PRICED TO SELL!

This great home has many fine features... including 3,800 SF-all on one level! Extra Large Lot .46 Acre, Sparkling Pool completely fenced and surrounded by large lawns on both sides, Kids Play Area.

Four large Bedrooms with a separate 1 Bedroom Casita (Family Room, Bath and Bedroom) all set up for G'ma and G'pa. The four bedrooms all have their own Walk-In Closets AND own Bath.

Master Suite is oversized with Sitting Area, Large Slider to access backyard and Pool, great Master Bath with fireplace, Roman Tub, separate Shower, Large Walk-In Closet, and even a Beverage Frig!

You'll love the great location near Morgan Creek with low HOA's and walking distance to all amenities.

Call Now for your Private Showing!

**Leslie Ziegler & Associates 916-223-3122**  
For more information [www.leslieziegler.com](http://www.leslieziegler.com)

**LYON**  
REAL ESTATE  
[www.GoLyon.com](http://www.GoLyon.com)