

Coldwell Banker at Trinity Alps Realty
 PO Box 1390, 1247 Main St
 Weaverville, CA. 96093

530 266-3302 Evenings
 Robin 530 227-1725 (c), Don 530 945-5244 (c)
www.coldwellbankerattar.com

MLS#: 2103942 - Active **\$559,000**
 MFB, 5 Beds, 6.5 Baths, 2 Car Garage
 71 Mary Ave. - Trinity Center, CA 96091
 Area: Trinity Cntr-Coffee Creek - Scott Unit 2
 4818 Sq. Ft. - Built: 1918 - 0.52 Acres
 2 levels —> | 0 | 3,176 | 951 | 691 |
 APN#: 007-440-40-00~Single
 Office#: AKTAR - Lot Size: 22651 sq. ft.



Features/Inclusions & Utilities:
 Access- All Year, Dishwasher, Freezer, Garden Area, Landscape- Part, Lawn, Oven-range, Porch/Deck, Refrigerator, RV/ Boat Parking, Trees, View of Mountains, W/D Hookups, Walk-in Closets, Washer & Dryer, Water Heater, Wh ...

HISTORIC 4800 SQ. FT. YCATAPOM INN
 The Ycatapom Inn, historic restaurant, bar (from original Estabrook Dredge lumber) & home in excellent condition w/ some original fixtures & furniture. Home built in 1918 & moved from "old Trinity Center" & attached to the Inn in 1959. Includes 3 separate living area w/ kitchens, plus a commercial kitchen. Property has been maintained in its' classic craftsman style & quality of bygone days. This jewel would make a dynamite group get away/enterprise for pilots/ boaters/ mountain enthusiasts, or possibly a Bed & Breakfast with it's commercial zoning. Or restore it to the local favorite restaurant/bar we all yearn for. This unique building deserves new owners who appreciate it's history and have vision for it's future. Take a look if you love the area and the challenge.


MLS#: 2103692 - Active **\$269,900**
 SFB, 2 Beds, 2 Baths
 46 Scott Road - Trinity Center, CA 96091
 Area: Trinity Cntr-Coffee Creek - Scott Unit #1
 1600 Sq. Ft. - Built: 1945 - 0.26 Acres
 1 level —> | 0 | 1,600 | 0 | 0 |
 APN#: 007-420-32-00~Single
 Office#: AKTAR - Lot Size: 11325 sq. ft.



Features/Inclusions & Utilities:
 Access- All Year, Fenced Full, Garden Area, Lawn, Oven-range, Patio: covered, Porch/Deck, RV/ Boat Parking, Trees, View of Mountains, W/D Hookups, Walk-in Closets, Water Heater, Wood Burning Stove, Flooring: SELLER TO PR ...

2006 REMODEL IN THE HEART OF TRINITY CENTER
 This home has been remodeled in the past year with some very nice upgrades. For instance, all new Gas Charged Low-E windows, New Exterior Siding and both with Transferable Warrantee. New paint, Mstr Bedroom Suite is large, & so are living rm & kitchen. Lots of storage! Home is located in Trinity Center right in the middle of Trinity Shasta Recreation area and home of Lakes, Trails and the Awesome Trinity Alps. We have an airstrip, marina, store, restaurants, gas, church, P.O., elementary school and more. If your waiting for values to decrease, don't. This home has shade trees all around, fruit trees in fenced backyard, a long life metal roof and covered porches on 2 sides. It is an oldie, but remodeled and charming as it can be! Must see!!

MLS#: 2104088 - Active **\$299,000**
 SFB, 2 Beds, 1.75 Baths, 2 Car Garage
 311 Cedar Rd - Trinity Center, CA 96091
 Area: Trinity Cntr-Coffee Creek - Scott Unit 2
 990 Sq. Ft. - Built: 1978 - 0.23 Acres
 1 level —> | 0 | 990 | 0 | 0 |
 APN#: 007-450-20-00~Single
 Office#: AKTAR - Lot Size: 10019 sq. ft.



Features/Inclusions & Utilities:
 Access- All Year, Ceiling Fans, Fenced Full, Garden Area, Gutters & Downspouts, Landscape- Part, Oven-range, Patio: covered, Porch/Deck, Refrigerator, RV/ Boat Parking, Satellite Dish, Trees, View of Mountains, W/D Hookups, W ...

2 BEDRM ,1/3/4 BATH CHARMING REMODELED HOME IN TC
 Appealing 2 bdrm home in the heart of town. Includes Central heat & AC, gas monitor, and woodstove on brick hearth. Bedrooms & living/dining area open w/ sliders to big private deck in fenced yard w/ large gate. 2 car garage & attached big bonus room for "stuff" & crafts & pool table or?...makes this home seem perfect for get away or retirement. Warm & cozy w/ laundry room conveniently located in hall between bdrms & living area. Clean and well kept w/ recent remodeling. .23 acre buildable lot next door is separately listed at \$60,000. If septic approval (in progress) requires mound system, list price will be \$45,000. Both would give you almost 1/2 acre of prime TC property! Priced to sell .


MLS#: 2104130 - Active **\$310,000**
 SFB, 3 Beds, 2 Baths, 2 Car Garage
 North Lakeview - Trinity Center, CA 96091
 Area: Trinity Cntr-Coffee Creek - Trinity Lake Knolls
 1800 Sq. Ft. - Built: 1978 - 0.57 Acres
 2 levels —> | 0 | 0 | 0 | 1,800 |
 APN#: 007-530-18-00~Single
 Office#: AKTAR - Lot Size: 24829 sq. ft.



Features/Inclusions & Utilities:
 Access- All Year, Ceiling Fans, Garden Area, Microwave, Oven-range, Porch/Deck, Refrigerator, RV/ Boat Parking, Satellite Dish, Trees, View of Mountains, W/D Hookups, Walk-in Closets, Washer & Dryer, Water Heater, Window Coverings, ...

JUST REDUCED!! CABIN IN THE TREES IN TRINITY LAKE KNOLLS
 Great Get Away or retirement home in upscale neighborhood. Wall of windows in front for light and view, yet privacy with lots of trees. and large front porch. Open floor plan downstairs with breakfast bar, laundry room, wood burning stove on hearth, lots of storage, bath and master bdrm. Upstairs has reading/sleeping library loft area overlooking lower level and 2 nice size bedrooms with bath in hall. Balcony off one bedroom. Attached 2 car garage has workshop and exit to large outdoor deck in rear for all season enjoyment. This home needs a little bit of updating, but is a BEST BUY for a home in this area. Very appealing. Fifteen thousand dollar credit at COE for repairs/replacement of roof/deck.

MLS#: 2104513 - Active **\$395,000**
 SFB, 3 Beds, 2 Baths, 4 Car Garage
 111 Lakeview Drive - Trinity Center, CA 96091
 Area: Trinity Cntr-Coffee Creek - Trinity Lake Knolls
 1520 Sq. Ft. - Built: 1975 - 0.55 Acres
 level —> | 0 | 944 | 576 | 0 |
 APN#: 007-530-23-00~Single
 Office#: AKTAR - Lot Size: sq. ft.



Features/Inclusions & Utilities:
 Access- All Year, Ceiling Fans, Dishwasher, Fenced Part, Landscape- Part, Out Buildings, Oven-range, Patio: covered, Porch/Deck, Refrigerator, RV/ Boat Parking, Satellite Dish, Sprinkler Drip System, Sprinklers Automatic, Sprinkler ...

COUNTRY HOME WITH COUNTRY CHARM
 BEAUTIFUL OLDER COUNTRY HOME located at the foot of the Trinity Alps. This home has all the charm and character you would ever hope to find. Open beam vaulted ceilings, wood paneling interior, remodeled kitchen in 2006 with custom cabinets and roll out shelves, Corian Counter Tops, double oven, microwave oven, dishwasher and Breakfast bar. Large dining area and open floor plan. The grounds are beautiful with easy maintenance in mind, 2 detached 2 car garages (and one has a shop area) and an Rv/boat barn. Paved driveway, inclosed patio at rear exit to yard, lots of redwood decking front and rear, large lot, great neighbors and a great town to live in. Close to all the action with the lake, trails and airstrip only minutes away.

MLS#: 2104545 - Active **\$465,000**
 SFB, 3 Beds, 2.5 Baths, 2 Car Garage
 320 Airport RD - Trinity Center, CA 96091
 Area: Trinity Cntr-Coffee Creek - Scott Unit 1
 1900 Sq. Ft. - Built: 1978 - 0.69 Acres
 2 levels —> | 0 | 1,300 | 600 | 0 |
 APN#: 00743032~Single
 Office#: AKTAR - Lot Size: sq. ft.



Features/Inclusions & Utilities:
 Access- All Year, Ceiling Fans, Dishwasher, Fenced Part, Fireplace, Garden Area, Landscape- Full, Landscape- Part, Lawn, Microwave, Out Buildings, Oven-range, Patio: uncovered, Porch/Deck, RV/ Boat Parking, Satellite Dish, Sprinkler Dri ...

REMODELED COUNTRY CHALET
 Beautiful home with complete kitchen, dining & living room remodel in 04', inc. both bathrooms. Main level flows with ease from tiled entrance. Interior has open beam ceiling in original structure and vaulted ceiling in new family room. Kitchen all new appliances, breakfast bar & built in office nook 2 bedrooms and bath upstairs and main bedroom and 2 baths main level. Features include Beautiful flooring, Polished Granite Counters and sills, recessed lighting, wood stove on floor to ceiling flagstone hearth. Monitor stove, ceiling fans, laundry room, all windows replaced with new, One new 2 garage w/ half bath. Detached 1 car garage w/ carport & shop, 2 additional sheds for wood storage & general storage. Front porch and rear deck, auto and manual sprinklers and drip for beautiful lawn, trees for shade, many flowering bushes & shrubs. Privacy right in the center of Trinity Center. Walk to airstrip, store, PO & marina! ALSO, BACK-UP GENERATOR SYSTEM FOR POWER

