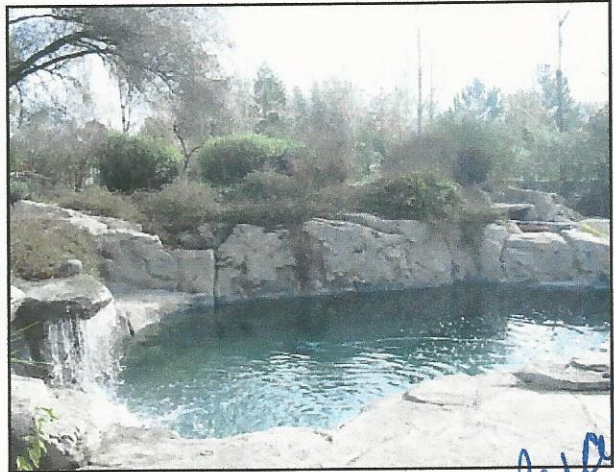


# 21 Acres For The Price of 9!



**Moss Lane, Granite Bay 95746**

**Offered at \$1,400,000**

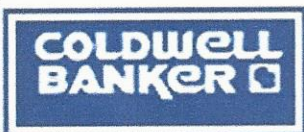
- Lakefront Home, Private 12 Acre Lake
- Cathedral Ceilings- Open Floorplan
- Double-sized Showers- Roman Tub
- 2nd Building Site, plenty of room!
- Beautifully Landscaped Grounds
- Lots of Decks, each room has their own!
- Right On the Lake-View, View, View!
- Big Gourmet Kitchen with Island
- Circular Driveway-Grand Entrance
- Elaborate Stained Glass Doors
- 4 Stall Barn and Arena,
- Main Floor Bedroom, could be Master
- Very Private-Cul De Sac Lot
- Plenty of room to Expand -See It To Believe

*9 acre parcel  
on 12 acre  
tracce  
only 2  
other owners  
have access  
rights*

**Breathtaking Panoramic Views Add To This Home's Appeal**

**Enjoy a Barbecue Next To the Sparkling Pool and Spa**

**Entertaining Comes Naturally In This Elegant Executive Home**



**Leslie Ziegler**

Coldwell Babnker Real Estate

2270 Douglas Blvd, Suite #100, Roseville, CA 95650

Office: 916-773-7595

Fax: 916-786-5287

Mobile: 916-223-3122



Information deemed to be reliable although not guaranteed.



# 4820 WATERBURY WAY, GRANITE BAY 95746



## WATERFRONT LIVING AT IT'S FINEST!!

Many may not know, this home is one of the original "Street of Dreams" homes that was first developed here in Granite Bay's E. Roseville Parkway Subdivision. These homes offered larger floorplan's, featuring deluxe amenities and had the best location! Right on Swan Lake with beautiful views out of each window!

This charming home offers just under 4000 SF, with 3 Fireplace's, 4/5 Bedrooms, and 3 Full Baths. This elegant floorplan has many options for the entertainer! You'll love the beautiful Formal Living room with soaring Ceiling. Formal Dining and Butlers Pantry. Family Room featuring Built-In Bookcases, 16' Ceilings and Oversized windows that overlook Swan Lake. Gourmet Kitchen offers 2 Dishwashers, Double Ovens, Abundant Cabinetry with pull out & custom features, oversized to accommodate a crowd, Walk-In Pantry & gorgeous views with many bright windows. Bedrooms are large & offer good separation for your family. Downstairs Den could be used as a 5th bedroom but presently used as Home Office.

Add a Hot Tub and enjoy one of the most peaceful places to unwind with maintenance free living in a spectacular home! Call now for your Private Showing!

Information supplied by Seller/County records. Realtor believes this information to be true and correct, however has not verified this information and assumes no responsibility for it's accuracy. Buyer should investigate these issues and all information to their own satisfaction.



**Leslie Reed, Leslie Reed & Associates**  
**916.223.3122**

For more information [www.LESLIE-REED.com](http://www.LESLIE-REED.com)

2220 Douglas Blvd. Suite 100  
Roseville, CA 95661

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





## 5150 Moss Lane, Granite Bay



**RE/MAX Gold**  
**Leslie Ziegler, Direct**  
**(916) 223-3122**  
[www.leslieziegler.com](http://www.leslieziegler.com)

This Charming Southern Mansion is now being offered for the very first time on the RE Market. This wonderful home was built by Owners for their love of the Southern States. They are now retiring back home and are offering this wonderful home for sale. With 4-5 Bedrooms that offer French Doors with access to the surrounding deck to each, Formal Living & Dining Rooms, Large Country Kitchen with Hardwood Flooring, spacious Family Room with Wet Bar, beautiful views out every window with privacy galore. Backyard features a wonderful Pool with 3 Waterfalls, Stocked Pond with center Island. All beautifully surrounded by Oversized Oaks, for your privacy. With 5 Acres, there is plenty of room for horses and/ or livestock, Barn and Arena.  
Call Now for Your Private Showing!







**JUST LISTED!!!**



**5420 Old Moss Lane, Granite Bay**  
**BEAUTIFUL ESTATE - EQUESTRIAN PROPERTY**

First Time offered For Sale by Owners, recently split this magnificent Property is located on one of Granite Bay's Most Desirable areas and just minutes from Folsom Lake and miles of riding trails! 5 beautiful acres with many trees, rock outcroppings, oversized Pond with center island fed by Miners Ravine, with Irrigation Water rights, Save money and irrigate off your pond! Wonderful site to build your dream home, privately secluded, surrounded by nature, and includes older, but 100% useable 1800SF Barn consisting of 5 Stalls, Hay Storage, plenty of interior room. This property back to 150 acre parcel for extreme privacy! You'll enjoy the flocks of Wild Turkey, Quail, Fox and Coyotes that visit frequently. And the peace and serenity that this area offers!

Information supplied by Seller/County records. Realtor believes this information to be true and correct, however has not verified this information and assumes no responsibility for it's accuracy. Buyer should investigate these issues and all information to their own satisfaction.



**Leslie Reed (Ziegler), Leslie Reed & Associates**  
**916.223.3122**

For more information [www.leslieziegler.com](http://www.leslieziegler.com)

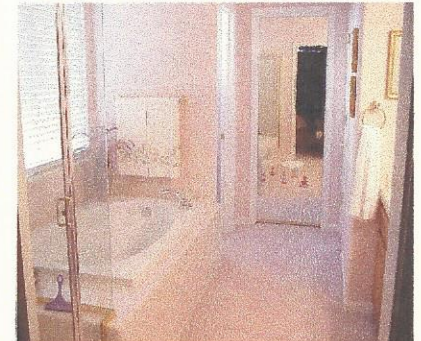
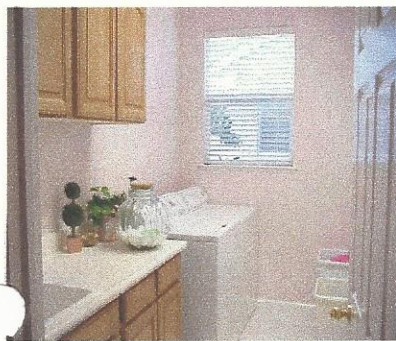
2220 Douglas Blvd. Suite 100  
Roseville, CA 95661

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



# Treelake Village Beauty!

## 5455 Parkford Circle, Granite Bay



**\$379,900**

**This Spacious floor plan offers a Private Separate Master Suite, Large Gourmet Kitchen, Formal Living/Dining Room, Good Bedroom Size/ Separation, Oversized Pool sized Lot, backs to Greenbelt, Central Vacuum System, Whole House Fan, Large Laundry Room, Hunter Douglas Blinds, 3 Car Garage, in Move In Condition, just 1/2 block from the Park, 1 Mile to Granite Bay Golf Course. Eureka School District! NO MELLO ROOS!**

**Coldwell Banker R.E.  
Roseville, CA**

**Leslie Ziegler**  
(916) 773-7595 Office (916)  
545-7071 Voicemail  
email: lziegler4re@hotmail.com



MLS#P2102855



**You won't find a better value than this home!**



5582 Olive Ranch Road, Granite Bay



## JUST LISTED!!

Beautifully Remodeled and Updated Home in famous "Eureka School District"! Contractor/Owner has spent a lot of attention to detail on this wonderfully transformed home with much to offer! Gorgeous Travertine Tile through out the home, Original Hardwood Flooring beautifully restored, Real Wood-Burning Travertine Fireplace, Enclosed Patio/Sun Room, Oversized lot with RV/Boat Storage, Contractors Workshop/Storage, Beautifully Landscaped with Fruit Trees, Sod Lawns, Winding Limestone Paths, additional Remote Bedroom with separate Entrance.

Call Now to Schedule Your Private Showing!



*Ziegler & Associates*

Leslie Ziegler (916) 223-3122

John Ziegler (916) 532-4247

**RE/MAX** Gold

*For more photos and information...visit*

[www.leslieziegler.com](http://www.leslieziegler.com)



**JUST LISTED!**



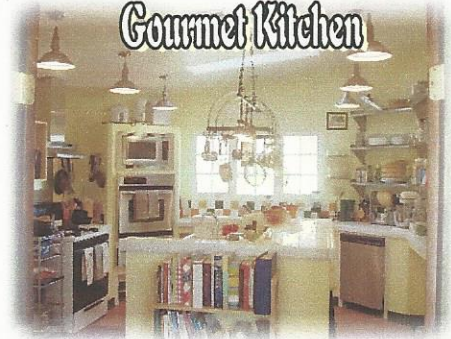
**Family Room**



**5417 Gibson Place, Granite Bay**



**Gourmet Kitchen**



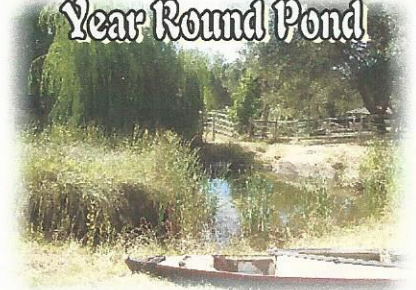
**Backyard**



**Dining Room**



**Year Round Pond**



**Storage Shed**



**Home Office**



**1.1 Acres**

Just wait until you see the inside of this home! Wow! You'll be amazed at the beautiful Architectural Design that has gone into this "One of a Kind" home, designed after "Sunset Magazine" Models. Featuring 11' Ceilings, Tile Flooring, Faux Painting, plenty of Windows & French Doors thru out for lots of light, Surround Sound thru-out, Wine Cellar with Humidistat, Master features French Doors that open to the Back & Large Walk -In Closet, Bath with Double Shower, Large Tub, & Double Sinks. Gourmet Kitchen features Stainless Steel Appliances including Warming Drawer, Double Oven, Built-In Microwave, Wine Frig, Stainless Steel Lighting & Shelves, Gourmet Pot Rack, Washer/Dryer & Refrigerator included! Wired for Exterior Speakers & Gas & Electric ran for the Outdoor Kitchen. All City Utilities of Public Water, Sewer and Natural Gas. Complete with Central Vacuum. Storage Shed was previously occupied however, it will need all utilities hooked back up and roof repaired to be of future use. 1 Bedroom/ 1 Bath, with Family Room- great Potential.

**Leslie Ziegler (916)223-3122**

Just Listed at \$599,999

**John Ziegler (916) 532-4247**

Call now for your Private Showing!

**RE/MAX Gold**





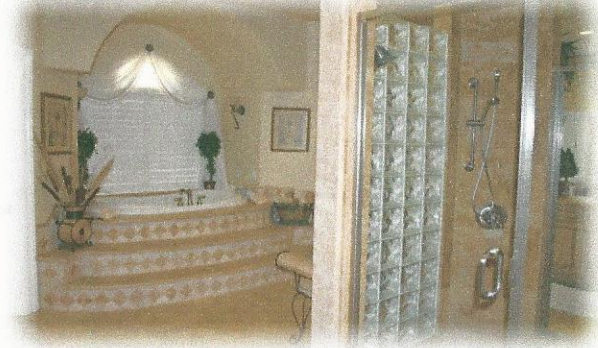
5875 Moss Lane, Granite Bay



Exquisite Tuscan Villa ...decorated to your delight, complete with all the furnishings, just bring your clothes & the kids and enjoy! This wonderful home is beautifully designed with special features as Savage Cabinetry throughout the home, Master Suite sure to please with Ideal, Large, Functional Wet Bar perfect for hanging out, Sitting Area great for lounging and taking in a quiet moment, Walk-In Glass Block Shower, Three Tier Master Jacuzzi Tub, Two Spacious, & Separate Vanities, Large Closets, 3 F/p's & much, much more! The ideal floorplan & use of Natural Stone with perfect choice of colors & Materials that flow through this home.



With 4 Beautiful Bedrooms, 4 nice Baths, Gorgeous Kitchen with the latest of styles in Slab Granite, Savage Cabinetry, Stainless Steel Appliances, Extra Wet Bar, Walk-In Pantry, Family Room with Built-In Savage Cabinetry/Entertainment Center, Luxurious Living Room, Great-Oversized, Workout Room with tucked away Home Office, Abundant 4-Car Garage, includes Washer/Dryer & Refrig. this home has much to much to mention...it is a surely MUST SEE! Call now to schedule your Private Showing of this Masterpiece!



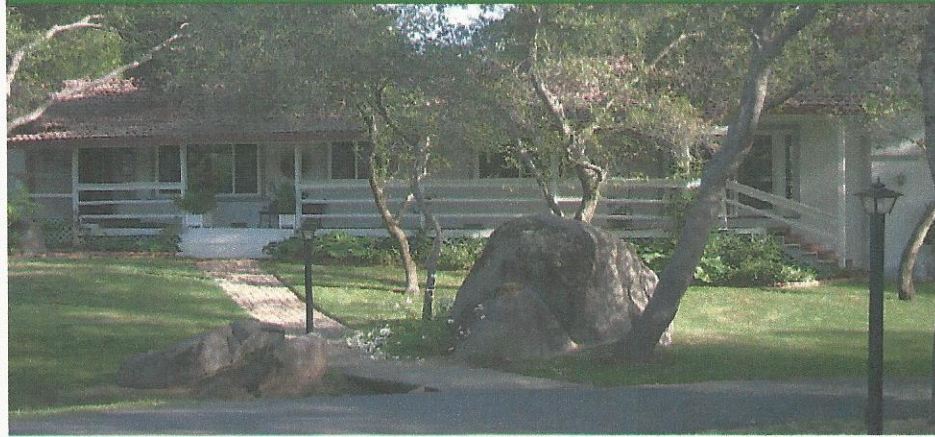
RE/MAX Gold  
[www.leslieziegler.com](http://www.leslieziegler.com)

Leslie Ziegler (916) 223-3122  
John Ziegler (916) 532-1147





6840 Poca Montoya Drive, Granite Bay



### Beautiful, Gated Country Home!

Offering 4 Bedrooms, & 4 Baths, beautifully updated, with Pool, Spa, Barn & 3 Separate Pastures!

2 Master Suites (1 with Gas, Marble F/P) make this home special! Great for those needing an In-Law or having frequent guests. Located at opposite ends of the house, each Master offers a Private Patio/Deck, adjoining to the Pool/Spa area. Offering Privacy, Peace & Serenity.

This wonderful floorplan offers plenty of LIVING SPACE with Formal Living Room, Dining Room, Family Room, & Game Room/Home Office. Gourmet Country Kitchen loaded with Cabinets, Breakfast Bar, area for informal Dining Table, complete with large Skylight & Hardwood Floors. Formal Living & Dining rooms offer large Picture Windows that overlook your beautiful Acreage. Game Room with Built-In Bar, doubles as the Home Office. Great place for kids to do their homework or your Home Office. Wonderful yard for hanging out or entertaining with Pool & Spa, surrounded by many large Rock Outcroppings, abundance of Fruit Trees, beautiful flowers & oversized Oaks. With plenty of room for the kids to run around. Dutch Barn offers plenty of room for extra storage or finish off for future In-Law? Or separate Home Office? Plenty of room for that extra Large RV storage between Garage & Barn. Could finish cement and make into workshop for the Contractor or Handyman.

You'll love what this home has to offer located on a quiet, Country lane, Cul-De-Sac setting.

Call now for your private showing! Listed at \$935,000

Leslie & John Ziegler (916) 223-3122 or (916) 532-4247

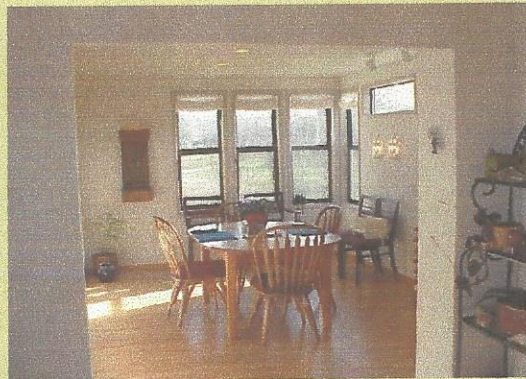
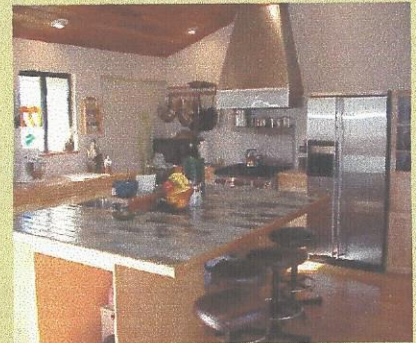
RE/MAX Gold

www.leslieziegler.com





# Beautiful Artistic Retreat



**6885 Poca Montoya  
Granite Bay**



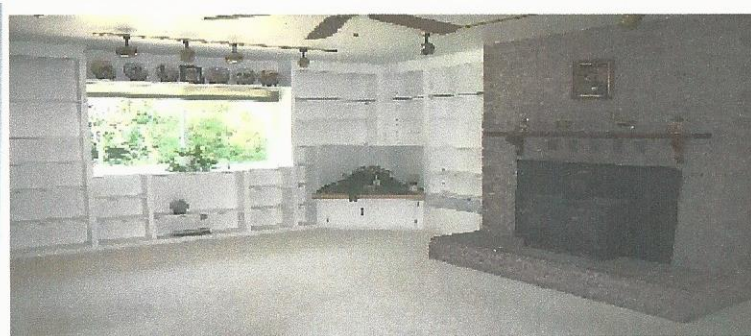
**(916) 773-7595 Office  
(916) 223-3122 Cell  
(916) 786-5287 Fax  
lziegler4re@hotmail.co**

**Just Listed  
\$549,900**





## 7032 West Lane, Granite Bay



**VOTED 1 OF THE TOP 10 NEIGHBORHOODS IN  
SACRAMENTO AREA, SACRAMENTO MAGAZINE 3/04**



Wonderful Hidden Valley Hide-away! You'll love living in this quaint little Community where you'll enjoy Hiking, Jogging, & Horseback Riding on the 180 Acres of Common Area Trails & New Riding Arena for all Residents. You'll really love the Private Lake with Sandy Beach with surrounding Park, Playground & Baseball field great for BBQ's or fishing with the kids. Including the Private Clubhouse for all Residents use for Birthday, Anniversary, Private Parties or even Weddings, at a very minimal fee. Home Owners Association dues include FREE Drinking & Irrigation Water & nightly Patrol Services.

This home offers a lot of space for that special family with added Bonus/Great room.

3 Bedrooms & 2 baths offer privacy but close enough for a family with small children. Private Back Yard has a nice lawn & Deck, great for hanging out. Patio off Master is ready for your personal Spa! 2nd Bath has outdoor access perfect for future Pool.

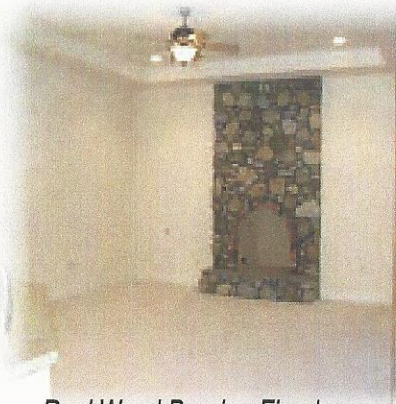
Almost one Acre (.97) allows for up to two horses to be kept on premises!



**RE/MAX Gold**  
[www.leslieziegler.com](http://www.leslieziegler.com)

**Leslie & John Ziegler**  
**(916) 223-3122 or (916) 532-4247**





*Real Wood Burning Fireplace  
in Beautiful River Rock*



## **7070 Le Flore Place, Granite Bay**



*Formal Dining with Built-In Hutch  
Tall windows bring the oversized Oaks inside*



*Beautiful Tile work  
throughout baths*



*Gourmet Kitchen with Granite Counters  
Stainless Steel Appliances, Bay Nook*



*Master Suite with double door entry, Seperate Shower,  
Corner Jacuzzi Tub, double Sinks, Lg Walk In Closet*



*Formal Living Room great  
for entertaining guests!*

*Brand New home, just completed and ready for your family! Beautiful .75 Acre Lot, with plenty of room for large RV / Boat Storage, and enough room for Shop or second garage. Quality Workmanship with wonderful features through out. 4 Bedrooms, 3 Full Baths, Nice Bedroom Separation, Spacious 3-Car Garage, Wonderful Master Suite featuring Sunken Jacuzzi Tub, Large Walk-In Closet, Outdoor access to backyard. Large enough for a small pool & Lawn area, some nice large Moss Rocks out front that could transform your backyard to include a nice waterfall. Great Floorplan with*

*Formal Living Room, Formal Dining Room with Built-In Hutch, Wonderful Family Room/ Kitchen Combo featuring Rock wall, -real Wood Burning Fireplace. Gourmet Kitchen with Beautiful Granite Counters, Stainless Steel Appliances, Breakfast Bar, Built-In Desk area, Bay Dining Nook with Designer Windows to bring the outdoors in, upgraded Hickory Cabinets, Nice large Gas Stove, Built-In Microwave, + much more! Higher ceilings throughout home with tall windows that accent the many oversized Oaks this lot has to offer. All this in popular Eureka School District, with City Utilities! Just Listed at \$745,000 with \$15,000 Landscaping Allowance to the Buyer*



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





**\$425,000**



**135 Cavitt Stallman**

## Thomas Kincaid Cottage

You'll fall in love the minute you step out of the car with this 1928, fully-refurbished, Country Retreat, nestled in the heart of Granite Bay.

The unique 3 bedroom, 2 bath floorplan features enclosed Front Porch, Family Room with fireplace, Formal Dining Room with built in hutch, adorable Kitchen with built-in Dishwasher & Microwave, Private Master Suite with Bath, large Laundry Room, enclosed Breezeway with Storage, two Car Garage, & Separate Workshop.

This Home is in "Move In" condition and ready for New Owners.

Situated on 1.3 Park-like Acres, there's plenty of room for further expansion, if desired.

Just like Kincaid's paintings, there's plenty of color and bountiful Fruit Tree's set amidst the Pines.

Imagine waking to the sound of birds singing, watching the horses frolic in the fields nearby, surrounded by 360 degree mountain views, and did I mention the gorgeous sunsets??

Call now for your Private Showing.



**Leslie Ziegler, R.A.**  
**(916) 773-7595 Office**  
**(916) 223-3122 Cell**





7840 Boren Lane, Granite Bay





**7890 BOREN LANE, GRANITE BAY 95746**

**SPLIT PENDING**



**RARE OPPORTUNITY TO OWN THIS SPECIAL PIECE OF LAND... 95% SPLIT INTO 3 PARCELS!  
FANTASTIC FOR YOUR FAMILY COMPOUND AT AN AFFORDABLE PRICE!**

*Home on 3.3 Acres in Granite Bay on a gorgeous, picturesque setting, nicely situated around a Large Pond, with many Fruit Trees, and Extra Large 1,000 SF Workshop/Garage with 12' Ceilings & Covered Area for your Boat/RV. Seasonal Pond (possible Year Round) runs between properties offering beautiful views! Main home is in great condition and offers 2/3 BD, 2 BA. All beautifully Updated through out. Gorgeous, serene views from most all windows make this home special.... ideal for those yearning for Country Living, with privacy & serenity. Quaint, Newer, Studio Pool House/Cabana with Full Bath & Kitchenette. RARE 17'X 65' Lap Pool impresses you with it's enormous length!*

*If you have dreamed about living with your family but want the opportunity split each parcel later in life... here's your chance. Each 1 Acre lot has much to offer. 95% of split work completed. One offers space for 3000+ SF Home, the other 3500SF home. Call now for your Personal Showing!*

Information supplied by Seller/County records. Realtor believes this information to be true and correct, however has not verified this information and assumes no responsibility for it's accuracy. Buyer should investigate these issues and all information to their own satisfaction.



**Leslie Reed, AREA SPECIALIST/ TOP PRODUCER**

**916.223.3122**

2220 Douglas Blvd. Suite 100  
Roseville, CA 95661

For more information [www.LESLIE-REED.com](http://www.LESLIE-REED.com)

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



# 8333 SHILLING COURT, GRANITE BAY



## **"GROSVERNOR DOWNS" BEAUTY! SELLERS ARE RELOCATING BACK TO NASHVILLE!**

ENJOY LIFE IN THIS LOVELY SUBDIVISION. WHERE NEIGHBORS ENJOY GRACIOUS LOT SIZES FOR MAXIMUM PRIVACY AND ROOM FOR GROWTH FOR YOUR FAMILY. LOCATED IN THE POPULAR "EUREKA SCHOOL DISTRICT", WITH TOP RATED SCHOOLS. THIS IS TRULY A FIND! Soaring Ceiling height, along with spacious Rooms, paired with a wonderful floorplan, built with longevity in mind. This 4 Bedroom, 3 1/2 Bath, home consists of a flowing 4100 square feet. Master offers an attached Sitting Room perfect for those who make use of their space! Just under 3/4 of an Acre, surrounded by many trees offering yards of space for your little ones to play in. The beautiful Pool is completely fenced off with Wrought Iron fencing. and includes a Personal Spa, large enough for the whole family! **Now is the time to buy this home- Call Now for your Private Showing!! Offered at \$850,000**



Information supplied by Seller/County records. Realtor believes this information to be true and correct, however has not verified this information and assumes no responsibility for it's accuracy. Buyer should investigate these issues and all information to their own satisfaction.

**Leslie Reed, Top 10% of Lyon Real Estate**

**Top Producer / Area Specialist**

**916.223.3122**

**For more information visit my website at [www.LESLIE-REED.com](http://www.LESLIE-REED.com)**

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



# "Quail Oaks Beauty"

Reduced for a quick sale!!



Now only \$629,900

## 8444 Arkie Court, Granite Bay

This Home has been completely remodeled and it is fabulous!

Blending old with the new! Leaving the Beautiful Brick Fireplaces, Crown Molding, and Built In Hutches to create a modern environment.

This four bedroom, three Bath home offers many windows filling the interior with natural light. Large Living and Dining rooms, Beautiful Gourmet Kitchen opens to Family room & Nook, featuring Cherry Cabinetry, Stainless Steel Appliances, an abundance of Granite Counter Tops and Hardwood flooring.

This is truly an entertainers delight!

The spacious Master Suite has French Doors leading out onto a south facing Deck, Walk In Closet, Built In Hutch & Small Storage Room. Master Bath offers Tumbled Travertine with Granite Counter tops.

A gorgeous Home with quality craftsmanship through out. Easy relaxed living in a beautiful Neighborhood. A must see!



### Other Attractive Features:

\*2,786 Square feet

\*Side yard with 40'+ RV access

\*French Doors throughout

\*Main Level Bedroom & Bath, or Office option

\*Double Convection Ovens

\*Central Vacuum System

\*\*Solid Fir Six -Panel Doors

\*Alarm System with Panic Alarm

\* Intercom System

\* Eureka School District, Granite Bay High School

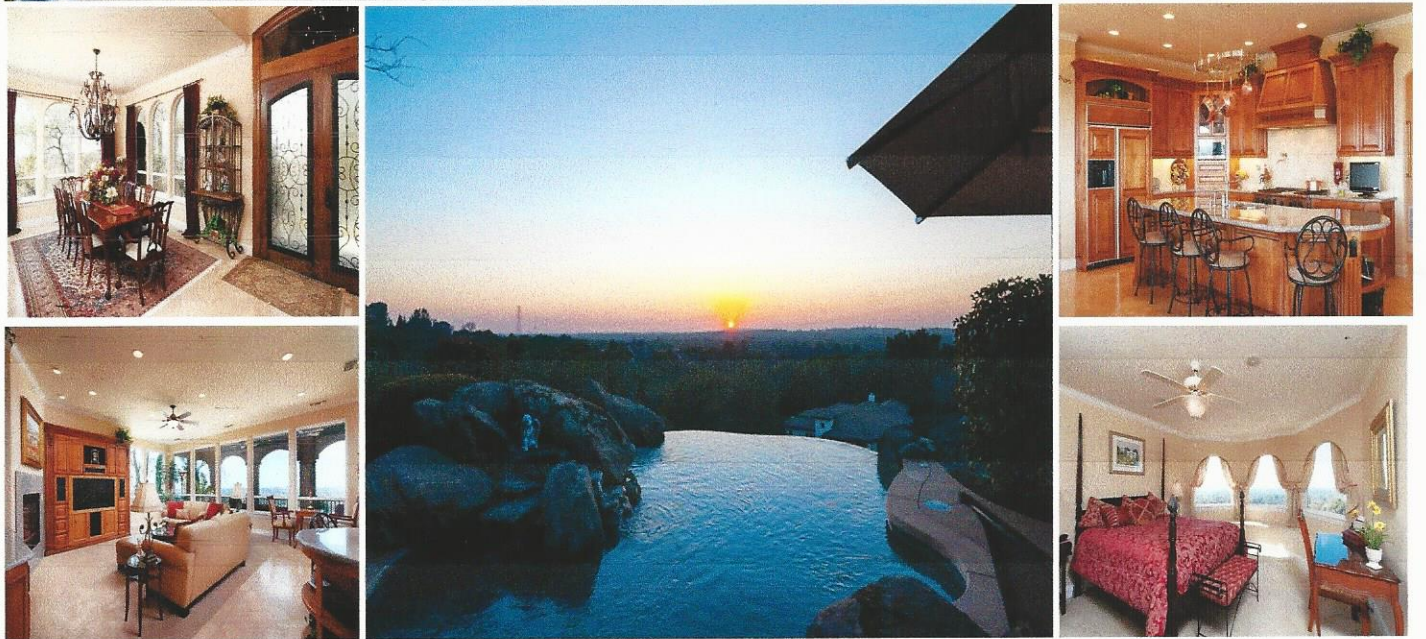
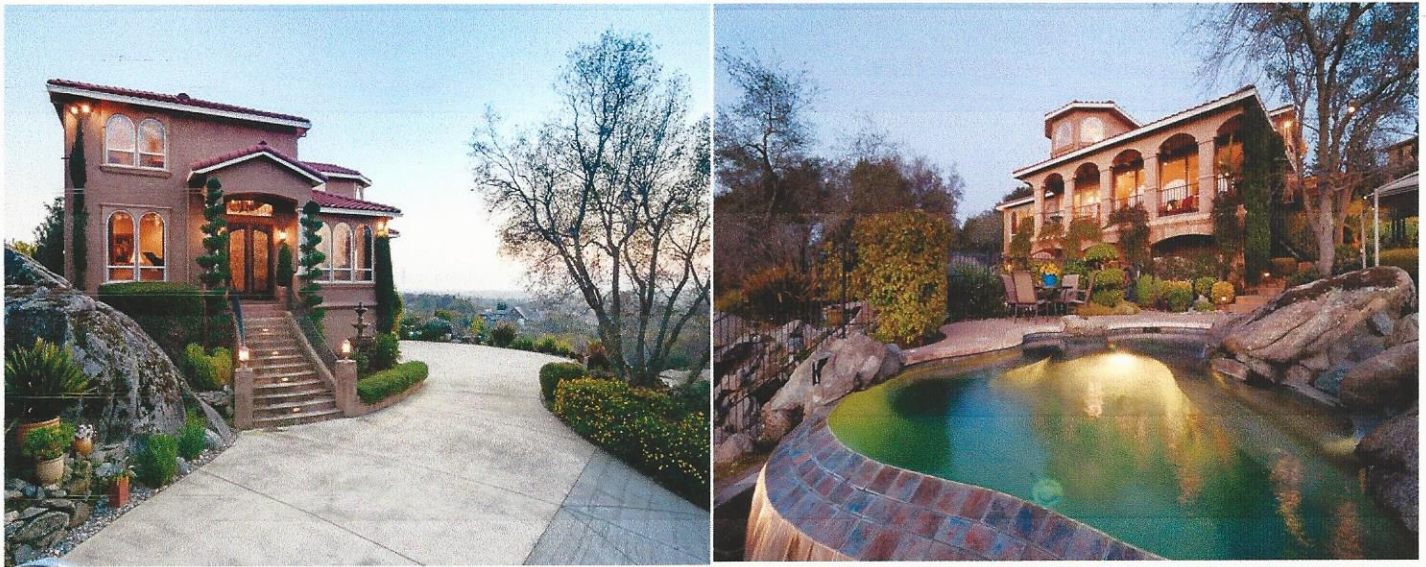
Leslie Ziegler (916) 223-3122 or John Ziegler (916) 532-4247  
[www.leslieziegler.com](http://www.leslieziegler.com) for more photos & information

RE/MAX Gold





*Magnificent Hilltop Estate features this Exquisite Mediterranean Villa,  
with Spectacular, Unobstructed Views-Located in Prestigious "Eden Roc"*



**9220 Touchstone Court, Granite Bay CA 95746**

- \* Prestigious "EDEN ROC" Subdivision
- \* 4 Bedrooms all with Attached Baths
- \* Separate Home Office / Library
- \* 3 Full Bathrooms and 1 Half Bath
- \* 3- Car Garage with Dumbwaiter
- \* 4,313 Practical/ Usable Square Feet, Built in 2000
- \* Combination Kitchen/ Family Room offering stunning, Panoramic Views
- \* Basement Workshop-with room for Wine Cellar
- \* "Outdoor Kitchen" with all the works, in great condition
- \* Money saving "Spool" Spa/ Pool/ Lap Pool
- \* Private, Beautiful 1 Acre Lot (+/-) with Enormous Rock Outcroppings

**JUST REDUCED, CALL FOR MORE INFORMATION**



**Leslie Reed**  
**(916) 223-3122**

[www.Leslie-reed.com](http://www.Leslie-reed.com)

Lic #02169773

MLS#13007897

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



*"La Casa del Sol"*



*Mass Lane, Granite Bay*