

MOUNTAIN HOMES

Idyllwild Association
of Realtors

Summer/Fall 2019

of Idyllwild

Idyllwild ■ Fern Valley ■ Pine Cove ■ Mountain Center ■ Garner Valley

Your Complete Guide
to Real Estate on the Mountain

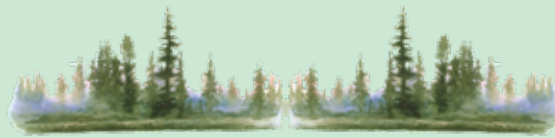
*Photo by John Scott
JPS PhotoArt*

A MOUNTAIN TRADITION

**HILLTOP
REALTY**

951-659-4025

www.hilltoprealty.com



Larry Bischof
CalBRE# 01310589

"Metropolitan Close ...



TRAIL'S END

Pulling up stakes after 3 1/2 decades, original owner moving on. Rare organic blend of Mother Earth News and Guns & Ammo. Fenced 2 acres. Nearly 2,500 sq.ft., 4 Bedroom, 3 Bath Family Home with lots of

windows and awe inspiring views. 40'X50' workshop with Lift, Clean Room. Meat/Fruit processing Shed has walk-in Cooler. 12'X20' Art/Craft Studio. Greenhouse, Fenced raised bed Garden. Over two dozen Fruit Trees. Livestock and Equestrian delight. Ag. well powered by Windmill or Electric. Four seasons, breathtaking Mountain Top Views. Live your dream!
Offered @ \$489,000



FOREST'S EDGE

Situated on 3/4 of an acre, Great Room reveals floor to ceiling windows and breathtaking views bookending the stone hearth.

Formal Dining off Cook's Kitchen with Breakfast Nook. 4 Bedrooms in all with 3 1/2 Baths. Master Suite on ground floor opening to Jacuzzi Room. Lower level boasts Media/Game Wing and Office. Oversized 2 car Garage with Elevator to main level.

Lush, tiered gardens, fruit trees, steps from the woods.

Offered @ \$985,000



VILLAGE CLOSE

Perfect starter home! Across the road from Idyllwild Elementary. Comfortable front Deck, then into the open Living/Dining Rooms with vaulted ceilings, skylights, wood-stove insert in Rock Hearth Fireplace. Two adjacent Bedrooms and full Bath. Light/Bright Kitchen. Large utility/Mudroom leading to easy access Carport. Fully fenced, flat corner Lot. Small Workshop/Storage Shed. Time to get moving!

Offered @ \$265,000

A MOUNTAIN TRADITION

**HILLTOP
REALTY**

... Feels Like a Million Miles Away"

951-659-4025

www.hilltoprealty.com



Larry Bischof
CalBRE# 01310589



WHISPERING PINES

Two stunning homes on 10+ acres. 5,500 sq/ft Main Residence. Inviting Foyer leads to formal Living Room with floor to ceiling arched windows and views, Formal Dining, a true Gourmet Kitchen and Breakfast Nook. Delight

in the Game Room, Library or Office. Retire to the Master Ensuite. Additional three Bedrooms for family and guests. The detached Guest House offers Great Room, two Bedrooms and more. Castlebrook Barn, Paddocks, Shelters and Round Pen. Three Garages; 3 car, RV and Hot Rod. An incredible value.

Offered @ **\$1,275,000**



CHARMING CHALET

Recently renovated. Enter into a Great Room with vaulted ceilings, lots of windows and cozy wood burner to warm the chilly nights. Dining area off convenient Kitchen, opens onto back deck, large fenced yard and vista views. Two Bedrooms on main level and third Loft Bedroom. Lots of under house storage. Three parking spaces. Move in ready.

Offered @ **\$239,000**



COZY COTTAGE

Delightful Thomas Mountain Village cottage situated on big corner lot. Fluted, pine paneled Living Room warmed by stone fireplace. Convenient galley Kitchen. Light, bright Dining/Family Room lined with windowed view to yard. Two Bedroom, Bath. Separate Laundry and small Workshop. Beat the Summer heat. Pine Trees and blue Skies.

Offered @ **\$225,000**



Mountain Cabin Priced to Sell!!

Mountain cabin in Pine Cove priced to sell!! Clean & bright & light 2 Bedroom, 1 full bath with laundry room. The spacious living room comes with high ceilings and wide plank pine wood flooring. Fireplace is surrounded by marble tiling. Kitchen stainless steel appliances & corner sink with windows that flood the space with natural lighting. Down the hallway are 2 bedrooms. The entire cabin is loaded with natural lighting with well spaced windows throughout. This cabin has been well maintained and is clean and airy. Owner has priced to sell!! Don't let this one slip by! MLS#2008530 **\$205,000**



Mountain Retreat on .5 acres

3 BR, 1.75 Bath in secluded grove of Manzanita & Pine on just over 1/2 acre. Build deck off upstairs unfinished room & get unobstructed views of Lily Rock. Remodeling includes: laminate flooring, granite countertops, cabinetry, Frigidaire Gallery appliances. New cast iron wood burning insert & new F/A system. Mud room/laundry room with new Maytag W/D. Breakfast nook with custom cabinetry & additional storage. 2 BR on main floor + .75 BA. Newer plumbing, electric meter, indoor/outdoor lighting. New fencing & some carpeting. 2 Car Carport. 3 out buildings. Peek-a-boo views from upstairs. Property sold AS-IS. MLS#2008409 **\$339,000**



Turnkey Remodeled Cabin

This adorable cabin was remodeled by John McAndrews of Mountain Construction when the current owner purchased it as a weekend get-away. Large deck off front & along side. This vintage cabin boasts contemporary improvements such as beautiful bamboo flooring and recessed lighting. Skylights create inviting sunshine ambience throughout the main living area. Redesigned kitchen with granite tile countertops & dining bar. Open floor plan affords spacious living with a small footprint. There are 2 bedrooms along with a full bath centrally located. Kenmore high efficiency stackable washer/dryer included. MLS#2008473 **\$225,000**



Idyllwild's Only Gated Community

Looking to escape the hustle & congestion of the city concrete jungle? This 20 acre lot is located in the gated community of Tahquitz Shadows Estates where the homes are custom and the land is pristine. Indigenous plants, pines, oak and manzanita trees grow freely on the spacious lots dotted with boulders and sage. The ideal location for building a dream escape where the nights are quiet & the stars are bright. This lot runs to the bottom of Suicide Rock and has views of Tahquitz Peak. Approximately 8 M/L acres upon which to build. The land abutts the San Bernardino National Forest. MLS#2008529 **\$369,000**



Vacant Lot in Upscale Neighborhood

Build your dream home in a location that feels like a tree house! There is a flat pad between granite boulders that creates a serene location for the perfect mountain getaway home. Water meter in. Corners marked. Perc test complete in December 2018 and on file. MLS#2008334 **\$79,000**



Beautiful Lot in Upscale Neighborhood

Located on view side of street. Lots runs street to street. Corners marked. Water meter in. Great neighborhood. Perc complete December 2018 & on file. MLS#2008332 **\$99,000**

CINDY FELIX
DRE#02057767
cindy@idyrealty.com
(951) 897-9411



DRE#01367581

Idyllwild Realty
North Circle Office
54295 N. Circle Dr.
Idyllwild, CA 92549

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 Association 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. Contact: PO Box 1815, Idyllwild, CA 92549 • 951-659-2345 • idyllwildassociationofrealtors.com



Cover photo:
John Scott
JPS PhotoArt

Idyllwild Association of REALTORS®—Board of Directors

Officers

Johnny Wilson, President
Rosie Nowell, President-Elect
Gary Gardener, Secretary/
Treasurer

Directors

Amber Booth
Karen Doshier
Jon Millhouse
Jim Palmer

Emily Pearson

Shelly McKay,
Past President

Executive Officer

Kat Wilson



*Hello from the
Idyllwild Association of
REALTORS®!*

This year marks our 40th year as an Association, and what better way to celebrate it than by recognizing

someone who has been part of IAOR since its birth, back in 1979 – someone who has just been honored Emeritus Status for “forty or more cumulative years of membership in the National Association of REALTORS® and in recognition of valuable and lasting contribution to the real estate profession in the Community.” Ladies and gentlemen, it is my honor to present to you one of IAOR’s first Board Presidents: Mr. Jim Palmer.

“I’m more of a face-to-face kind of guy” is what Palmer replied when I asked if I could do a phone interview with him. I have had the pleasure of serving on the Board with Jim for the past four years, and what a delight he has been to work with. It is now my pleasure to share with you some of the highlights from my interview with Jim Palmer, licensed real estate agent since 1977.

Wilson: “In terms of doing real estate on the Hill (Idyllwild), what has changed in the past 42 years?”



Jim Palmer at the IAOR Board Office

Palmer: “More paperwork. There was no such thing as a lockbox back then. We had to pick up keys at each listing office [in order to show property.] And of course, computers made a major impact.”

Wilson: “What has remained the same?”

Palmer: “Well certainly not my age!” he

laughs. “The type of people that come up and buy property are the same – they want to get out of the city. The Community of Idyllwild has stayed the same, and that’s important to me.”

Wilson: “What kind of advice would you give new agents who wish to do business on the Hill?”

Palmer: “It takes time, energy, ethics, and professionalism – if you don’t have that, you’re not going to make it. And everybody has to have fun in the process.”

He then told me about a time when the economy was in shambles and real estate sales were at an all-time low. He remembers staring out of his office window, looking up at the pine trees and bright blue sky, then thought to himself: “Well if I’m going to go broke, I’ve got a beautiful place to do it in!” he chuckles. “It’s all about attitude.”

Palmer continues to serve on the IAOR Board as a Director. His countless contributions to IAOR and his Community are both priceless and timeless. Thank you, Jim Palmer, for your 42 years of continued services - and congratulation on achieving Emeritus Status from the National Association of REALTORS®. We are all so very proud of you!

—Johnny Wilson
IAOR President

Idyllwild's #1 Real Estate Company ... "Year After Year"



DRE#01367581

"Where the Right Agent Makes the Difference"

Broker: Shane Stewart
office@lovethehill.com



North Circle Office

951-659-2125 • 800-760-2816

Jim Billman, Steve Taylor, Wayne Johnston,
Shelly McKay, Cindy Felix,
Marshall Smith



Village Center Office

951-659-3425 • 800-680-3425

Dora Dillman, Sheila Zacker, Amber Booth, Joe McNabb,
Christina Stewart, Emily Pearson, Jim Palmer,
Chris Davis, Pete Capparelli



Log Cabin Office

951-659-4673 • 800-760-1884

Bill Sperling, Linda Allen,
Ron Schingo

WE NEED LISTINGS AS INVENTORY IS VERY LOW. NOW IS A GREAT TIME TO SELL. CALL US!

REIMAGINED IDYLLWILD CABIN

1947 Idyllwild Cabin recently remodeled from floor to ceiling. This darling 3 Bedroom cabin with 2 full is conveniently located within a short walking distance to the Village & Idyllwild Arts. The re-imagined & fresh remodel includes new flooring throughout the home with both wood laminate flooring in the main living areas & brand new carpeting in the bedrooms. Recessed lighting throughout the cabin. Brand new kitchen with stainless steel appliances, dishwasher, and trendy cabinets along with custom pine countertop bar. Stack-able washer/dryer. Fresh & tasteful exterior paint with cedar accents on porch. All new dual pane windows Bathroom tubs/showers lined with ceramic wood tiling. Additional storage room too. MLS#2008460 **\$319,000**



NEW 2019 HOME BUILD

New, New, New. 2019 New home located on just under 1/2 acre with walking distance to town & Idyllwild Arts. Circular driveway with 2 Car Attached Garage. Open floor plan offering master suite with vaulted ceiling's, walk in closet and 2 additional bedrooms with a full bath. 1/2 bath for guests. Vaulted Pine ceilings with recess lighting. Fire sprinklers to keep your home protected and insurance rates low. Quality kitchen with stainless steel appliances included. Laundry room including new washer & dryer. Large rear cemented patio with room for outdoor kitchen, etc. Automatic whole house back up generator. 623 square foot direct access garage with automatic roll up door. Wired for cable, alarm pads, phone and internet. Come make this your new home or second home. Ask to see this home today! MLS#2008428 **\$499,000**



Over 100 more listings. Visit our Website: www.lovethehill.com

LISTINGS FROM \$209,500 TO \$399,000

COUNTRY COTTAGE



Single level, easy access, corner home. Paved, maintained road, fenced rear yard for Kids and Pets. Large Rock Fireplace in Living Room. Vintage Kitchen, 1 BR + Den, 1 BA. Detached additional sleeping area or hobby room/studio
MLS#2008372 **\$209,500**

CHARMING AND PRIVATE



2 bedroom, 1.75 bath, Flagstone flooring, spacious rooms, updated kitchen and baths. Full length deck in front. Forced air heat, washer and dryer, fenced back yard, storage space under house.
MLS#2008515 **\$265,000**

QUIET COTTAGE



Trim & neat on quiet street. 2 BR, 1.75 BA. Nice upgrades for full time or vacation home. Dual pane windows, central heat/air. Fireplace in LR, BA on both floors. Covered front porch & parking. Quiet neighborhood near 3 trailheads.
MLS#2008438 **\$292,500**

MOUNTAIN CHARM



Mountain charm in quiet neighborhood. 2 BR, 1.75 BA. New flooring, dual pane windows, remodeled kitchen & baths, newer deck, tank-less water heater. Done w/ attention to quality and detail. Wood burning stove. Storage. Dog run.
MLS#2008089 **\$295,000**

COZY CABIN IN PINE COVE



This cozy cabin has a front stairway deck leading to front door entry steps down into LR w/ corner FP. Granite counters. Laundry + 2 BR & BA. Upstairs: Master BR + BA, deck overlooking mountains. Furnishings included
MLS#2008410 **\$299,000**

SUPER CLEAN MTN CHALET



Large lot w/ views. Open design. 2 BR, .75 lower level. The master bedroom upstairs is huge w/ its own balcony deck, full BA, skylight & room for a sitting area. 3 storage sheds. Large decks on 2. Listing includes extra vacant lot.
MLS#2008494 **\$389,000**

ROOM TO RELAX



2BR, 1.75BA, on level parcel. Open living & dining areas. Kitchen: all electric w/ good cabinet space & functional layout. Guest BR on lower level w/ separate access. Lot is landscaped w/ irrigation lines. Gazebo + game pits on adjoining lot.
MLS#2008278 **\$392,000**

CEDAR GLEN HOME



High vaulted living room ceiling with large floor to ceiling windows bring in the view of Lilly Rock. Spacious front deck to enjoy the peace & quiet. Fresh paint, new flooring, new countertops, cabinets and appliances. 2BR, 1.75 BA
MLS#2008505 **\$399,000**

LISTINGS FROM \$399,000

WALK TO TOWN FAMILY HOME



4 BR, 1.75 BA walking distance from town & hiking trails. Entertaining deck, fenced yard. Workshop, basement & attic storage. Washer/Dryer, Microwave, Dishwasher, Trash Compactor. Furnishings negotiable.
MLS#2008290 **\$400,000**

TUCKED AWAY CHARMER



3 BR, 2 BA on nearly 1 acre. 1 level w/ beam ceilings, open floor plan. Wood burning insert, wall of windows. View. Master w/BA. 2 guest BR. Covered front porch. Back yard seating area. Small orchard.
MLS#2008370 **\$475,000**

GREAT INVESTMENT PROPERTY



Fully occupied w/excellent tenants. Main house: 3 BR, 1 BA w/brick FP & W/D. 3 guest houses: (2) 1 BR, 1 BA cabins & (1) studio w/ 1 BA. 2 car garage with an electric door and has a full loft upstairs for additional storage or??
MLS#2008440 **\$499,000**

SPLendor IN THE MOUNTAINS



Nearly 3,000 sq. ft. on 2 floors. 4BR, 3BA. Upstairs BRs access dramatic deck & hot tub. New furnace with central AC. New kitchen. Downstairs can be easily converted to private apartment with its own entrance.
MLS#2008148 **\$525,000**

FAMILY COMPOUND



4BR, 2.5BA, 2 Car garage, .52 acre, small HOA. Main Home has Knotty Pine & Cathedral Ceilings, wood burning stove & F/A, 2BR, lg sleeping loft, Deck, Sun room, Newly painted exterior. 2nd Home is a 1 BR, 1BA.
MLS#2008345 **\$545,000**

MAGNIFICENT



3BR, 2 BA at the base of Lily Rock. Windows with views of Lily & Suicide Rocks. Open floor plan. Extensive decking in back with hot tub to relax. Large bedrooms plus loft for office, etc. Oversized, attached 2 car garage
MLS#2008105 **\$599,000**

PRIVATE PARADISE



Dream property for retreats or unique home. Walk to town. Strawberry Creek. Fenced. Main house restored beyond original drama. 3 cabins share deck. 4 3/4 BA buildings serve guest cabins. One of a kind located in one of a kind location.
MLS#2008389 **\$650,000**

FINE LIVING IN PINE COVE



4 BR ,3 BA on .56 Acres. Fine mix of rustic and modern. Vaulted ceilings, river rock fireplace, wood/carpet/tile floors. Rec room w/bar opening to large covered deck. Views of Lily Rock from master balcony. 2 car garage w/ sleeping quarters.
MLS#2007966 **\$950,000**

Over 100 more listings. Visit our Website: www.lovethehill.com



RON SCHINGO

Realtor Associate

DRE#01041164

Quality Service in Idyllwild Since 1989

(951) 212-9172 Mobile

ron@lovethehill.com



MLS



DRE#01367581

Idyllwild Realty - Log Cabin Office

54230 North Circle Dr.

Idyllwild, CA 92549



MOUNTAIN RETREAT

This Beautifully maintained Mountain Home has two bedrooms and two baths and is located on a flat spacious corner lot measuring .42 of an acre. The Main Level has a stunning all natural wood Great Room, a cathedral ceiling with soaring windows that captures the forest views and a glass front wood stove on a stone hearth. The Main Level, also includes an inviting kitchen with a breakfast bar, a dining area that opens to a wrap around deck, a guest bedroom and bath. The Upper Level has a wonderful spacious Master Suite with a Master Bath. There is a detached over sized single car garage with a work bench at one end and a spacious storage area under the house with a cement floor and a large window. This is a wonderful full time or weekend home to relax and enjoy the four seasons. MLS#2008501 **\$379,000**



ALPEN WOODS ESTATE

This Wonderful Four bedroom Three Bath Home is nestled on 1.3 Acres with spectacular mountain views including Lily Rock and Suicide Rock. Located in Alpen Woods, a gated area of Fern Valley. The Living Room has a stone fireplace with a glass front wood burner, wood flooring and flows into a glass solarium opening to a spacious wrap around deck which captures the breathtaking vistas. The Charming Dining Area is adjacent to the inviting kitchen. The Newly Added Wing to the main level has two master suites with walk-in closets, bamboo floors/carpet, full bath, vaulted ceilings, skylights, A/C, deck access with great views. The Lower Level has the main entry hall, two guest bedrooms, one with a fireplace the other wood burning glass front stove, Office and Laundry. The Spacious Acreage offers a unique and serene setting. Other Features include: a Computer Area, Two Car Garage, Carport, Large Parking Area and a detached Studio. This is a Wonderful Mountain Home to relax and enjoy the four seasons. MLS#2007759 **\$749,000**





Linda Allen
Realtor Associate
Log Cabin Office
54230 N. Circle Dr.
Idyllwild, CA 92549

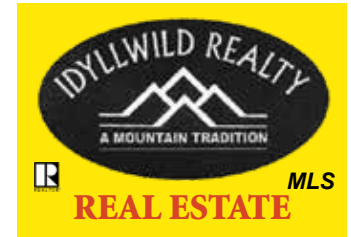
DRE# 00635295

Ask for Linda “The Road Runner of Real Estate”

951-452-9327

linda@idyllwildrealestate.com

idyllwildrealestate.com



FAMILY GET-AWAY IN THE MOUNTAINS

A HOME FOR ALL SEASONS Beautiful 4 bd, 2 ba., cedar and glass home offering over 1800 Sq. Ft. of family living. This 2 story home is nestled on a forested .50 acre lot at the end of a quiet cul de sac with filtered valley views. The main level has 2 bedrooms, bath, kitchen/dining area and living room with cathedral ceilings. The river rock fireplace, framed with picture windows, is the focal point of this room. Off the living room is a spacious dining area with French doors to the deck and a spacious country kitchen with walk in pantry with laundry facilities and separate rear BBQ deck. On the upper level is a small loft office area and the master bedroom with sitting loft and another guest bd and ba. Master has private deck to sit and relax and be one with the forest. Bonus/game room at ground level plus additional storage areas. This area could be another bedroom. MLS#2008374 **\$419,000**



THE BEST OF BOTH WORLDS

TIRED OF CITY LIVING? Elegant 2 story custom view home has it all. 4 bd., 3 ba., loft/den, attached 2 single car garages + workshop and storage room, spacious tiled full length sun room, and decks to enjoy outdoor living. Kitchen, dining & living room with picture windows and cathedral cedar ceilings and beams. Main level has kitchen, dining, living with fireplace, master bedroom and bath, huge walk-in closet, full length all glass sun room, guest bedroom, another full bath with laundry room, spacious decks. Upper level has open beamed loft/den/office area with views of Lily Rock, plus 2 more bedrooms & full bath. Attached garages are at the entry level, one is over sized to accommodate a larger vehicle. Large separate workshop and storage area behind the garages. Room to room. Perfect for people who like to entertain, need space for hobbies, home office, exercise room. MLS#2008225 **\$429,000**



FAMILY CABIN WITH EXTRA LOT

Escape to the peace and quiet of the mountains! Filled with “old Idyllwild ambiance”, this is a mountain retreat you can afford. Boasting of over 1200 sq. ft, this one level, 2 bedroom, 1.5 bath “cabin style” home was built in 1958 but has been remodelled over the years, expanding the living room, converting to dual pane windows, and the remodelling of the kitchen/dining area. In addition to the two bedrooms, there are two hidden sleeping lofts for the kids to bunk out in. The spacious living room with bar makes for fun family gatherings. The property comes with an additional lot for privacy and could accommodate RV parking or the addition of a garage. The exterior has been newly painted and the front decking redone. There are filtered views of the mountain valleys and ridges from the deck and kitchen. A restful get-a-way from a busy city life. MLS#2008471 **\$279,000**



MOUNTAIN TOP CHALET TUCKED IN THE PINES

THE PERFECT MOUNTAIN RETREAT, this 3 bdrm, 3 bath, 1800 sq. ft. home with wrap around decking is nestled amidst the pines on 2 lots totaling .54 of an acre. You will feel like you have left the “world” behind as you enter this chalet-style home. Soaring wood beam ceilings and wall of glass windows plus the huge rock fireplace with hearth. Spacious kitchen and dining area steps down to the great room and captures the forest setting from every window. On this level there are two spacious master bedroom suites that have their own bath and private access to the wrap around decking. The third bedroom and bath is upstairs. New top of the line appliances. This beautiful property has ranch fencing and is on a quiet cul-de-sac street. Open the gate and drive up to the house or park in the detached two car garage. This home is FULLY FURNISHED and comes “TURN KEY”. MLS#2008506 **\$469,000**



TIFFANY RARIDON

BRE #01318099

Robin Oates Real Estate, Inc.

TIFFANY@RARIDON.ME

IDYLLWILDPROPERTIES.COM

951-852-9661



**Walk to Town, Beautiful Setting.
Offered at \$315,000**



If you've been looking for a full-time home or the perfect getaway cabin with great vacation-home potential, look no further. MLS #2008446

**National Forest at Your Backdoor!
Offered at \$459,000**



Magnificent setting with miles of trails right out your backdoor. This spacious home is all about serenity. MLS #2008549

**Exceptional Luxury on Strawberry Creek.
Offered at \$1,100,000**



Mountain luxury at its finest! Complete remodeled home and guest house on the creek is a dream come true. MLS #2008517

**Chalet on 8 Acres of Forested Land.
Offered at \$439,000**



This charming woodsy chalet style cabin with 8 forested acres has that special mountain privacy you've been hoping to find! MLS #8008487

**Stunning Modern Rustic Ranch w/Views.
Offered at \$599,000**



This single level work of art is located on a quiet cul-de-sac. Recently remodeled, this rustic mid century home is a dream come true. MLS #2008508

**Lovely Views of Tahquitz.
Offered at \$299,000**



Off the beaten path with stunning views toward Tahquitz Peak. This charmer features updates such as flooring, appliances, and roof. MLS #2008380

**FORESTED LOT
Offered at \$25,000**



Located in Fern Valley and within walking distance to town, this nearly quarter acre of land is exactly what you've been looking for. MLS #2008406

**Build Your Dream! 3.59 Acres
Offered at \$162,300**



Located off of Cougar Rd, these lots are in a perfect Fern Valley location and have a near level building site for your dream home. MLS #2008040

**Beautiful and Secluded. Ready to Build.
Offered at \$165,000**



This exceptional view parcel is located near national forest land where you'll enjoy views of Mt. Baldy, Mt. San Geronio and the ocean! MLS #2008536

**AMBERBOOTH****Direct: 951.719.5313****Email: agentbooth@gmail.com****www.AmberBooth.net****DRE# 01829185**

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

Fern Valley Home



Nice home in Fern Valley on corner lot with flat usable parking. Gated concrete front patio. Irrigation landscaping, planters, and stone paver tree rings. Ample living room with dining space, red brick fireplace with wood burning insert. Main level has 2 bdrms and 1 full bath, kitchen with laundry hookups and a door to back deck. Upstairs features a large open space with built in storage throughout the entire length of the second story wall. This second story also has another full bath & bedroom. MLS#2008284 **\$339,500**

Idy Mountain Home



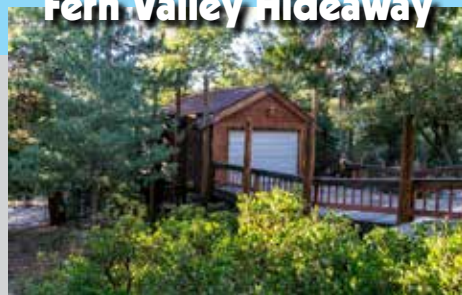
Located in Saunders Meadow sits a beautifully maintained 2 bdrm, 1 bath main house with guest quarters, 1 bdrm, 1 bath & living area (or 2nd bdrm), over the separate oversized garage. Knotty pine paneling, retro 1950s feel kitchen with a compact Frigidaire Flair Range and bar pass thru table, includes SS fridge, dishwasher & disposal. Guest quarters front room slider leads out to a deck with view. A 100 year old cedar is the corner focus of your front patio. Parklike setting. MLS#2008541 **\$385,000**

Mid Century Mtn. Home



Custom cedar mountain home. Two driveways, 1 car garage, large front deck with hot tub. In Fernwood estates on half acre, own 1/11 interest of 34 acres. Open living with large glass windows, cedar interior, freestanding brass wood stove, wet bar with sink and fridge. Ladder down to finished game room with pool table. Galley kitchen with dining space. Retro bath on this level and two separate staircases lead to upper 2 bdrms, open beam ceilings, and a wall of glass with forest views. Another retro 3/4 bath. Mostly furnished and ready to call home. MLS#2008545 **\$442,500**

Fern Valley Hideaway



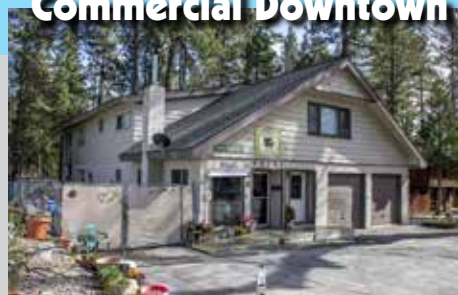
Large custom Fern Valley home has a two car garage off street with covered redwood walkway to front door. Interior features balcony overlooking two story rock fireplace; living room has grand open ceiling & wet bar & bar fridge. On this upper level is kitchen with entry to deck adjacent to formal dining room. Cedar ceilings, F/A & A/C, and laundry hookups. 5 bdrms and 3.5 baths. Mud room entry with coat closet and a family room or den which contains its own full bathroom on the lower level of the house. Large fenced backyard. MLS#2008296 **\$539,000**

Breathtaking Views



Enjoy breathtaking views from this private estate in gated Alpen Woods. Grand foyer entrance with travertine stone floors, hand hewn oak floors and stairs with wrought iron railings. Handcrafted arched doors with brass hardware, adobe brick walls, and timber ceiling beams. Great room with vaulted ceilings, wood floors, adobe fireplace with hand carved oxen yolk mantle. Screened in 2nd story patio and forever views. All 4 bdrms are suites with marble/granite showers and countes. Master has sitting room, and a lookout tower/office space with 360 views. On 2.68 acres. MLS#2008208 **\$848,000**

Commercial Downtown



Commercial property in downtown Idyllwild with a county (MM- Manufacturing Medium Use Code), for many different manufacturing and industrial uses. Each unit has its own floor with separate entrance, laundry hook ups, dishwashers, private patios, and designated parking. The street level unit is (app. 1880 sf) and has 1 ba. Main entry/mud room could be a store front, large open kitchen and living space and 2 more rooms with big storage closets. There is also access to the attached (app. 440 sf) two car garage/workshop space which is located from within this unit. The upper unit is a 2 bdrm. 2 ba. (app. 1800sf) open floor plan that features a large master bedroom with a private full bathroom, laundry space, huge pantry, and a large open living room/dining space. The last Unit (app. 800sf) has a large bedroom, walk in closet, full bathroom with washer and dryer, and a nicely finished living room/kitchen space. The building sits on a relatively flat lot, located on sewer, fenced yard. MLS#2008507 **\$599,000**

Three Choice Lots For Sale on Round Robin Drive

Lot 16— .26 Acre. 11,326 sq. ft.
Slight uphill sloping lot. Natural forest landscape. Recent survey and percolation test available. Owner financing available.
MLS#2008467 **\$21,450**

Lot 10— .48 acre, 20,909 sq. ft.
Almost half an acre of forested land, the rear of the property line is backing up to the National Forest. Owner financing available.
MLS#2008466 **\$30,450**

Lot 9— .55 acres, 23,958 sq. ft.
Largest parcel available on the road. Access to the National Forest. Owner financing is available. Build your perfect cabin today.
MLS#2008418 **\$39,999**

To search more of my listings go to my website: www.AmberBooth.net

If you are considering the sale of your home, I encourage you to call so I can provide you with a FREE market analysis of your home. If you're not selling, I'd welcome the opportunity to answer any questions and to be your real estate resource. Buy and Sell with Ease! Invest with confidence.



DRE#01367581



Dora Dillman

dora@lovethehill.com • www.lovethehill.com

951-288-5604



CalBRE#01436174

So Why Idyllwild?

On July 6th, 1977, a mere 42 years ago, I made my big move to Idyllwild. Little did I know that it would be the place I continue to feel so blessed to call home. There's something magical about this place that draws those who are sensitive to it. Is it the natural beauty that surrounds us, the peace and quiet that allows us to hear the wind through the trees or the croaking of the frogs? Perhaps it's the friendliness that greets you – someone spontaneously holding the door for you or just smiling a "hello." What I find is that it's an accumulation of all of these things, particularly the amazing sense of community that is so hard to find in the hustle and bustle of the big cities. Our community has traveled through some hard times, but we all work together to make our town stronger, binding us all in this beautiful place we call home. I welcome you who are in search of something more, and wish you well on your journey. May you be touched by the magic of Idyllwild!

~ Dora



AUTHENTIC RUSTIC CABIN

Genuine early 40s 2Bdrm/.75Bth cabin on just under 1/2 acres. Redwood interior, awesome setting w/extra studio + multiple parking. Watch the deer graze in the front yard!

MLS#TBA

\$289,000



CLOSE TO TOWN — MULTIPLE USE

Nicely Finished 2Bdrm/1Bth, original wood flooring, open living area, level lot with easy access, circular driveway, and lots of sun for garden. Zoned for multiple uses so use your imagination.

MLS#2008498

\$314,500



NEWLY REMODELED ON THE CREEK

Turnkey 3Bd/2Bth creek front property. Open living area, rock fireplace, granite counter tops + stainless steel appliances. Large master suite, back deck and acreage, on the creek.

MLS#2008433

\$438,000



ONE-OF-A-KIND RIVEROCK MASTERPIECE ON STRAWBERRY CREEK!

Amazing 3Bdrm/3Bth/loft with river rock turrets, high ceilings + open architecture. Detached 2-car garage + studio, water feature and hot tub. Listen to the music of the creek..

MLS#2007797

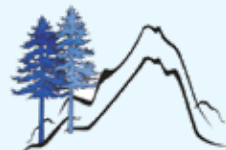
\$745,000



Marge Muir
 Broker-Owner
 CalDRE#00635890
 Cell: 951-440-0114
marge@idyllwild.com



Muir's Mountain Realty



26115 Hwy 243, Idyllwild 951-440-0114

Visit us on Idyllwild.com for all our listings



FERN VALLEY, Stream. Vaulted Ceiling, Rock Fireplace. Deck & Hot Tub 3 + 2.
 MLS#2008481 **\$455,000**



NEAR FERN VALLEY CORNERS - INVESTMENT
 Fulltime Home, Meeting Room, Bach-Pad, Vintage Cottage... On Sewer. MLS#2008247 **\$459,000**



A MOUNTAIN CABIN ...
 Fireplace, Great Room, Den, 2-bdrms, Deck & Views. MLS#2008367 **\$229,000**



PUT THIS ON YOUR MUST SEE LIST!
 2 family rooms, 3 bdrms, 3.5 ba's, 2-car carport & garage. 2.98 useable acres, Rock Fplc. A Home. Idyllwild. MLS#2008538 **\$749,000**



A 'SIP' HOUSE What? At Trail's End. Where?
 Approx. 1 acre, 2x2, adj. to Nat'l Forest. **\$299,000**



BE INDEPENDENT! Off The Grid in PINEWOOD
 1.79 Ac. gentle land. A Dome, Bunkhouse, your own well and power. Ask US MLS#2008326 **\$249,000 (we have others)**



LILY ROCK VIEW! Shaded Patio, Huge Deck.
 Approx. 1500 sq. ft. of delightful 2 bd home. Fern Valley. MLS#2008488 **\$359,000**



TRI-LEVEL. Upper level, a family room, entry level kitchen & dining opening to a deck, 2 bd, 1 ba, fireplace. Lower level opens to the yard. Has bd, ba, laundry & more. MLS#2008492 **\$289,000**



MOVE-IN READY! Single Story, lge rooms, w/ living & dining. 2 bds, 2 bas. Est. 1500 sq. ft. Decks. 2-car garage. MLS#2008522 **\$329,000**

A PACKAGE!

3 bdrm home w/Vacant Lot attached. Single story, terrific kitchen, fireplace, wood paneling, garage & carport, lge level lot. Fully fenced. OR, buy just one! Call for details...asking **\$439,000** for All. MLS#2008583

LAND! BUY IT! SIT ON IT! BUILD ON IT! SELL IT! YEP...!

Call for an investment in the future...!
 Lots from \$37,500 to 9+ acres for \$349,000



Maureen Jones, Broker

Ca. DRE Lic. # 00922198
54790 North Circle Drive
Idyllwild, Ca 92549

951-852-3939

Let my address find your new address

www.lilyrock.com



HUGE RETREAT—OVER 2,000 SQUARE FEET WITH GORGEOUS VIEWS.

This 4 bedroom, 2 bath plus huge laundry room has recently been remodeled. New wood tile flooring on upper level, river rock floor-to-ceiling fireplace flanked by glass on all sides, high open wood ceilings, craftsman wood trim accents a glass enclosed stairway leading from living area to downstairs. Great room with views, dining area and views to the valley and ridgeline leads out to newly restored deck with built-in seating. Entrance features great ridgeline views and another large deck. There are two bedrooms and a bath and below two bedrooms, one huge, a large laundry room and a newly tiled floor in bathroom. Bring the whole family, ideal for vacation rental sleeping many. MLS#2008523 **\$359,000**



STEP BACK IN TIME with this lovely original 1949 cabin on large level lot. 2 Bedrooms, 2 full baths, recently upgraded. Nice warm wood interiors with large granite fireplace, two levels with large master suite up and bedroom and bath down. Yard is fully fenced and shed in rear has a lot of storage space. Walking distance to creek, town, Idyllwild Arts. This little gem is being offered at **\$375,000**. Not on MLS. Call listing agent to see once tenant has vacated.

Here's what some of Maureen's satisfied customers say:

"Maureen is undoubtedly one of the finest and most knowledgeable Realtors I've ever had the pleasure of working with. Over the years we've collaborated on several complex transactions all to a successful conclusion. Her tenacity and expertise are invaluable... and quite rare. She has a total dedication to her clients' best interests and is scrupulously honest in her guidance. I highly recommend her to you. She'll get the job done."

"Maureen brought a wealth of local knowledge to the transaction and made the process seamless. I'd definitely recommend her to prospective buyers" Thanks for all your help!

"I live out of state and was referred to Maureen by a mutual friend. I contacted Maureen and told her I was planning to relocate to Idyllwild and would be spending a week there within a few months. She began emailing me potential properties listed in the local MLS and some listed off the hill by non Idyllwild MLS members. Maureen quickly accessed my needs and taste and was able to narrow a long list down to what really worked for me. She successfully negotiated a property, referred me to a loan broker and introduced me to local residents and businesses."



COMING SOON!!! Brand new, architect designed home near Idyllwild Arts!! Walk to town, inspiration point, the grotto, Idyllwild Arts and more. Level lot with views of the ridgeline. 97% Energy efficient A/C & heat, sprinkler systems throughout plus a modern feel accented with building materials that create a rustic motif. State of the art windows bring the outside in. 3 Bedrooms, 3 baths, open floor plan with great room. This spec house can be your custom house if purchased early. Estimated price: **\$599,000-\$629,000**

Three lots for sale as a package or individually. One lot has well which has been certified. Nicely located near Idyllwild Arts off beaten path but very accessible with a feeling of privacy. Water meters reserved. Build your dream house or houses. Call listing agent for more information. Each lot is 9,148 sq feet for a combined area of 0.63 Acres.

Not on MLS. \$149,000



A cozy Pine Cove mountain retreat located on 0.67 acre lot. This 3-4 bedroom, 2.5 bath home has been beautifully updated and features a new kitchen with knotty alder cabinets, granite counter tops, new stainless steel appliances, copper farmhouse sink and under cabinet lighting. The large windows and skylights in the kitchen bring in an abundance of natural light. The living room has a refurbished stack-stone rock fireplace (inside/out) with wood burning stove and blower for those chilly nights. The living room also features log beams and posts, as well as ample windows to let in natural light. The large master bedroom is separate from the other bedrooms and has French doors that lead out to its own deck. A new ensuite master bathroom has been added. The home also features an updated guest bath, powder room and laundry room, new carpet, tile and baseboards, and fixtures throughout. The property is fully fenced and includes a large refurbished shed. MLS#2008526 **\$475,000**



Beth Feist

CalBRE #01720243

HK Lane Real Estate/Christie's International

(760) 272-5712 Direct

78100 Main Street, Suite 108

La Quinta, Ca 92253

Bethfeist@hklane.com • www.DesertHomeForSale.com





Idyllwild's Premiere Real Estate Company

Rick Martinez
951-659-0269
CalDRE:01340564

Jon Millhouse
949-243-2634
CalDRE:01865612

Meagan Greene
951-376-8810
CalDRE:02042321

Rosie Nowell
720-400-1231
CalDRE:02038971

Gavin Toler
213-924-2744
CalDRE:02069570

CURRENT LISTINGS



26060 Wallace Way
2 Bed 1.75 Bath Remodel
Vacation Rental \$458,00



25435 Franklin Drive
2 Bed 1.75 Bath Turnkey
Furnished \$342,000



52550 Idyllmont Drive
3 Bed 2 Bath Creek Side
Best Location \$419,500



25625 Oakwood Street
2 Bed 2 Bath Walk to Town
Charming Style \$359,000



27230 Saunders Meadow
1 Bed 1 Bath Historic Home
.69 Acre \$319,000



52867 Cedar Drive
2 Bed 2 Bath New Build
Generator \$279,000



26350 Delano Street
1 Bed 1 Bath Royal Pines
Wraparound Deck \$78,500



1/2 Acre Lot, N. Circle Dr.
Center of Town. Meter In.
Zoned R3A \$80,000



Full-time Idyllwild Resident

Bless this Address Mortgage & Lending

760-579-9519 · BlessthisAddress@gmail.com

First-time Home Buyers

Tired of renting?

Wanting to buy “some day”?

Not sure about your next step?

- Your mortgage payment can work for your short & long-term plans.
- All my purchase loans are specific and customized to your needs.
- Knowledge is power.
- It's free to find out.

Reverse Mortgages

Wanting to Age in Place?

Are you (or your spouse) 62 or older?

Do you live here full-time?

Curious how much equity you have?

“A Reverse Mortgage for me is magic. I live on a fixed income. My grown, adult children are happy for me and I know I'll always have a house to come home to.” - Janis H., La Quinta

For a schedule of Free Workshops: www.facebook.com/blessthisaddress

- First Time Home Buyers
- Reverse Mortgages: True or False
 - Investing 101
- And more to be announced!

See you around town,

Liv Kellgren

Call or Text me anytime: 760-579-9519

CalDRE 01908143 NMLS 959833



Photo by Jenny Kirchner

760-579-9519 · www.BlessthisAddress.com



Se Habla Español





TIM MCTAVISH
760-619-4765
tmctavish@pacificsir.com
DRE #01434731



500 S. PALM CANYON DRIVE, PALM SPRINGS, CA 92264

Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned And Operated. DRE #01767484

pacificsothebysrealty.com

GRACE REED
949-584-0535
grace.reed@pacificsir.com
DRE #01995384



55101 STATE HWY 74, MOUNTAIN CENTER - \$1,495,000
3 BEDROOMS | 3 BATHROOMS | 2,460 SQUARE FEET



61501 MANZANITA RD. MOUNTAIN CENTER - \$1,175,000
5 BEDROOMS, 4 BATHROOMS, 3669 SQUARE FEET



25461 GLEN ROAD, IDYLLWILD - \$439,900
2 BEDROOMS, 2 BATHROOMS, 1502 SQUARE FEET



24460 STATE HIGHWAY 243, IDYLLWILD - \$349,000
2 BEDROOMS, 2 BATHROOMS, 720 SQUARE FEET



54790 FOREST KNOLL DRIVE, IDYLLWILD - \$535,000
2 BEDROOMS, 2 BATHROOMS, 1980 SQUARE FEET



53815 MARIAN VIEW DRIVE, IDYLLWILD - \$465,000
3 BEDROOMS, 3 BATHROOMS, 1900 SQUARE FEET

TIM MCTAVISH 760-619-4765 & GRACE REED 949-584-0535, PACIFIC SOTHEBY'S INTERNATIONAL REALTY

"Team McTavish"

Summer's tranquil evenings provide a wonderful opportunity to reflect on life's most important decisions. If this time of year finds you making decisions about your current or future residence, allow us to help you. We are members of the Sotheby's International Realty® network and take great pride in artfully uniting extraordinary homes with extraordinary lives.



24800 PIONEER RD. IDYLLWILD CA. 92549 - \$1,165,000
7 BEDROOMS, 6 BATHROOMS, 4894 SQUARE FEET



25126 COUGAR RD. IDYLLWILD CA. 92549 - \$899,000
3 BEDROOMS, 2 BATHROOMS, 2064 SQUARE FEET



53395 CIRCLE VIEW DRIVE, IDYLLWILD - \$1,400,000
4 BEDROOMS, 4 BATHROOMS, 5138 SQUARE FEET



25630 GLEN ROAD, IDYLLWILD - \$605,000
3 BEDROOMS, 3 BATHROOMS, 1915 SQUARE FEET



25025 RIM ROCK ROAD, IDYLLWILD - \$455,000
3 BEDROOMS, 3 BATHROOMS, 2077 SQUARE FEET.



24636 LOGAN CREEK ROAD, IDYLLWILD - \$211,500
2 BEDROOMS, 1 BATHROOMS, 1414 SQUARE FEET



"Service With Pleasure Not Pressure"

BILL SPERLING

BROKER ASSOCIATE - IDYLLWILD REALTY - BRE#00936869

Log Cabin Office

54230 North Circle Drive, Idyllwild, CA 92549

800 760-1884 • 951 659-4673 • 951 852-2848 • bsperling@idyllwild.com



MLS



EASY WALK TO TOWN "Idyll-A-While" is the perfect cabin for those looking for privacy, serenity and rustic charm. Located off a private drive and within easy walking distance to town, this gem of a cabin features a wrap around deck, seasonal creek, a view of lily rock and so much charm. This cabin is a tri level, custom home with an open concept living area, game room and wet bar. The main level features a private bedroom with vaulted ceilings, and an adjacent full bath. Upstairs is the master bedroom with an en suite bathroom, vaulted ceilings, walk-in closet, and separate balcony. The sunken living room includes a cozy wood burning fireplace, wet bar and game room. The large deck looks out over the wooded property and a seasonal creek filled with wild roses. This property has been a very successful vacation rental with airbnb. MLS#8480 **\$384,500**



MT. CHALET ON LARGE LOT

With views of lily rock and tahquitz peak from the deck. Enter into the living room with seating for everyone in front of the fireplace. Open design with living, dining and kitchen flowing together. Plenty of room to seat the whole family for holiday meals. Downstairs are 2 bedrooms, one with slider going out to a lower deck, a .75 Bath and a bonus room for storage, workshop, or exercise, with its own outside entrance. The master bedroom upstairs is huge with its own balcony deck, full bath, skylight and room for a sitting area. 3 Storage sheds are included on the property, 1 with electric power. Large decks on 2 levels for outdoor living. Price includes extra vacant lot. MLS#8490 **\$389,000**



PRIME FERN VALLEY LOCATION

Home sits on 3.7 Acres with views of both suicide and lily rock and with tahquitz creek flowing below the house. 2 Large bedrooms and 1.75 Baths. Other features include a huge rock fireplace in the living room giving a lodge like feel as you look through the tall windows at the views. A 3 car attached garage and a 2 car detached garage are perfect for the car lover. This one of a kind home is looking for a buyer who has the imagination to remodel the interior to fit their own tastes. Sited at the end of a quiet cul-de-sac this property offers plenty of privacy and room to roam across your own piece of the forest. This property is offered for sale in its "as is" condition. MLS#8548 **\$550,000**

Mona Lee Taggart

monathemover@icloud.com
(951) 306-7177 • DRE#01487532

Forest Realty

26790 Hwy 243,
Suite B,
Idyllwild, CA 92549



75 Acre, Beautiful home, walk to town, on sewer!

Large home with guesthouse on .75 acre. This property has it all, beautiful location to town, and room to enjoy life, and it's a single story home! 3 bdrms, 2 baths for the main home, large open floor plan with a newer rock fireplace, Wood Blinds throughout, newer laminate flooring, reinforced walls, 2 skylights & 3 Cedar closets, French doors leading to patio & dog run. House completely painted inside and out, newer patio on front, with ability to walk around to other side, to the detached 2 car garage and back door and back patio. Separate adorable Guest Quarters next door, with 1 bdrm, 1 bath, kitchen and sitting area. Newer FA Heating Unit, and A/C could be added. Includes Refrigerator, washer and dryer. **\$495,000**



Fabulous Turnkey Vacation Rental

This wonderful cabin is well appointed with 2 bedrooms, one full bath, has been recently remodeled. Newer stainless appliances, high end quartz counter-tops in the kitchen, and genuine hardwood floors, add to the beauty of this home. The open living room, kitchen, make for an easy flow, with free standing wood burning fire place to keep warm and create an ambiance of memories. Sliding door lead to expansive treetop view, and marvelous sunsets. Newer composition roof on both home and garage, installed 12/2018. One car detached garage, laundry under the home that can be finished for a bonus room. Please contact listing agent for proof of 12 year plus rental history. Check with agent to see if property is rented, before showing. **\$285,000**



HOPKINS HIDEAWAY

MAIN HOUSE: Entry....into a large mud room....Living room is large, vaulted ceilings with skylights. Kitchen is roomy. There are two bedrooms....the master has a full bath. There is also a small den, which could be a third bedroom. Carpet in master....Pinewood flooring thruout. Propane FAU. Half Roof was just put on....the other half is 2 years old....5 year warranty on roof. **ARTIST STUDIO;** The 20' by 10' artist studio is detached.... it has heat, hot and cold running water. **BASEMENT/WORKSHOP....**is 40' by 15'. **TENANT APARTMENT....**is large....boasts a bedroom, full bath and kitchen. **MLS#2008329 \$325,000**



A CABIN IN THE FOREST

Last on the market 20 years ago!!! This mostly level, 3/4 acre lot is next to national forest at the end of a cul de sac. The front includes a circular driveway and a 2 car garage. The back is all fenced for dogs...and borders the national forest and a trailhead. Features include: **NEW ROOF, NEW FORCED AIR FURNACE, NEW AIR CONDITIONER, AND NEW FLOORING.** In addition there is a grand fireplace in the living room with vaulted ceilings. **MLS#2008421 \$389,999**



TWO VIEW LOTS FOR SALE!

Owner is selling **TWO VIEW LOTS**, priced at \$125,000 EACH. Lots are adjacent to National Forest in Fern Valley area. Both lots are plus 20 acres with several building sites on each. Ernie Maxwell Trail runs through both parcels. **MLS#s: 2007330 & 2007331 \$125,000 each**



MOUNTAIN HIDEAWAY

A Mountain Hideaway....Walk back in time as you enter.... Located in the Idyllwild Mobile Park in the center of the village, it is a convenient walk to the restaurants, the shops, the post office, the markets and the Pharmacy. All furnishings stay...This home will put a smile on your face. **MOBILE IS LOCATED IN A 55 PLUS PARK. MLS#2008275 \$38,500**



Wayne Johnston

Realtor-Associate DRE#01312089
Idyllwild Realty
North Circle Office
54295 N. Circle Dr
Idyllwild, CA 92549
Mobile: (951) 236-1998



DRE#01367581

List Your Home With Wayne!

Your hometown expert in the Idyllwild Real Estate market.





SoCal RENOVATIONS
Setting a new standard in renovation
Locally owned & operated
Class B & C33 Lic. #873664
facebook.com/SoCalRenovations
socalreno@gmail.com
Jacob Teel,
General Contractor
951.659.4001



RESCUED WILD MUSTANG

Sheila Zacker

DRE#01385817

951-675-0715

sheila@lovethehill.com

Go to **www.sheilazacker.com**
for more information on cabins and
Libby (the once wild mustang).



DRE#01367581

*Oh, by the way...I'm
never too busy for referrals!*



**A VINTAGE
IDYLLWILD CHARMER**

Situated in a nice fenced
in yard with a gazebo
for outdoor living and
entertaining plus nice
decking on 2 sides of the cabin. This cozy cabin also
has a large two car garage and a detach art studio.
The kitchen has been updated to add to the loveliness
of the cabin. This sweet 2 bedroom 1 bath vintage
beauty has been loved and well maintained.
A MUST SEE. MLS#2008560 **\$307,000**



Emily Pearson
Realtor Associate

DRE#01367581

Idyllwild Realty

951-206-9671

emily@lovethehill.com



DRE#01367581

*I have lived in Idyllwild since 1970. With my husband,
Mike, we have raised our four children here. We now
have two grandchildren here. Come and let me show
you the magic of the Mountain so you can “
LOVE THE HILL AS I DO!”*



COMFORTABLE FAMILY HOME

This home has been owned by the same family for
the last 17 years. It has been well maintained and is
a very comfortable Family home. The owners have
moved out of state so it's waiting for just the right
family to move in. It has a warm and cozy atmo-
sphere with the inside being mostly natural wood
and fairly new carpet. Also Dual Pane Windows.
MLS#2008533 **\$299,500**



MOUNTAIN VIEWS & HIKING TRAILS CLOSE

This beautifully maintained home is waiting for the
perfect family. With its 2 bedrooms and 1.75 baths
downstairs and upstairs a very beautiful loft with in-
credible views. The home is completely wood finish
and so cozy. The kitchen is so well organized and
easy for any cook. Downstairs the basement has
been divided so that one side could be another bed-
room or play room and one side is a workshop. The
yard is very well maintained and has a new septic
system. There are two driveway entrances. The eas-
er is off of Circleview. The main address is off of Hills-
dale. MLS#2008532 **\$489,500**



PRIME LOCATION

This nice little home has just been newly painted
and is fully fenced. It is on a well maintained road.
This home is a fixer on the inside. Agent has a list
of what has been done over the last few years. It
does have a little view of the ridgeline. Also in ad-
dition to the main house there is a small building
that could be comfortably converted into a Studio
it does have electric and plumbing. MLS#2008464
\$199,000



BEAUTIFUL HOME IN STONEWOOD ON .85 ACRE 2 story, 3 bedroom, 3 full bath home with pine interior & cathedral ceilings. Bright kitchen with skylights opens to dining and living room with brick FP. Downstairs huge bedroom or family room with full bath, FP & separate entrance. Wrap-around deck with panoramic views. Fenced dog run & yard with additional private yard beyond the fenced perimeter. Plenty of storage under house. Metal carport/shed. MLS#2008539 **\$460,000**



ROYAL PINES ESTATES, MOUNTAIN HOME Escape to your mountain getaway! 2 bdrm, 1 full bath double wide manufactured home. Open kitchen to dining room. Enclosed deck room. End of cul-de-sac across from pool. Quiet road, walk to town. Borders county park. Nature and solitude! New carpet, interior and exterior paint within past 2 years. Within the past 5 years there has been a new roof, new insulated copper pipes and new drain lines throughout. MLS#2008516 **\$75,000**



**SHANNON
JOHNSTON**

Realtor Associate
DRE#02063955

(951) 663-9791



www.facebook/RobinOatesRealEstateIdyllwild



assistrobinoates@gmail.com

54225 N. Circle Dr. (In the "Fort")
P.O. Box 1651, Idyllwild, CA 92549

WHETHER YOU ARE
LOOKING TO BUY OR SELL
PROPERTY IN IDYLLWILD,
I AM HERE TO HELP YOU
WITH A SMOOTH AND
STRESS-FREE TRANSACTION.



1.32 Acre and Walk to Town!
5 bedrooms, 1.75 baths, 2002 sq. ft., 1.32 acres. Amazing property with trees and ridgeline views. This one has it all!!! Lot, Location, Views, Large House, Small House, parking for multiple vehicles, a Garage MLS#8405, **\$449,000**

Shelly McKay

Idyllwild Realty

North Circle Office

Office: **951-659-2125**

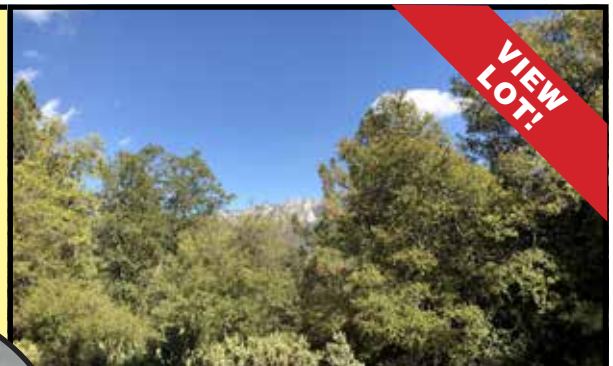
Cell: **214-675-0433**

samckay@aol.com



DRE# 01849604

*"Let me help you
find your
Peace in the Pines"*



1.5 Acre View Lot

Seller Will Finance!! Beautiful 1.57 acre parcel with views of Lily Rock, Tahquitz Peak, Marion Mountain and Southridge! A very private setting. Driveway that has already been cut in leading to a nearly level building site MLS#8324 **\$149,000**



Tucked in a quiet cul de sac
2 bedrooms, 1 bath, 1064 sq. ft., .27 acre. Beautiful tree top and mountain views are exposed in this 2 bedroom, 1 bath cabin at the end of a quiet cul de sac, MLS#8514 **\$250,000**



Income Producer in town!

3 bedrooms, 2.75 baths, 1690 sq. ft., .74 acre. Fabulous investment opportunity for income producing duplex within just a stroll to town! MLS#8493, **\$359,000**



LEE ARNSON
LAND SURVEYING
PLS8389

- ✦ CERTIFICATE OF COMPLIANCE
- ✦ LOT LINE ADJUSTMENTS
- ✦ TOPOGRAPHICAL MAPS
- ✦ FOUNDATION STAKING
- ✦ PROPERTY SURVEYS
- ✦ PARCEL MERGERS
- ✦ EASEMENTS
- ✦ PLOT PLANS

35 YEARS LOCAL EXPERIENCE

951.659.4458
55061 Pine Crest Ave.
PO Box 539, Idyllwild, CA 92549
lee@idylarn.com • www.arnsonsurveying.com



Russell Sportsman Agency Owner

Russell Sportsman Agency
27710 Jefferson Ave., Ste. 204
Temecula, CA 92590
Tel 951.694.1400 Fax 951.694.8173
Cell 951.240.9440 License OK19416
rsportsman@farmersagent.com



Registered Representative
Farmers Financial Solutions, LLC
30801 Agoura Road, Bldg. 1,
Agoura Hills, CA 91301-2054
Tel 818.584.0200 Member FINRA & SIPC

I help customers like you identify the insurance coverage that best fits your needs. Our agency provides insurance and/or financial services for Homes, Autos, Small Business, Boats, RVs, Motorcycles, Pets, College Planning, Life Insurance, Retirement, etc. We can insure most anything that is important to you. We help protect people against loss of significant assets or a family's income, AND we help people prepare for the future—for example, through college or retirement savings programs.

Give me a call at (951) 694-1400 and I'll be happy to answer any questions you might have.



Karen Doshier Muir's Mountain Realty

Realtor Associate • DRE #01261037

IAOR Certified Mountain Specialist

(951) 452-4599-cell • karendoshier@gmail.com

*Let me help you find your
dream home on the Mountain!*



MARIAN VIEW RENOVATION

Newly renovated 1 bdrm cabin. Redesigned and expanded with modern kitchen, a spacious bedroom, a bath with large walk-in shower, new flooring, water heater, roof, and dual pane windows. The living area provides space for dining and relaxing. The original brick fireplace remains. Check out the unique ceiling in the kitchen and bedroom. A newly created drive leads down to the house from the road for easy access. A great retreat or permanent home. MLS#2008322 **\$269,000**



OLD TIME IDYLLWILD

This is a charming and quaint mountain cabin which has its origins with the Strong family of Idyllwild fame. Open kitchen/dining area including oak counter tops and a large central island. Cozy living area with wood-burner and a bonus room in the lower level and a sleeping loft upstairs. Garage and storage sheds on a one quarter acre lot, completely fenced and circular drive. **\$229,000**



QUAINT MOUNTAIN CABIN—TWO LOTS

Quaint mountain cabin on an easily accessible non-maintained road. The parcel contains two lots. The vaulted ceiling living area contains a rock fireplace and a wonderful wood stove which keeps the cabin toasty warm in the winter. Adjacent to the living area is a sun room which has many possibilities. Currently it is used as a dining area but can fill other needs such as a hobby room or extra sleeping area. The main floor also contains the bathroom, a tiny efficient kitchen and master bedroom. Atop the stairs is the second bedroom, full of light. There is a storage area under the house. MLS#2008458 **\$195,000**



THIS IS A FINELY CRAFTED FURNISHED CHALET HOME

This home has breathtaking views of Tahquitz and Lily Rock with the highest quality appointments throughout the home. The home has four bedrooms with all the five baths rooms that have been remodeled with tile art work. There are two full decks. The lower deck is covered for all the entertainment and recreation areas that you need. The entry is inviting lodge style Great Room with cathedral ceiling and a river rock fireplace with an artwork mantel, with an open kitchen and dining room. The home has been meticulously maintained, and is nestled on 2.66 acres with a play house and play yard. Also there is a two car garage. MLS#2008535 **\$1,200,000**



JOE McNABB

Realtor Associate DRE# 01382388
Idyllwild Realty • Village Center Office
54274 No. Circle Dr., Idyllwild, CA 92549
Office: 951-659-3425
Res: 951-659-0126
Email: joe@idyllwildrealtor.com

"FOR YOUR MOUNTAIN DREAMS"



BEAUTIFUL FAMILY HOME IN FERN VALLEY Wonderful home with 3 bdrms and 3-1/2 baths, Nice kitchen with window eating area opens to back deck. Big family room & office area, off the master is a great screened in room that opens to large back deck with views. Completely fenced back yard with dog run, and a storage shed. The 2 car garage has a nice bonus room and 3/4 bath for guests. Furnishings negotiable. MLS#2007908 **\$475,000**



JOE McNABB "FOR YOUR MOUNTAIN DREAMS"

Realtor Associate DRE# 01382388
Idyllwild Realty • Village Center Office
54274 No. Circle Dr., Idyllwild, CA 92549
Office: 951-659-3425
Res: 951-659-0126
Email: joe@idyllwildrealtor.com



TWO ACRES PLUS WITH PRIVACY AND VIEWS The seller has lowered the price on this property. It is now priced so the buyer can build on it. Seller has brought it down to cover your building costs, now you can have your own custom home for the same price as buying someone else's old home. The property is in the back area of Pine Cove near the National Forest land with privacy, and there are several building sites on the land. The property has been surveyed, and the percolation test was done September 24, 2004. The Norwood Road continues off the pavement as easement road to benefit adjacent parcels. The property is to the left of the road. The seller will work with the new buyer as to the cost of the water meter to the property, and will hold a note with 50% down, and be qualified for the loan. MLS#2007804 **\$110,000**



JOE McNABB "FOR YOUR MOUNTAIN DREAMS"

Realtor Associate DRE# 01382388
Idyllwild Realty • Village Center Office
54274 No. Circle Dr., Idyllwild, CA 92549
Office: 951-659-3425
Res: 951-659-0126
Email: joe@idyllwildrealtor.com



Exquisite Mountain Estate - For the discriminating Buyer.

The ultimate in luxury, quality, and seclusion. Over 6000 sq. ft. of living space situated on over 5 + acres of gated, pristine, groomed grounds. Master Suite encompasses Bed-room, private bath with Shower, Soaking Tub, Sauna, large walk-in closet plus access to a workout room and private office. There are 5 additional Bedrooms and 6 Bath-rooms, Living room, Great Room, and a total of 3 Fireplaces. Add to this a 4000 sq. ft. free span shop, Car collectors dream, Artists Studio or use your imagination. Privacy, Views and quality of life. Who could ask for more. **\$895,000**



Jim Palmer

DRE#00611532

Idyllwild Realty

Village Center Office

951-659-3231

mr.realestate@greencafe.com



DRE#01367581

"The Ultimate Search Engine Is A Knowledgeable Realtor"

Severns Insurance Agency

Auto • Home • Life • Business • Boat • RVs
BRUSH SPECIALISTS!

We have the solutions to your increasing
Home Insurance premiums...

Don't Delay, Call Today!



Bob Severns, III

Broker • License # 0B80700

Over 35 years of experience

www.severnsinsurance.net

102 S. Harvard St. Hemet, CA 92543

Office (951) 658-0606

BSeverns@siainc.net

*"Doing the right things for our clients
and their families every day..."*



JoAnn S. Graham

CSEO & MANAGER

John Graham

EXECUTIVE VICE PRESIDENT

Mary Zintzun

ESCROW OFFICER

Sue Westfall

ESCROW OFFICER

Valarie Villegas

JR. ESCROW OFFICER



*Over 40 Years
of Escrow
Experience*

54545 N. Circle Dr., Suite #1

PO Box 1452 • Idyllwild, CA 92549

Phone: 951-659-1911 • Fax: 951-659-1912

**LOOKING FOR A PROPERTY IN OUR
BEAUTIFUL MOUNTAIN COMMUNITY?**

**MY 30 YEARS OF REAL ESTATE EXPERIENCE
IS READY TO WORK FOR YOU!**

FRED HAMBLIN

Broker Associate

Village Properties

54278 N. Circle Dr.

Idyllwild, CA 92549

broker@sandihome.com

WeSellIdyllwild.com

CalDRE#01773830



**Village
PROPERTIES**



MLS



*Part of a Team combining Real
Estate Experience with years of
local knowledge allow me to
meet your Idyllwild Real Estate
needs.*

Your hometown Realtors,
established 1988.

Call Today!

858-617-9237



Will Lowry

Owner/Broker

*"Your Personal
Realtor"*

DRE # 01293012

imrealty@hotmail.com



Please see all our listings at

www.imrealty.biz

54695 Marion View Dr. / PO Box 722

Idyllwild, CA 92549

951-659-4444 • 951-315-8337

Pearson Wood Service

- Tree work
- Snowplowing
- Firewood
- Brush abatement
- Tractor service
- Wood chipping



**24/7
emergency
services**

California Contractor's
State Lic. 576531 • LTO# A167

Licensed,
bonded &
insured
contractor for
MCFSC &
Forest Care

Cell: (951) 206-9671
951-659-3676

**Performance
PUMPING**

C42 LIC # 799834

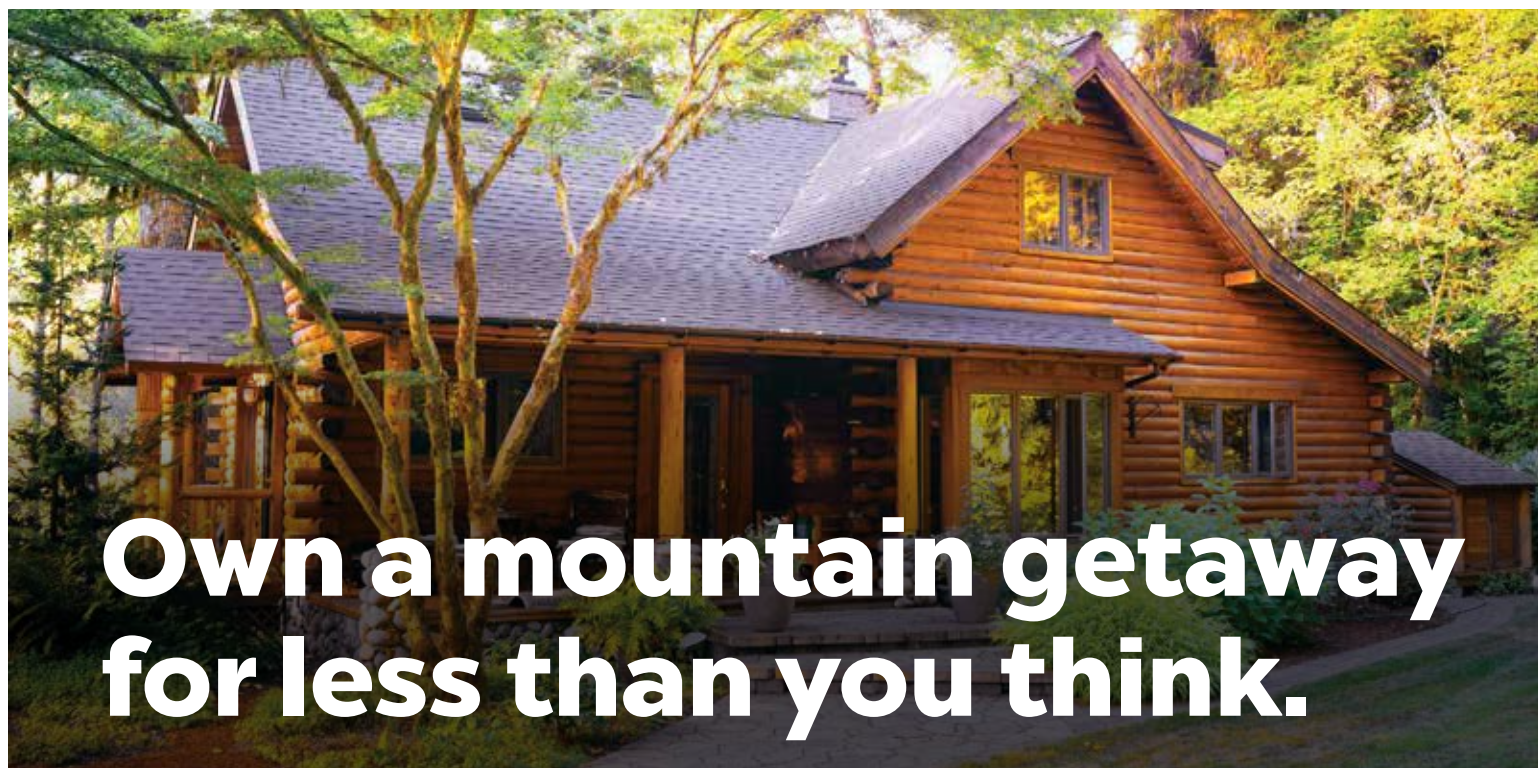
All Your Septic System Needs

- C-42 Certifications • Septic Pumping
- Leach Systems • Electric Location
- Sewer Camera & Much More!

951-830-3529

www.performancepumping.com

*I'm a local Idyllwild home owner
with friends and family in this
great mountain community!*



Take advantage of a low, low rate and enjoy the four seasons of Idyllwild.

Whether you're into hiking, rock climbing, horseback riding or simply getting away for a few days, purchasing a second home is within your reach.

VA, FHA and conventional loans offer low, low rates to go with a fast, easy process. Make the dream of owning in Idyllwild, L.A.'s best mountain getaway, a reality.

Give me a call today to get started!

Nick Cowan
SR Loan Officer
Army Combat Veteran
NMLS #245789 | Co. NMLS #1717191

714-642-3557
nick@saxtonmortgage.com

Office:
43533 Ridge Park Dr.
Temecula, CA 92590



I OFFER HOME INSURANCE OPTIONS

Around here, your choice is clear.

Everyone likes options. My office not only offers car insurance backed by a company with 80 years of experience, but also offers home insurance options from various unaffiliated companies, as well as North Light Specialty Insurance Company, a subsidiary of Allstate.



Dave Noble
951-658-2889

41555 E. Florida Ave., Suite B
Hemet, CA 92544
davenoble@allstate.com
CA Insurance Agent #: 0418385



Ron Barnhart
Branch Manager
NMLS: 508402

760-567-2130

Ron.Barnhart@Caliberhomeloans.com

Established Lender

specializing in Idyllwild properties

As A Direct Lender, Caliber Home Loans Offers:

- Fast Turn Times
- Competitive Rates
- FHA, VA and Conventional Lending Programs
- Portfolio Loan Programs For Our Clients With Unique Financial Scenarios

Contact Me Today
For All Your Home Lending Needs

760-567-2130

Ron.Barnhart@Caliberhomeloans.com

44250 Monterey Avenue • Palm Desert, CA 92260 • www.caliberhomeloans.com/rbarnhart

©2017 Caliber Home Loans. All rights reserved. Not all applicants will qualify. Some products offered by Caliber Home Loans include modified documentation requirements and may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your Loan Officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APR's and programs are subject to change at any time until locked-in. NMLS #530611



Let me help you finance your Idyllwild paradise!



**Longtime Idyllwild Resident -
Available Weekends**



DIRECT LENDER

OUT OF THE BOX LENDING to fit your home financing needs

New American Funding's niche loan options keep your purchase or refinance goals within reach!



- Flexible Fico Requirements
- DTI up to 49.99%
- Investment cash-out refinance permitted*
- Interest-Only programs available
- Business Assets allowed for down payment
- 0x30 in the past 24 months
- Loan modification permitted if seasoned 24 months
- Lower reserve requirements
- Asset depletion/dissipation, bank statements (6 or 12 month) self-employed, business funds, gift funds, rental income
- Non-Warrantable Condo permitted!
- Non-Occupant Co-Borrowers permitted**

**Up to \$500K cash out permitted for business purposes (i.e. replenishing funds used to purchase a property).*

***CLTV up to 89.99% and no minimum down payment from occupant borrower and reserves may be from the non-occupancy co-borrower*

Give me a call today!



Randall Leake

Sr. Mortgage Banker

NMLS# 282277

Cell: 760-815-4808

Direct: 619-309-4486

Toll Free: 800-450-2010 ext 5902

Randall.Leake@NAFinc.com

www.newamericanagent.com/randallleake

New American Funding is an all-inclusive mortgage banker. From origination to funding, our underwriters, doc drawers and funders all work under one-roof, creating a cohesive team that enables us to close your loans fast.

Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act License, NMLS # 6606



NMLS ID#6606. All products are not available in all states. All options are not available on all programs. All programs are subject to borrower and property qualifications. Rates, terms and conditions are subject to change without notice. © New American Funding. New American and New American Funding are registered trademarks of Broker Solutions Inc. dba New American Funding. All Rights Reserved. Corporate Office is located at 14511 Myford Road, Suite 100, Tustin CA 92780. Phone (800) 450-2010. 05/2019

Buy, Sell, or Rent Your



Services include property search, income projections, competitive cost analysis, furnishing & prepping home for vacation renting!



BRE#00635295

Idyllwild
Realty-
Log Cabin
Office

Linda Allen 951.452.9327

Linda@idyllwildrealestate.com

www.idyllwildrealestate.com

BRE#00815358
NMLS#28303



Southern
California
Funding, Corp.

Jon Sheehan 949.584.5644

funding@mtg-loans.com

mtgloans.hypermart.net

Contact Us Anytime 909.910.5005

Vacation Home With Us!



Vacation Home Professionals with 30 years of Experience
Idyllwild | Lake Arrowhead | Palm Springs | Temecula | & More!



www.newspiritvacationhomes.com



Village
PROPERTIES

MLS



951-659-2114 IdyRealtors@gmail.com

Your hometown Realtors, established 1988

Combining Real Estate Experience with enthusiastic service, TEAMWORK and YEARS of local knowledge allows us to meet ALL your Idyllwild Real Estate needs. We show ALL listings in this magazine!

Call us today! 951-659-2114 WeSellIdyllwild.com



JACKIE KRETSINGER

*Broker/Owner
42 Year REALTOR
56 Year Resident
DRE#00607760*



CONTEMPORARY GEM!

2 BR+open loft in this VIEW home. Sits on 8/10 acre above the street. VIEWS from every window. Large glass sunroom, two decks, slate floors, mitered corner windows. **Spectacular!** MLS# 2008173 **\$529,000**



PARADISE IN THE PINES!

WALK to TOWN! 4 Bedrooms, 2 Baths, Totally remodeled and professionally decorated. Dining table for 10-12. It's gorgeous. Rock fireplace, bay window, gazebo and horse shoe pit. MLS#2008430 **\$489,000**



BARBARA G. HUNT

*Realtor Associate
42 Year Realtor
Lifetime Resident
DRE#00666537*



JOHNNY WILSON

*Realtor Associate
IAOR President
Idyllwild Native
DRE#01955505*



The LODGE of the great OAKS!

Charm and character on a PRIME 6/10 AC. Lot. 4 bedrooms, 3 baths + multiple BONUS rooms and an AMAZING workshop for the guys! Gorgeous patio under the oaks lined with river rock work. Greenhouse. WHEW! MLS#2008534 **\$429,000**



MARION CREEK HOME!

One level 3 BR upgraded home on the creek! 4/10 ACRE gorgeous lot! Large trees and lots of parking. Huge open dining/living room with beautiful fireplace. Large sliders onto the rear deck. Beauty! MLS#2008452 **\$429,000**



BRANDI SHAW

*Realtor Associate
Short Sale and
Foreclosure Resource
DRE#02060365*



HELIANA TANNUS

*Broker Associate
25 Year Realtor
DRE#01232492*



FRED HAMBLIN

*Broker Associate
33 Year Realtor
Ed. D
DRE#01773830*



SERENE MOUNTAIN CABIN!

Sitting on almost a half ACRE with VIEWS of Lily Rock and Suicide Rock is this special small cabin. 1 BR, 3/4 BA, rock FP, front deck and nicely redone. Wonderful area of Fern Valley. MLS#2008509 **\$325,000**

WHAT ABOUT BUILDING

your perfect mountain HOME!

We have beautiful parcels of land

ready for your project. Views+Acreage

TAKE A LOOK AT OUR INVENTORY!!

IdyRealtors.com (see our downtown webcam)

IdyRealtors@gmail.com

Information provided herein is not verified or guaranteed