

# MOUNTAIN HOMES

The official publication of the  
Idyllwild Association  
of Realtors

## of Idyllwild

### Spring 2016



Garner Valley - See page 24



Idyllwild - See page 16



Pine Cove - See page 5

## Spring is The Best Time of Year to Sell a House!

**B**uyers come out of the woodwork during the spring, and most families want to make the purchase of their home and complete the transaction before the summer months, when the kids and family are on summer vacation. Spring buyers most often pay full price. In fact, sales peak in the spring, helping explain why 50 percent of those who move do so in the summer.

Selling a home quickly may not only be contingent on a season. The geography of your Idyllwild home may also be a contributing factor. The heat of the desert sends more buyers to Idyllwild in the spring and summer. Buyers are trying to beat the heat in a mountain home in a cooler climate. Plus, it's often easier to move in the warm spring and summer months than during winter snows.

Vacation properties always do their best in the spring and summer months, because that is when buyers visit these destinations. They benefit from the fact that vacationers will actually be where these listings are, and not just looking at pictures online or in a brochure.

Just remember, when you sell at the busiest time of the year you will face more competition, so make sure your home shows at its best! Have a plan. Sometimes personal situations prevent selling a home during the prime season. A local Idyllwild REALTOR® can help you sell a home in any season.

Nobody knows Idyllwild like a LOCAL Idyllwild Realtor. Smart home sellers realize they need the expertise in pricing their home, making connections with REALTORS working with buyers, arranging homes tours, broker opens, and coordinating with other professionals in the sales process. REALTORS with local knowledge provide you with special expertise and a network to sell your home.

Having said this, there really is no wrong time to list your home, because if you price your home right, and make every effort to present it in a superior way, chances are you will sell your property in a timely manner.

*Amber Booth, President  
Idyllwild Association of Realtors*

### Home Tour April 23!

The Idyllwild Association of Realtors will be hosting a Home Tour On April 23 in celebration of American Home Week. (Alternate date of May 14th in the event of inclement weather.)

Come meet a LOCAL Idyllwild Association of Realtors (IAOR) member during the Celebration of American Home Week.

For additional information and updates:

IAOR Facebook page:  
[facebook.com/idyllwildassociationofrealtors](https://facebook.com/idyllwildassociationofrealtors)

IAOR Website  
[idyllwildassociationofrealtors.com](http://idyllwildassociationofrealtors.com)

Mountain Homes of Idyllwild website:  
[mountainhomesofidyllwild.com](http://mountainhomesofidyllwild.com)

Idyllwild Association of Realtors Office:  
**(951) 659-2345**



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Bill Sperling, Linda Allen,  
Ron Schingo

## LISTINGS FROM \$0 TO \$239,500

### CABIN IN THE WOODS



Open living area, original rock fireplace. 1 BR, 3/4 BA. Washer/dryer. Deck. Extra storage. Improvements: foundation work, roof, flooring, bath. Access from 243 & Logan Creek. Hiking trails nearby - perfect "cabin in the woods!"  
MLS#2007223 **\$135,000**

### PRICED TO SELL!



Chalet-style A-frame; 2 bedroom, 1 bath + loft. Open floor plan, celestial windows, laminate wood floors & wood stove. Dining area & kitchen open to deck. Large fenced yard & lots of parking. Great buy!  
MLS#2006675 **\$159,000**

### MOUNTAIN MEMORIES



Well maintained Gambrel. Large windows: LR & DR: mountain views. Built-in window seat; FP. Covered & open-air outdoor living spaces: porch roof spans front of home & upstairs master BR private deck. 2 BR, 1.75 BA.  
MLS#2007302 **\$175,000**

### CHARMING MOUNTAIN GET-A-WAY



Charming two bedroom, one bath cabin in Pine Cove. Beautiful treetop views from the Master bedroom and living area. Deck off living room. Deck on bottom accessible outside. Fully furnished for an easy move!  
MLS# 2007168 **\$210,000**

### YOUR NEW HOME



Great cabin; large lot. Usable land, 1 car garage, RV shelter. Generous rooms. FP in living room, two baths, large kitchen/dining/living room area. This gem is perfect for full or part time. Priced to sell!  
MLS#2006601 **\$210,000**

### MOUNTAIN CABIN ON CORNER LOT



1959 Mountain get-a-way cabin. Large private corner lot. 2 BR, 1.75 BA, knotty pine interior w/ brick fireplace. Wrap-around deck, easy access, walk to town. Country kitchen, mud room, laundry, 3/4 bath. Storage under home.  
MLS# 2007214 **\$220,000**

### ROOM FOR ALL!



Master BR, guest & BA on main floor; sleeps 4 lower level; 2 decks, ridge views, furnished, dual windows, FA heating, FP w/ insert, new exterior siding, metal roof, laundry. RV parking. Work shop area.  
MLS#2007281 **\$239,000**

### TRUE MOUNTAIN CABIN LIVING



True Mountain Cabin. Rock fireplace. Great Room has its own freestanding propane stove. The Master BR + full BA on main floor, Upstairs are 2 BR + 1/2 Bath. Fully fenced yard, Double detached garage  
MLS#2007062 **\$239,500**

## LISTINGS FROM \$249,000 TO \$299,000

### SPACIOUS MOUNTAIN HOME



Ideal corner lot across from Foster Lake meadow. Picture windows; open floor; cathedral ceiling; FP w/ insert. Wrap-around deck. 2 BR & BA down + loft, BR & full BA upstairs! Fenced yard; carport/workshop Solar.  
MLS#2007298 **\$249,000**

### VINTAGE CHARMER



Old Idyllwild. Original wood flooring, vaulted ceiling, river rock fireplace, vintage kitchen. Walk to town. Large rooms, bright, & space. Covered deck overlooking wooded forest that feels like a private park. Step back in time.  
MLS#2007265 **\$265,000**

### SECLUDED & CHARMING HOME



Quiet artist cabin. 1000 ft of decking with breathtaking views of Strawberry Creek, Tahquitz & Suicide Rock. 2 bedrooms, 1.5 baths; Main bedroom with private deck. Art studio used as 2nd bedroom. Washer & dryer.  
MLS#2006413 **\$279,400**

### GREAT VIEWS



Peaceful setting. Entry level: living room, kitchen, dining, 1 bedroom & 1 bath. Vaulted ceiling, floor to ceiling windows, wood burner, bamboo flooring. Upper level: 1 BR, 1 BR, + loft office. Lower: 1 BR + den.  
MLS#2005998 **\$299,000**

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**LISTINGS FROM \$299,000 TO \$379,000**

**AFFORDABLE WITH VIEWS!**



Private get-a-way w/views backs to forested acreage. 2 BR, 2 BA, one level, built in 2001. Vaulted ceilings, deck, park like yard, wood flooring & river rock FP. Spacious master BR. Laundry closet. Workshop/storage.  
 MLS#2007323 **\$299,000**

**PICTURE PERFECT**



Charming, 3 BR, 2 BA on corner lot w/ 2 car garage. Immaculate condition, beautifully landscaped; front circle driveway & paved driveway. Vaulted ceilings, wood beams, brick fireplace. FA heating, dual pane windows, decks front/back. MLS#2007255 **\$325,000**

**WONDERFUL FAMILY COMPLEX**



Main house: 2 BR, 1 BA. Guest 1BR, 1BA, play house + outdoor shed & garage has been converted to storage; could be re-converted. Pellet stove, large lot. Buyer confirm property may be horse legal.  
 MLS#2007243 **\$339,000**

**NATIONAL FOREST IN BACK YARD**



Located on cul-de-sac. New decking, hot tub, secure w/ gates & iron fencing for privacy & small children. INSIDE: RENOVATED top to bottom. Swedish fireplace in living room. All furnishing including big screen TV.  
 MLS#2006200 **\$344,000**

**FAMILY COMFORT**



Corner lot; fenced. Vaulted ceiling, brick hearth w/ wood burning insert. 3 BR, 2 BA. Decks for indoor/outdoor easy living. Laundry, Greenhouse. Detached 2 car Garage. Great for family that wants best in Mountain ease.  
 MLS#2007258 **\$349,000**

**IDYLLWILD CHARMER**



Large home and lot. Knotty pine throughout. May be horse legal (buyer to verify) two large bedrooms upstairs with half bath. 2 bedrooms down with full bath. Beautiful rock fireplace with airtight stove insert.  
 MLS#2007188 **\$349,500**

**MOUNTAIN CHARMER**



Fern Valley: views and privacy. 2 bedrooms and 1.5 baths upstairs; 1 bedroom and 3/4 bath downstairs. Upgraded kitchen w/ granite counters & newer appliances. Open, vaulted ceilings, wood stove insert. 2 car garage.  
 MLS#2007289 **\$355,000**

**AWESOME VIEWS!**



First time on market in 20 years. 1.5 acres. Horse legal. Formal living, vaulted ceilings, rock FP, oak floors. Master BR + 2 addl. BR. Sewing room. 2 car Garage/workshop. Solar Panels. Greenhouse, gardens. Jacuzzi.  
 MLS#2007327 **\$379,000**

**LISTINGS ABOVE \$400,000**

**UNIQUE MULTI-USE PROPERTY**



Formerly "Two Babes" Art Gallery. 2800 sq. ft. 3 bedroom, 1.5 bath. River rock fireplace, Great room, gorgeous wood work and high ceiling + loft. Deck. Fenced yard with 2 sheds. Unique & rare property.  
 MLS#2007274 **\$439,000**

**EQUESTRIAN ESTATE**



Garner Valley Ranch, 4 1/2 flat, usable acres. Great Room, bonus room w/ wood burner. Master suite, BA & "his & her" closets. 3 BR upstairs. New paint, carpet & refurbished back deck. Great buy.  
 MLS#2007129 **\$525,000**

**ARCHITECTURAL MASTERPIECE**



Views from every window. Soaring spaces, open beamed cathedral ceilings. Private without being remote. Grand master suite with 360 degree views, private deck, stunning bath and attached loft/ balcony area overlooking the living room. MLS#2007148 **\$650,000**

**SPLendor IN THE FOREST**



Magnificent home in beautiful setting. Finest quality & best of everything. Gourmet kitchen, hardwood floors, formal dining. Master with attached bath including slipper tub, shower & dual sinks. Guest BR & BA on main floor.  
 MLS#2007145 **\$699,000**

**REDWOOD LODGE - A TREASURE!**



Red Wolf: incomparable architecture & construction. 3 bedroom, 4 bath, Jacuzzi tub, steam room. 2700 sq ft. + Guest House. 2 car garage. Approx. 1.33 acres. Deck with amphitheater. Views. Private yet walk to Village.  
 MLS#2007328 **\$879,000**

**EQUINE GRANDEUR**



Country estate. Great room, vaulted ceilings, fireplace & wall of French doors. Forever Mountain Views. Chef's kitchen. formal dining w/ fireplace. Master Suite, elegant BA, exercise, spa, & dressing area.  
 MLS#2007163 **\$1,250,000**

**PRISTINE ISOLATION**



Magnificent ranch surrounded by national forest. Dramatic views & wildlife all directions. Main house is a grand lodge of open beams & spaces. Master BR & BA are recent additions that match the original lodge.  
 MLS#2007078 **\$2,950,000**

**SPLendid ISOLATION**



Magnificent property: 6 parcels = 391.87 acres. Professional grade horse facilities with indoor arena, shed, barn, 20 paddocks, 8 turn-out. 3 homes, 2 barns, 9 garages + storage. 10 WELLS with 7 ACTIVE WELLS!  
 MLS#2007278 **\$6,950,000**

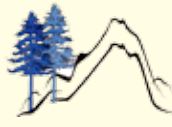
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**Marge Muir**  
Broker-Owner  
CalBRE#0635890

# Muir's Mountain Realty



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**4 BD, 3.5 BA, 2 Acres, 2-car Garage**  
On Foster Lake. Tri-level. Real cook's kitchen. Beautiful Master Suite. 3 bedrooms, lofts, decks. 2 fireplaces. Sherlock Holmes style den. Gym. Large 2-car garage. **MLS#5986 Asking \$692,500**



**3 BD, 2.5 BA, 2,354 Sq. Ft., .62 Acre**  
Cascade Dr. SIP Designed Forever-A-Chef's Kitchen, Master Suite w/bath, walk-in closets, deck. Spacious rooms, all. Living room w/deck. Creek. Call for details. **MLS#7316 Asking 554,500**



**2 BD, 2.5 BA, Multi-Use, .72 Acres**  
Exquisite! Possible B&B. Double access, Top Location. Family kitchen and dining, Private Decks. Office, gym, 2-car garage. Call for a showing. **MLS#7142 Asking 615,000**



**2 BD, 2 BA, Sunset Views, .48 acre**  
On Pine Needle Lane. A few steps to the forest. Sited on two lots. Move-in ready. Furnished. Large rooms, decks, lots of closets. A great kitchen. Make an office downstairs (?). **MLS#7151 Asking \$319,000**



**3 BD, 2.5 BA, 1700 Sq. Ft., .39 acre**  
On Sunrise Lane. Great Kitchen, Master Suite w/ bath, closet, fireplace. Front and back decks with views. And an oversized two-car tall garage. **MLS#5635 Asking \$415,000**



**4 (5) BD, 4.5 BA, .46 Ac., 2 Guest Houses**  
Alderwood Road near heart of Idyllwild. Garden building, fplcs, porches, roof top lookout, meditation, sewing, dining, sitting, living, kitchen, more rooms! Home? B&B? **Asking \$592,500**

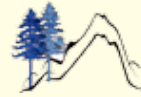






**On the Corner across from La Casita,** with 200 ft of frontage on North Circle. Office? Fireplace, 1/2 bath, 3 rooms... On sewer. Zoned for Multi-use. MLS#2006188 **Asking \$272,000**

# Muir's Mountain Realty



**56115 Hwy 243, Idyllwild  
951-659-8335**

See all our listings on the web at  
[muirsmountain.com](http://muirsmountain.com)



**On Mountain View Drive. A family home.** Three bedroom, 2 bath, laundry. Great room with your kitchen, a wood stove in a rock setting. Den and 2nd sitting room/office. 1-car garage. MLS#2006580 **Asking 229,000**



**Charm, Guest House, close to the Village.** Fireplace, 3 bedrooms, galley kitchen and a grand old tree in the deck. Wood paneled throughout. MLS#2007174 **Asking \$265,000**



**In a Meadow, and stroll to Fern Valley Corners.** Two bedroom and bath and a Master Suite with bath. Furnished. Fireplace, Hot Tub, fenced. Manufactured home new in 2000. MLS#6580 **Asking \$265,000**



**Tahquitz Dr. A wonderful, charming vintage home.** Near the Village. 2 bdrm, 2 ba, garage and "chicken coop." No chickens. Fireplace, large kitchen. MLS#7293 **Asking \$229,000**



**On Wrightwood with the Nat'l Forest as your neighbor.** 2 lots make this site 1 acre, wooded, private and charming. Lge deck, fireplace, 3 bdrms, laundry. MLS#2006543 **Asking \$259,000**



**Pine Ridge. Modern look in a Forest Setting.** Split level: Entry, kitchen, laundry bath then up to dining and a very large living room w/fireplace, deck, and down to two bedrooms. MLS#6512 **Asking \$229,000**



**Laurel Trail Near Nat'l Forest.** Spacious rooms, Living w/Fireplace, family-sized dining and large kitchen. Main bed and bath down, 2 bdrms and bath up. Carport. Large lot. MLS#6684 **Asking 295,000**

## Future?



**Idyllmont. Near the Arts Academy.** 100 ft. frontage, gentle uphill slope, nicely wooded. Near Strawberry Creek. Asking \$59,000\* (\*check on water meter availability)

**Saunders Meadow, 12 Acres**  
Two possible well sites, panoramic views, sunsets and mountain tops. **Now \$210,000**

**Hotei Lane, Uphill slope, views.**  
120 ft. frontage. Near Nat'l Forest land and Gibbs Gully. **\$39,900**

**From Tahquitz View to Boulder Dr., or Wildwood to Hemstreet** to find this 1-acre special wooded lot. We call it "Muir Woods" seller says. **Asking \$119,000.** Call agent



**Golden Leaf, a Cul-de-Sac View,** wooded and gentle slope. Perc test done for 3 bd+. Excellent neighborhood. MLS#5392 **\$39,900**

## Is now a good time to Sell?

*Are you ready to sell?*

(This is more important.)

Our Mountain communities are one-of-a-kind! Special place with special people.

If you are ready, call us. We will give you a look into the real estate market trends. No charge.

Then ask yourself, "Am I Crazy?" If this answer is "No," Maybe you are ready...! Thanks!

Check us out on the web: [www.muirsmountain.com](http://www.muirsmountain.com)



# Forest Realty

## Search the Local MLS



### **\$350,000 - Idyllwild 3 units for sale - Pine Crest Compound**

This unique property in Idyllwild California has 3 units, the original cabin near the stream was built in 1920 and has had many uses over the years. The newer duplex at the street has a very nice 2 bedroom 1 bath apartment at street level with a nice kitchen, granite counter tops and fireplace in living room and a adjoining room with its own entrance that could have many uses. The lower unit is 1 bedroom 1 bath about 800 sq ft all three units have their own electric meter, property is on sewer.

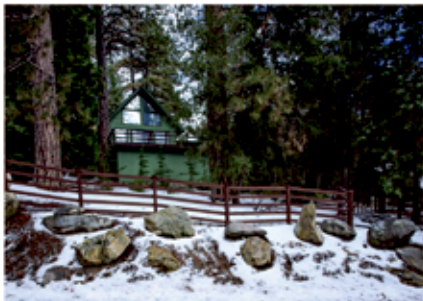
### **4bd. 2 ba. Spacious Home with extra lot \$310,000**

This 3 level cedar sided home what the back of Franklin has a roomy open feel with lots of potential for family living or a vacation home. Located on the cul de sac of Cascade Drive this house is close to town but away from the highway. The Master is on the main level with 3/4 bath and a sliding glass door opening to a large sunny deck. Living room has a cathedral ceilings with a wood burning stove on a raised brick hearth. A wet bar exists in the living room and with a little vision might be made into a half bath. The large kitchen has a large island with electrical and a sliding door to the back deck.



### **Large Double Fenced Lot w/ Twin Master Suites \$540,000**

Spacious mountain home with large west facing windows and sunset tree top views. 3 bed 3 bath home is fully turnkey down to the silverware. Perfect for vacation home or rental this home has 2 master suites with full bathrooms and spacious decks outside sliding doors of each room. A smaller room is upstairs with a full bathroom. Large wood decks wrap around 2 sides of the house with plenty of room on over half an acre to spread out. Large open living room with open plan kitchen and dining room. Laundry is in the hallway for convenience. A small 2 car garage with electric opener is on the street with a covered stair walkway towards the house. Buyer to investigate but this may be horse property.



### **4bd Family Home with Garage - \$375,000**

Large (over 1880 sq.ft.) 4 bedroom 2 bath family home in desirable Franklin Drive area with easy access, and fill size 2 car attached garage on a corner lot. Hardwood floors throughout, new paint inside. Maintined Road



### **\$550,000 - Large Unique Mountain Home**

First time on the market for this amazing creekside Idyllwild home. Situated on over a half an acre of secluded creekside property this three bedroom two and three quarter bath custom built home is ready to move in. Cozy up to the fireplace in the winter or enjoy the large decks and sounds of the creek in the summer. Detached oversized tow car garage is insulated and heated. Designed and built by the current owner this home has been lovingly maintained. Owners state that the property is horse legal, buyers to confirm. Home is on the sewer system. You must see to appreciate this unique mountain home in Idyllwild. Close to hiking trails, mountain biking areas and a short drive to the town of Idyllwild with great restaurants and shops.



### **Spectacular Views - \$319,000**

Come see the views from every window and all four decks of this unique and well maintained 2124 sq. ft home. Boasting 6 bedrooms and 3 bathrooms there is plenty of room for your family to enjoy the views. Situated on over 1/2 acre this Idyllwild view home is ready for you to move in. 3 stories with 2 bedrooms and a bathroom on each level. Wake up and have your coffee on the east deck, sun yourself on the south deck and enjoy the sunset views from the west deck as you sip a glass of wine. You can see the Mount Palomar observatory from the upper deck, named the sunset deck by the current owner.



PENDING



## Serving Idyllwild, Pine Cove, Mountain Center and Garner Valley

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### \$340,000 - Well Maintained, Beautiful Mountain Home

You will know you are home when you step into this well maintained home for sale in Idyllwild Ca, boasting over 1800 square feet and master bedrooms on both floors, the upper master suite has over 600 square feet of space including a separate workout room and large master bathroom with dual copper sinks. The main level includes another large master bedroom with a 3/4 bath. Living room has vaulted ceilings and a large floor to ceiling brick fireplace with propane insert. New appliances include ovens and dishwasher. The outside space is amazing, ample decking in both front and back, nice entertaining area out back with jacuzzi and BBQ area. Oversized two car garage with workshop, cement tile roof is sure to last for years to come.

### Gorgeous and Solid Cedar Home - \$525,000

Beautiful custom built 3bd 2.5ba cedar home in Fern Valley on a large flat wooded corner lot. 2 car garage with double gates for RV, toys and lots of storage.. Perfect for family living with vaulted ceilings in many rooms. The formal recessed room has an exquisite built in cedar library with British ladder, fireplace and cedar slab mantle. Adjacent, the spacious dining room has a built in bench and pop out bay window. The large kitchen has built out window box and skylights over the sink area. A 6 burner Wolf stove, with baking center, dishwasher, trash compacter and lots of counter space makes this the perfect country entertaining home. Additional family room with giant wood burning stove and French doors to the craftsman deck and gazebo.



### \$35,000 - 2.1 Acres, Sunset Views

2.10 acre lot near Idyllwild CA, enjoy the amazing sunset views from one of many possible building sites. From banning just before Anondale are on the right, from Idyllwild just past Round Robin on the left. Electric service about 600 feet away buyer to confirm cost to bring it to the property. Just a short drive to the town of Idyllwild with great restaurants and shops. Idyllwild CA is one of the top 100 art towns in the country.

### Great Bargain - 2bd. 1ba Home in Pine Cove \$150,000

This compact but well laid out home is a gem for the price. Tons of potential with just a little vision. Corner lot with partially covered wrap around deck, well laid out living space and equal opposing bedrooms with closets. There is a retractable ladder stairs that lead to a shallow but fully finished loft with windows and its own heat source. Rustic but cute bathroom with shower stall and large linen closet. Petite kitchen has loads of potential with a side door to the deck. Outside attached storage shed houses the water heater and plenty of room for garden tools or a couple of bicycles. Bedroom windows have been upgraded to dual paned sliders. Block wall foundation in the back protects the home from water and debris. A gem for the price.



### \$220,000 - Garner Valley Charm - Move-In Ready

Fully Remodeled and Turnkey Mountain Cottage set in tall pines in beautiful Garner Valley. Family room features large dual pane windows, a freestanding and efficient wood burning stove. A cozy finished loft with newly angled ceilings make for a great sitting room or child room. An additional staircase leads to the main bedroom with lots of window light, ceiling fan and a good sized closet. The newly updated kitchen has a dining area leading to a nice patio and outdoor eating/sitting area. The large fenced yard has rose bushes, lilacs and fruity trees. On the side of the house is 220 power and a paver pad for Kiln or other projects.

### Poppet Flats Getaway - \$245,000

This well maintained one bedroom one bath getaway with sweeping views is clean and ready to move in. With approximately 1100 square feet, large kitchen and dining area, nice living room with wood stove, big deck with sweeping views is ready for you to move in. Has been a successful full time rental for many years, newly carpeted and painted inside. Close to both the mountain community of Idyllwild yet only 20 minutes from the I-10 perfect location for commuter. Close to the Silent Valley RV resort which has a store, lounge and entertainment and a restaurant available to the local residents.







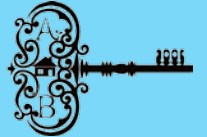
# AMBER BOOTH

Direct: 951.719.5313

Email: agentbooth@gmail.com

www.AmberBooth.net

BRE# 01829185



**Great Homes make great memories. Contact me to find yours now!**

## “ List your home with Amber!

Amber Booth was such a good choice of agent for us! She kept us informed, and went the "extra mile" for us when it came to getting the required work done on the home we were selling. Her knowledge of the area and experience with contractors, as well as loan underwriters, helped us so much! Since we live a long distance from the home, it was impossible for us to do on our own, what Amber was able to do. Despite the issues that came up during the escrow, Amber was able to make sure everything got done, and got done right. Additionally, since this was an emotional decision for us to sell the home, which was built by our father who passed away a few years ago, Amber was very understanding and put our minds at ease throughout the entire process.

—Valerie Vogler

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IDYLLWILD OFFICE | 54710 North Circle Drive | 951.659.0269

PALM SPRINGS OFFICE: | 1001 S Palm Canyon Dr Suite #109 | 760.409.2289



**53750 Tollgate Road, Idyllwild | First Class Log Cabin**

\$529,900 | 3 Bdrms | 2 Baths | 2 Half Baths | 2,506 Sq Ft

This circular driveway house is an amazing log wonder with many features such as custom woodwork, skylights, two living areas, oversized two car garage with unfinished second story (700+ sf), huge country kitchen with vintage style range, and large wet bar. This 2500+ sf home has 2 living areas, furnished per inventory, large covered front and side porches along with a large back deck and side fenced side yard. Lots on either side also available for sale.



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## Sheila Zacker

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BRE # 01367581

## Experience Has It's Rewards!

### I Sell Homes Quickly!

*If you have a friend or family member who's thinking about buying or selling a home, I would love to offer the same great service.*



### TWO ON ONE with a Huge LEVEL LOT!!!!

A lovely Old Idyllwild Charmer with a Guest Cottage & Garage. Built in 1946, 3 BR, 1-1/2 BA in main cabin & 1 BR & 1 BA in Guest Cottage. These cabins sit on a level lot of .34 acre & for privacy another .34 acre total .68 to make for a secluded feeling in the back yard. The living room has high ceiling and a lovely brick fireplace, French doors that go out to a nice size deck with a Jacuzzi. The guest cottage has high beam ceilings and a cute kitchen. A must see. **\$397,000**

### IN FERN VALLEY

A cozy cabin - 2 bedrooms + an office. The deck looks onto a .45 acre yard full of fruit trees and views of the mountains that will take your breath away. A lovely brick fireplace in the living room to create a warm ambiance and an air conditioner for those warmer days in the summer. Plus detached guest quarters and a garage. **\$269,700**



### DARLING LITTLE CHARMER

This darling little charmer is a 2 bedroom 1 bathroom located in the lovely fern valley area. The living room has high beam ceilings and a beautiful river rock fireplace. The front and back yard has a very magical and private feel. A peek-a-boo views of the mountains from the deck. A must see. Priced **\$254,700**

**AND, BY THE WAY, I AM NEVER TOO BUSY FOR REFERRALS!**





DRE#01367581



*Dora Dillman*

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## The Magic of Idyllwild

Idyllwild is a magical place, where nature presents idyllic wonders in every season, where views are spectacular, and where special people find a place like no other to call "Home." Come and join us and make your own dream come true!



### CUTE GETAWAY

A chance to own your own little cabin in the woods. This cute get away includes an open living area with original rock fireplace, wrapping around to the efficient kitchen and then into the bedroom and 3/4 bath with washer/dryer utility area. Enjoy the mountain fresh air from the back deck. Extra storage is found under the house. New improvements include foundation work, roof, flooring and bath. Several parking spots, access from both 243 and Logan Creek, and close to hiking trails - this is the perfect "cabin in the woods!"

MLS#2007223

**\$135,000**



### PEACEFUL SETTING WITH AMAZING VIEWS

Step through the entry and be greeted through the wall of windows with breathtaking western views! This open, light 2 bdrm/1.75 bath includes large open plan living area, with lounge, wood burning stove, dining room, bedroom + full bath on main level, plus open ceilinged master bedroom (more views), large walk-in closet, attached study, loft area (more views), serving as a third bedroom and .75 bath. Major improvements include completely new kitchen, new floors, wood-burning stove, wine cellar. Located in the "banana-belt" of Idyllwild.

MLS#2007312

**\$349,000**

### BUSINESS OPPORTUNITY



### WELL-KNOWN LOCAL RESTAURANT

Golden opportunity to buy a well-established, turn key business: Good Time Pub and Grill. in business since 1993, and now located on Highway 243, it provides home-cooked meals and international beer and wine to locals and tourists. Inside and outside dining, accommodating up to 103 diners. The business includes the complete inventory of furnishings and equipment/appliances. Price reduced to \$60,000 with some equipment removed, still keeping operational as a functioning restaurant.

MLS# 2006452

**\$85,000**



### FOREST ELEGANCE

Quiet cul-de-sac near Idyllwild Arts. Elegant remodeled contemporary home has spacious living room w/wood stove, dining, solarium, gourmet kitchen. Master suite w/propane stove, bath w/Jacuzzi. 2 more BRs share full BA. Bonus areas upstairs, whole house humidifier, workshop and RV hookup. MLS#2006679

**\$360,000**



### COMMERCIALLY ZONED LODGE

Historic 4 bedroom, 4 bath plus manager's quarters has open grand room with large rock fireplace, wood floors, separate decks and flat lot with amazing mountain views.

MLS#2007166

**\$239,000**



### FERN VALLEY CORNERS MULTI-UNIT

Great commercial opportunity. Property consist of 3 retail shops, 2 studio units, 5 motel rooms, and 2 A-frame duplexes w/creek frontage. Underground & street level parking plus on sewer. Some improvements needed, but perfect for investment or family run business.

MLS# 2006075

**\$535,000**





Idyllwild — "Where Blue Skies and Memories Meet"

# Kay Realty



54545 N. Circle Dr.,  
Idyllwild, CA 92549

**Residential and Commercial Real Estate**  
Office: (951) 659-3686 • Cell: (909) 754-7528  
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*Kay Jennison*  
Owner/Broker BRE:#01065718

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1 br guest unit, 2 car garage, commercial zoning.  
26770 Hwy. 243 .52 acre **\$397,500**



**QUIET AREA WALK TO TOWN**  
Views, light, open floor plan.  
2 bdrms, 1.5 ba, stone fireplace, wood floors.  
26775 Hopkins Rd. .19 acre **\$200,000**



## Build Your Dreams



**Seasonal Stream and Vista Views**  
MLS#2006249 - .34 acre on Jameson **\$39,000**

**Quiet & Serene View Lot** - MLS#2007100  
.33 acre on Banning-Idyllwild Road **\$40,000**

**Cedar Glen View Lot** - MLS#2006630  
.35 acre on Jeffrey Pine **\$49,000**

**Buildable Lot - Water meter ready**  
MLS#TBD .25 acre. **\$55,000**

**Capture Sunset and Valley Views**  
MLS#2006328 - .39 acre on Northridge **\$82,000**

**Sunrise and Sunset Views**  
MLS#2006315 - 1 acre on Double View **\$110,000**

**Forever Views and Walk to Town**  
MLS#2006310 - 7.289 acres on Jameson **\$299,000**







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# Kay Realty

**Residential and Commercial Real Estate**

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*Kay Jennison*

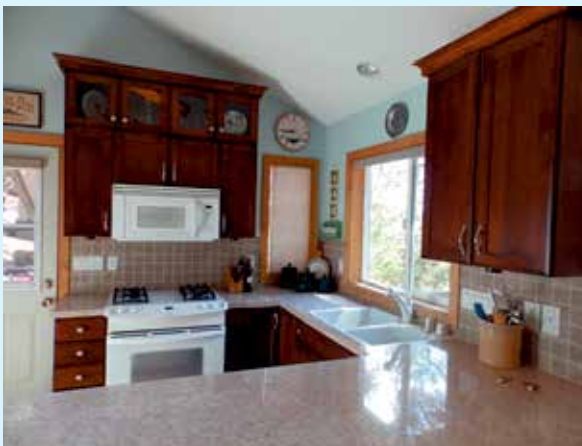
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**WIDE OPEN VISTA VIEWS**

Delightful total cabin remodel, immaculate  
Fireplace, 2 bdrm, 1 ba, new kitchen, view deck  
53078 Rockmere Dr. .07 acre \$227,000



**WOODED HIDE-AWAY WITH EXTRA LOT**  
53085 Walters Dr. .48 acre \$195,000



**STUNNING CUSTOM VIEW HOME**  
54400 Jameson .35 acre \$329,000



**MID-CENTURY MODERN**

Artist Retreat. Steps from National Forest.  
3 BR, 2-1/4 BA, 2 Car Garage  
25460 Shadow Oaks 0.24 acres \$380,000

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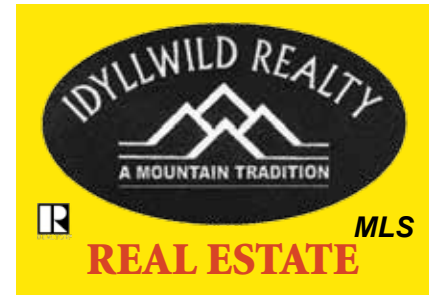
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Log Cabin Office, 54230 N. Circle Dr., Idyllwild, CA 92549

**951-452-9327**

**lallen2@earthlink.net**



### ROOM FOR ALL!

This cozy 2 bedroom, 3 bath mountain cabin can sleep 12 people! Although it has a master bedroom on the main level and a separate guest room and bath that sleeps 4 on the lower level, the living room has a faux wall that conceals three double beds that can be used to accommodate additional guests when needed. The country kitchen has a breakfast area in addition to the dining area in the living room. There are two spacious decks. Enjoy family BBQ's and ridge views from the rear deck. This home comes fully furnished including all appliances. Other amenities include, dual glazed windows, FA heating, fireplace with insert, new exterior siding, metal roof, laundry area. RV parking. Work shop area under front deck. **MLS#2007281 \$239,000**



### AFFORDABLE MOUNTAIN VIEW HOME!

Private, peaceful get-a-way mountain view home, that backs up to a large forested acreage, owned by Desert Sun. You feel like you have left the world behind as you open the gate at the street level to this cozy, inviting 2 bedroom, 2 full bath, one level, newer home, built in 2001. The front door opens into a light and bright living room/ kitchen/dining area, vaulted pine ceilings and windows that frame the sunny rear deck and and park like yard, wood flooring and river rock fireplace. Just down the hall is the spacious master bed room and guest bedroom, a full bath and laundry closet. Cozy and relaxing this is a perfect escape from your busy city life. Relax on the deck, walk into town, or take off hiking. Work shop/storage area under the deck. **MLS#2007323 \$299,000**



### PICTURE PERFECT!

Charming, 3 bedroom, 2 bath, one level home on corner lot with attached 2 car garage. Warm and inviting and in immaculate condition this mountain home is nestled on a beautifully landscaped corner lot with circle driveway in the front and paved driveway at the side to an attached 2 car garage with enclosed breeze way to the home. The living room has vaulted ceilings with wood beams and a brick fireplace, spacious country kitchen accenting the wood cabinets and tiled counter tops. Cozy dining area with corner windows off the kitchen and opens to the living room. The third bedroom is currently being used as a den. This home has FA heating, dual pane windows, decks front and rear, and can come fully furnished for the right price. **MLS#2007255 \$325,000**

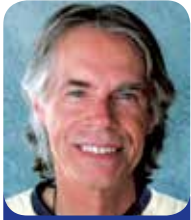


### MOUNTAIN CABIN ON LARGE CORNER LOT

1959 Mountain get-a-way cabin, nestled on large private corner lot, one level, 2 bedroom, 1.75 bath, knotty pine interior with brick fireplace. Leave the world behind and come up to the mountains and relax. Wrap around decking, easy access, walk to town. Off the country kitchen is a spacious mud room with laundry and 3/4 bath. Storage under the home. **MLS#2007214 \$220,000**



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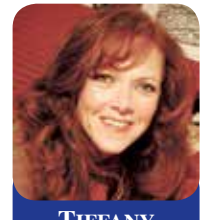
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**GRAND IDYLLWILD HOME** Similar to the inspiration that influenced Greene and Greene with their ultimate bungalows of the early 20th. century, noted wine journalist Robert Balzer incorporated some of those same far eastern architectural details in his design of this grand Idyllwild home situated on a magnificent, private .88 acre parcel with surrounding mountain and peak views. There is a large, well-appointed kitchen, spacious dining room, a dramatic living room/main hall with cathedral ceilings, 4 bedrooms, 3 baths, a screened-in porch, a separate guest quarters with bedroom and bath and a 2 car garage. Close to town. #7295 \$749,000

**Realtor  
Associate**



**TIFFANY  
RARIDON**

**951-852-9661**  
tiffany@raridon.com  
BRE#01318099

**CUTE AND COZY FERN  
VALLEY HIDEAWAY**

Original Idyllwild cabin with natural pine paneling, brick fireplace and hand crafted pine kitchen cabinetry. Built in 1956 and owned by same family for nearly 30 years, this well-priced home has loads of potential. 2 bdrms, 1.5 baths, office, large laundry room with storage. Great location. #7209 \$185,000



**AFFORDABLE  
3 BEDROOM HOME**

Lots of options with this multi-room home with 3 bedrooms, sunroom, office and 1.5 baths. Seller has recently upgraded flooring, window coverings, bathrooms, kitchen range and newer pellet stove. There is a carport, storage area and beautiful, private back yard with trees and sun. #195,000



**VINTAGE CABIN**

Vintage cabin w/sunset views from the extensive decking with hot tub in private setting. Open floor-plan includes living room, dining room, with windows all around with 3 sets of French doors, bringing the outdoor setting inside. Has been a very successful vacation rental for more than 10 years. #7169 \$199,000



**RANCH STYLE CABIN  
WITH UPGRADES**

Single level 2 bedroom, 1.75 bath home with hand-hewn pine beams, cathedral ceilings, beautiful pine touches and many upgrades including custom copper light fixtures, skylights, custom tiled entry, double copper sink, new wood stove. Covered front porch for year-round enjoyment. #7287 \$259,000



**FAMILY HOME ON  
NEAR LEVEL LOT**

Affordable 3 bedroom, 1.75 bath home located on large, .32 acre parcel with circular drive, extra parking and huge fenced back yard. Spacious living room with brick fireplace with insert, wood paneling, large master suite, dual pane windows, detached garage. On sewer. #7307 \$259,000



**FAMILY HOME +  
GUEST UNIT**

Newer family home with 3 bdrms, 2 full baths and 1 bdrm guest unit with full kitchen and full bath. Open-concept living with corner fireplace, dining, and kitchen area invite the outdoor in through large, dual-paned windows. 2-car garage with room to add storage units or shop and RV parking. #7234 \$260,000



**PRIVATE FERN VAL-  
LEY SETTING**

A beautifully wooded setting in desirable Fern Valley highlights this roomy 3 bedroom, 2.5 bath home with large family room plus den/sunroom, laundry, rock fireplace with pellet stove insert and a separate wood stove. Park like setting with seasonal creek. #7264 \$269,000



**IN-TOWN CHARMER**

Look no further for that Idyllwild cozy cabin! Within easy walking distance to town, this 2 bedroom (master added in 2009), 1.75 bath home has open beam ceiling, dual pane windows, laundry, fireplace and many upgrades. Beautiful setting with fruit trees and rose garden. #7306 \$279,900



**SPACIOUS FAMILY  
HOME IN QUIET  
FOREST SETTING**

Modified A-Frame with unique angles creating beautiful, warm natural light, enhancing the texture of the wood flooring and wall of stone surrounding fireplace. Sunny kitchen w/newer appliances, 3 bdrms, 1.75 baths, family room & laundry. Privacy on near 1/2 acre. #7118 \$289,900



**ON NATURE'S EDGE**

Wonderful wooded, sunset and Lily Rock views. Appealing cathedral ceiling home takes advantage of a premium location on .41 acre in Fern Valley. 3 bdrms, 3 baths, studio/workshop, laundry, dual pane windows, propane FAU. The large, mostly usable parcel offers both privacy and open space. #7206 \$329,000



**CHARMING SHINGLED  
CARRIAGE HOUSE**

Original Idyllwild cabin on beautiful, park like setting with Strawberry Creek frontage and extra lot for .92 acre total. Cozy open beam design with large great room, rock fireplace plus propane wood stove, large bath, loft bedroom and laundry. New furnishings included. On sewer and easy walk to town. #7309 \$349,000



**SPECTACULAR VIEWS  
ON 1.26 ACRES**

Sweeping panoramic views from Marion Mtn. to Tahquitz Peak, Lily Rock and beyond, from this 4 bedroom, 2 full bath home w/open beam living room w/fireplace + dramatic family room w/floor to ceiling windows, detached guest house, 2 car garage w/workshop. Located on two parcels. #7250 \$492,000



**CLASSIC HOME ON  
STRAWBERRY CREEK**

Enchanting park-like property w/rock pathways meandering through 2/3 acre with 250' of stream frontage. Located in Idyllwild's Historic District, this updated 2 bdrm, 1.75 bath home has large chef's kitchen, wood floors, loft office & classic finish details. Includes extra vacant parcel. Zoned R3A. #7308 \$499,000



**NEWLY COMPLETED  
CUSTOM HOME**

Architecturally stunning with multiple gables providing dramatic interior spaces capturing sun and light in this beautiful 3 bedroom, 3 bath home with 2 master suites, large great room, open dining/family room, gourmet kitchen w/high end stainless appliances, laundry & attached finished garage. #7304 \$579,000



**New  
Custom  
Home!**

**SPECTACULAR VIEW  
PARCEL**

1.93 acre parcel with stunning views from Suicide Rock towards Palomar Mtn. and beyond towards the Pacific. Private building site bordering National Forest. Build your dream home and enjoy magical sunsets! #6509 \$99,000







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Lifetime Resident  
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**JOHNNY WILSON**  
Realtor Associate  
Idyllwild Native  
BRE#01955505



**CUSTOM VIEW HOME!!**  
High up in Fern Valley is this lovely chalet with 3 BR, 1-3/4 BA. Clawfoot soaking tub! Gorgeous tile in the kitchen, a massive rock fireplace with VIEWS from the front windows of Lily Rock. Large front and rear decking for squirrel and bird watching. MLS#2007152 **Offered at \$299,900**



**PINE COVE WITH VIEWS!**  
2 BR + small den, 1-3/4 BA, huge rock FP, pellet stove in this 2 story with awesome views! Oversized laundry room, a workshop the size of a single garage. 2 lots. .37 acre! MLS#2007327 **\$229,000**



**PRIVATE, CHARMING, PEACEFUL ...**  
This furnished 3 BR + 1.75 BA has all the charm you can ask for in an Idyllwild home. Tucked back and private in beautiful Fernwood Estates, this 1/2 acre property is less than a minute walk to Marion Creek. See to believe ! MLS#2007326 **Offered at \$475,000**

## Vacant Land & Acreage



**STUNNING 360° VIEWS!** Beautiful 1+ acre parcel with water meter, plans, corners, etc! This one is ready for you! On a private road in Pine Cove, it's private (backs up to Forest Service land). Boulders, trees and several building sites. This one is the cream of the crop! MLS#2006554 **Offered at \$239,000**

**GOLDENROD ACRE+ 1.3 ACRE** at this wooded parcel. VIEWS to Marion Peak. MLS#2006471 **Offered at \$125,000**

**VALLEY VIEW LOT!** Flat lot on a quiet street in a nice neighborhood. Wooded. MLS#2007167 **Offered at \$39,900**

In the Spring when your thoughts turn to the birds and the bees, think of the possibility of building your perfect mountain retreat!  
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Take a look at what we have today!



**SAUNDERS MEADOW BEAUTY!** Lovely 1.3 acre parcel off Saunders Meadow with VIEWS of Marion Mountain and sunset vistas! Lots of gorgeous trees and fully fire abated. Underground utilities! Previous perc for 1500 gallon tank will be updated. Nice building sites. MLS#2006471 **Offered at \$125,000**

**WILDWOOD!** Tucked away behind homes is this level 59/100 ACRE lot! Walk to town. MLS#2005522 **Offered at \$59,000**

**CRESTVIEW LOT** Just off the paved road is this easily buildable level lot! MLS#2005746 **Offered at \$69,000**

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**Karen Doshier**  
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## Lots!

Idyllwild "flat" lot located on the corner of Scenic and Hillsdale. This lot abounds with trees and small boulders creating a great setting for a new structure. Measuring 172x78x156 x 55 this .39 acre lot is waiting for a new owner. Fern Valley Water District. MLS 6213

**Make an offer \$49,000**

**NEW LISTING IN PINEWOOD.** Off the grid. Septic system installed and one water tank are included in the sale of this 1.53 parcel. A topaced building pad has been created. This is perfect for the buyer seeking peace and quiet in a forest setting. **Priced to sell at \$59,900.**

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**A Bit of Heaven**

This Home is in a Prime Location of Idyllwild. Walk to town and Schools. The home comes completely furnished right down to Dishes, Pots and Pans, Utensils. Large Yard and Many storage units in back yard all very neat and built permitally. Also in the back of the storage a room that can be a work shop, guest sleeping or hobby room. MLS#2006650 **\$399,000**



**Very Secluded Charming Home**

Artist's cabin in Idyllwild at the end of a private road. 1000 sq ft of deckspace with breathtaking views of Strawberry Creek, Tahquitz Peak and Suicide Rock. Window-filled art studio with mountain panoramas. Bedroom with private upper deck and the art studio can be used as a second bedroom. 1.5 bathrooms, washer dryer included. MLS#2006413 **\$310,000**

**Nicely Done**

Lovely upgraded home in Pine Cove with 3 bedrooms and 1.75 bathrooms on .26 of an acre. The living room features open beam wood ceilings, a fireplace with insert and wood mantle. The wood floor carries into a well-appointed kitchen featuring a wrap around breakfast bar. Large basement downstairs. And really nice decking for outside enjoyment. MLS#2007314 **\$289,900**



**Emily Pearson**  
Realtor Associate  
Idyllwild Realty  
**951-206-9671**  
emily@lovethehill.com



BRE#01367581



BRE# 01849604

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.23 Acres. MLS#2007203



1 Bdrm, .75 Baths, 500 Sq. Ft.  
.21 Acres. MLS#2007216



2 Bdrms, 1 Bath, 768 Sq. Ft.  
.28 Acres. MLS#2006675



3 Bdrms, 2 Baths, 1,080 Sq. Ft.  
.16 Acres. MLS#2007298

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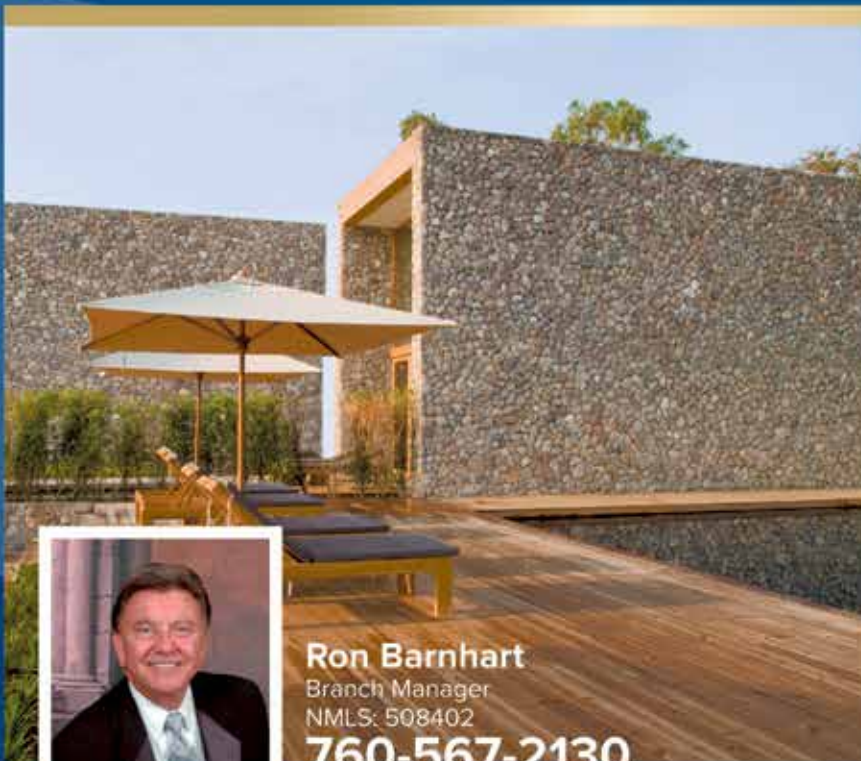


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## On The Cover

Lily Rock, Idyllwild

Photo by Jim Crandall

# The Idyllwild Association of Realtors

The Idyllwild Association of Realtors, which publishes Mountain Homes of Idyllwild, is a professional trade association formed in 1979 which has been an active force in the community and real estate industry since that time. Our members abide by a strict code of ethics and have access to a wide variety of business services that are not available to non-REALTORS®. This gives them a competitive edge in the marketplace, enabling them to provide superior services to Buyers and Sellers of Real Property. The Idyllwild Board of REALTORS® is a proud and active participant in many community services. The countless hours and creative energy expended by local REALTORS® have benefited a number of local causes and programs.



The mission of IAOR is to advocate for its members and to reach out to our community about Real Estate Homeownership and Real Estate Investments.

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# Magnificent Country Estate



## FAMILY COMFORT

Situated on a corner lot with fenced front and back yards. Living Room boasts vaulted ceiling, red brick hearth with wood burning insert. Open Dining Area to convenient Kitchen. Three Bedrooms, one down, two up. Two full Baths. Great decks for indoor/outdoor easy living. Laundry, Greenhouse. Detached large, two car Garage. The best in Mountain ease.  
**Offered @ \$349,000**

Majestic Great Room offers vaulted ceilings, raised hearth fireplace, wall of French doors opening to stately Terrace. Chef's Kitchen. Octagon shaped formal Dining Room with fireplace. Massive Master Suite with marble faced fireplace and elegant Bath, Spa. Two additional Bedrooms, baths, plus Library. Four car Garage. Custom Barn. Paddocks and Pastures. Completely fenced. Rambling lawns, groves of Birch, Dogwood, stately Pines, and abundant Roses. Park-like respites with fountains, pond, and walkways provide endless serenity. Perfection.

**Offered @ \$1,250,000**



## EQUESTRIAN ESTATE

Garner Valley ranch with over 4-1/2 flat, usable acres. Inviting family home w/front porch entering into Great Room opening to spacious Kitchen, Dining and raised hearth fireplace. Oversized Family/Media/Bonus Room with wood burner and private entry French doors. Master on main level w/fireplace, bath and his/her closets. 3 more bdrms upstairs. Freshly painted and upgraded. Laundry. Equestrian amenities. 3 car garage.  
**Offered @ \$525,000**



## BLACK HORSE RANCH

15 Acres. 2 Private wells. 2 Manufactured Homes plus Bunkhouse. Custom Barn includes 5 Stalls and Foaling Stall, Office, Bath and Conference Room. Big Hay Barn holds truck and trailer. Large Workshop. Tractor and implement Shed. Complete Equestrian Facility. Mild 4 seasons. Pacific Trail close. No HOA. Let your country living begin.  
**Offered @ \$549,000**



## LOT WITH DIVERSITY

Garner Valley Equestrian acreage. Nearly five acres and ready to build. Many phenomenal Granite Boulder outcroppings, flat usable pasture, towering pines and native landscape. Water on property. Electric in. Septic system done. RV hook-up ready. Pad graded for 30'x50' Barn. House pad in the rocks with awesome views. Utility shed includes power and water. Building plans available if desired.  
**Offered @ \$225,000**



## MASTERFUL

Situated on 23+ boulder and pine strewn acres is this remarkable Deltec "Green" home. Great Room features River Rock hearth, cathedral T&G Spruce ceiling and custom windows to inspiring mountain views. 2 Master Suites, one on main level, one upstairs, plus 2 additional Bedrooms, large Loft and Family Room. Finished 2 car Garage/Workshop. Lots of room for Equestrian amenities. Trail close.  
**Offered @ \$629,000**

*Metropolitan Close ...  
"Feels Like a Million Miles Away"*



*Larry Bischof*  
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