



MOUNTAIN HOMES

Idyllwild Association
of Realtors

of Idyllwild

Spring 2023

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

Your Complete Guide
to Real Estate on the Mountain

COMPASS



25315 Acorn Lane
Idyllwild
3 Bed | 2 Bath | 1,790 Sq Ft
\$515,000



Meagan Greene
REALTOR®
meagan.greene@compass.com
951.376.8810
meangreenerestor.com
@idyllwildrealtor
DRE 02042321

PRIOR CLIENT TESTIMONIAL

“

I've worked with half a dozen real estate agents over the years, and without question, Meagan was hands-down the best. She knows the community intimately, she knows more about the ins and outs of real estate than anyone I've ever talked to, she's eager to not only share her knowledge and present options at every twist and turn of a typical real estate deal, but she'll give you the smartest, most incisive expert guidance when you may not know what to do on your own. She has great taste, a deep network of home professionals to recommend, and, goes the extra effort to understand her clients as people, to put them in the best position. And above all, she's kind. And if you're going to be communicating a lot with someone during the real estate process, you want it to be someone you like. I just plain like Meagan and you will too. She's good people.

— Adam L. | Buyer/Seller

Sheila Zacker

DRE#01385817

951-675-0715

Idyllwild Realty

Village Center Office

sheila@lovethehill.com

WWW.SHEILAZACKER.COM



DRE#01367581

The highest compliment I receive is your ongoing referrals to your friends, family and business associates.

CHARMING RUSTIC CABIN SHORT STROLL TO THE VILLAGE

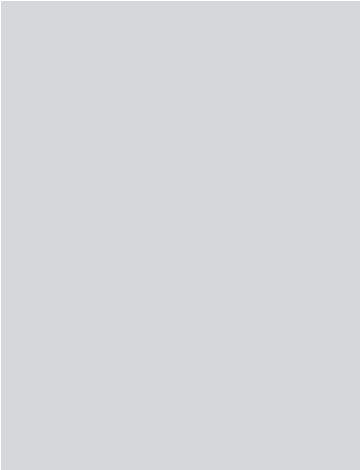
A throw back in time. This 2 bedroom 2 bathroom has a very warm and inviting feel when one enters the home. A beautiful river rock fireplace is the heart beat of this enchanting mountain cabin. The Kitchen boasts of cabin charm, What is a nice feature is the exterior kitchen door leads out onto the deck which is situated on a very large 1/2 acre fully fence forested yard. Great for entertaining or just enjoying being in nature. A real plus is this secret jewel is a very short stroll to the village.

MLS#2010070 \$587,000



The Idyllwild Association of REALTORS®

The Idyllwild Association of REALTORS®, which publishes Mountain Homes of Idyllwild, is a professional trade association formed in 1979 and 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®. These attributes give them a competitive edge in the marketplace, and enables them to provide superior services to Buyers and Sellers of Real Property. Idyllwild Association of REALTORS® is a proud and active participant in many community services. Countless hours and creative energy expended by local REALTORS® have benefited a number of local causes and programs. Our mission 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



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Hello Idyllwild!

I am writing to you as the new 2023 President of the Idyllwild Association of Realtors® (IAOR). Hot topic: real estate in our small mountain town of Idyllwild, California.

Idyllwild, as you know, is a charming and picturesque town nestled in the San Jacinto Mountains of Southern California. With its breathtaking views, crisp mountain air, and vibrant community, it is no surprise that many people are drawn to this area for their dream home.

In recent years, we have seen a significant increase in demand for real estate in Idyllwild, particularly among those seeking

a peaceful escape from city life. As a result, housing prices have risen, properties are selling quickly and this winter has proven to still have low inventory in our marketplace.

For those of you who are considering joining this sweet little community, it is essential to work with a qualified and experienced Realtor® who can guide you through the process and ensure that you make an informed decision. The IAOR is committed to upholding the highest standards of professionalism, ethics, and expertise and I am excited to be working with some of the best agents in our 2023 board of directors.

We recognize the importance of preserving the unique character and natural beauty of Idyllwild. As Realtors®, we strive

to balance the needs and desires of our clients with the responsibility to protect and sustain the environment and community that make this town so special.

I want to emphasize that Idyllwild is an extraordinary place to call home. As a Realtor® and a member of this community, I am proud to represent and promote the values and virtues of this small mountain town. If you are interested in exploring real estate opportunities in Idyllwild, I encourage you to reach out to one of our local Realtors® and experience the magic for yourself.

Sincerely,
Paige Maccio-Jeppson
President

COMPASS

SOLD

An extraordinary forest home imagined by renowned architect Dennis McGuire.



55175 Scenic Drive

3 BD 2.5 BA 2,117 SQFT \$1,675,000



Amber Booth

REALTOR®

951.719.5313

amberbooth@compass.com

DRE 01829185

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MOUNTAIN LOG HOME ON OVER AN ACRE



This beautifully maintained log home boasts over an acre of walking paths, bridges, sitting areas with artificial grass, a water feature, dog pond, sunset views and much more. This property also features two carports, one large enough for an RV, and a workshop/tool shed. Having 3 bedrooms and 2 baths there is plenty of room for all. Granite countertops and upgraded fixtures adorn the kitchen which is open to the dining area that has an extra seating area for all your family gatherings or parties. A wrap-around deck allows the entertaining to continue outside in comfort. Just a few steps down from the deck you enter the gazebo with a sunken hot tub. Relaxation in the mountains! Underneath the house is partially finished with more storage, another sitting area, and loads of potential. While out walking the paths don't forget to spend some time in your very own fir grove. This property is a must see! MLS#2009942 **\$725,000**

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



SHANNON JOHNSTON

Realtor® DRE#02063955

(951) 663-9791

shannonidagent@gmail.com

PO Box 1651, Idyllwild, CA 92549



DRE#01257972

www.facebook.com/RobinOatesRealEstateIdyllwild



Show Stopping Views

Stellar craftsmanship in a stunning, magical home. 4 bed, 3.5 ba, 2,685 sf. MLS#2010027 \$1,250,000



Surrounded by Nature

Horse legal ranch home on .67 acre close to town and hiking trails. Fully fenced with barn and workshop. 2 bed, .75 ba, 1,088 sf. MLS#2010064 \$520,000



Peaceful living

Beautiful Fern Valley setting on almost 1/2 acre. Detached 2 car garage, circle drive, hiking close. 3 bed, 2 ba, 1,419 sf. MLS#2009976 \$595,000



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Idyllwild, CA 92549

Mobile: (951) 236-1998



DRE#01367581



Shelly McKay
 Idyllwild Realty • North Circle Office
 Office: 951-659-2125 Cell: 214-675-0433
shellymckayrealtor@gmail.com



DRE# 01849604

New Listings!



TURNKEY RETREAT
 52830 Cedar Crest
 1 BD, 1 BA, 396 SF, .43 AC
 MLS#2009896 \$375,000

***Sold over \$2.7 million
 year to date,
 representing 13%
 of market sales.
 Use a Local Realtor,
 I Know the Hill!***



GATHER TOGETHER
 25371 Tahquitz
 4 BD, 1.75 BA, 2,154 SF, .28 AC
 MLS#2010021 \$749,000

Sale Pendings!



REPRESENTED BUYER

CLASSIC A-FRAME
 54220 Northridge
 1 BD, 1 BA, 720 SF, 1.15 AC
 MLS#2009822 \$410,000



REPRESENTED BUYER

WALK TO TOWN
 25460 Lodge
 3 BD, 1.5 BA, 1,230 SF, .33 AC
 MLS#2010039 \$475,000



REPRESENTED BUYER

HUGE YARD WITH FRUIT TREES
 53425 Sherman
 4 BD, 2.5 BA, 2,015 SF, .38 AC
 MLS#2009937 \$519,000

Just Sold!



REPRESENTED SELLER

3/2 WITH GAME ROOM
 52521 Pine Ridge
 3 BD, 1.5 BA, 1,775 SF, .22 AC
 MLS#2009995 \$525,000



REPRESENTED SELLER

BOULDERS AND PINES
 53350 Rising Glen
 3 BD, 2 BA, 1,248 SF, .38 AC
 MLS#2010044 \$563,000



REPRESENTED SELLER

IN TOWN & ON THE CREEK
 53750 Pine Crest
 3 BD, 1.75 BA, 1,442 SF, .28 AC
 MLS#2009957 \$599,000



REPRESENTED SELLER

VINTAGE 1928 CREEKSIDE CABIN
 25695 Tahquitz
 3 BD, 1.5 BA, 1,187 SF, .38 AC
 MLS#2009998 \$570,000



REPRESENTED SELLER

2 ON 1 LOT IN FERN VALLEY
 25106 Rim Rock
 5 BD, 4 BA, 2,060 SF, .51 AC
 MLS#2009970 \$850,000



REPRESENTED BUYER

TWO VIEW LOTS
 On Tahquitz View
 Adjacent to National Forest
 MLS#2010017 \$80,000



55170 S. Circle Drive



3 BED | 2 BATH | \$795,000

This is truly a turnkey property. Professionally designed with attention to every detail and move-in ready—all furniture & furnishings included. Newly renovated home with stylish decor and modern features set amongst the majestic cedars on a rare .73 acre lot in Fern Valley. The property is centrally located, close to Humber Park, and a short walk along beautiful Strawberry Creek to downtown shops and restaurants.



Cindy Felix
 REALTOR®
 cindy.felix@compass.com
 951.897.9411
 DRE 02057767



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56570 #176
Hwy 74

1 bed
1 bath

\$48,500

MLS#2010028



Emerick St.
Pine Cove

.71 ac

\$55,000

MLS#2009223



Starlite Lane
Idyllwild

.20 ac

\$59,900

MLS#2009614



Lot 14 & 15
Sunset View Dr.

.48 ac

\$89,000

MLS#2009793



Big Rock Dr.
Idyllwild

.71 ac

\$150,000

MLS#2010074



52845
Pine Cove Rd.

2 bed
1 bath

\$412,000

MLS# 2009926

Call Us Today For A Showing: 951-659-9505



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it's an Idyllwild Realty Agent.
Call or stop by one of our two offices today!*

www.lovethehill.com



MLS#2010060

**54970
Daryll Rd.**

1 bed
.75 bath

\$419,000



MLS#2010004

**53450 Marian
View**

4 bed
2 bath

\$549,900



MLS#2010070

**54450 Marian
View**

2 bed
1.5 bath

\$587,000



MLS#2010056

**54750 River
Drive**

3 bed
2 bath

\$599,000



MLS#2009983

53080 4s02

2 bed
3.5 bath

\$645,000



MLS#2010021

**25371
Tahquitz**

4 bed
1.75 bath

\$749,000



MLS#2010048

**52834 Stone-
wood Canyon**

3 bed
2 bath

\$750,000

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Maureen Jones
DRE # 00922198
Lily Rock Realty
(951) 852-3939

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Make This Your Cabin in the Sky!

This 3 bedroom, 2 bathroom single family home built in 1984. It is approximately 1472 square feet and has 3 levels, including a bonus room and workshop/storage on the lower level with its own entrance. The main level features an open living/kitchen area, two bedrooms, and a full bathroom, while the upper level has one large bedroom with new carpet, one full bathroom, and a finished attic space for storage, meditation, or other uses. New improvements to the property include laminate wood flooring in the living room and hallway, as well as a refinished large deck off the living room that offers forest views and access to the backyard. The home has high open beam wood ceilings and warm knotty pine, creating a cozy cabin feel. Add to this a wood-burning stove insert. The property is listed for \$449,000, which is below market value for a quick sale. It is not currently listed on the Idyllwild Multiple Listing Service (MLS). Call Maureen, 951-852-3939 to preview.



**CLIMB TO EVEN GREATER
HEIGHTS ...**
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LOTS OF LOTS!!!! Beautiful and convenient location in the scenic town of Idyllwild, these prime lots are situated adjacent to each other, and are within walking distance to the center of town and the renowned Idyllwild Arts. The presence of an irrigation well on one of the lots is a valuable asset, particularly in a wooded area where water may be scarce. Each lot has a water meter on reserve. Build 1, 2 or 3 houses. The gently sloping terrain and open grassy areas make for easy building sites, and the dotted black oak, pine, and cedar trees lend to the privacy and natural beauty of the location. The distant ridge top views are also a wonderful feature, and add to the appeal of the property. With all these attributes, it's no surprise that the property is listed on the MLS at a package price of \$149,000. MLS#2009391.



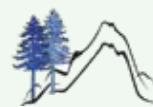
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third year for the duration of the
term. Helps Buyers through this high
interest rate environment, and allows
them to refinance in 1-2 years when
rates will hopefully be lower. **SECOND
HOME OK!!!!** For more information
call Maureen, 951-852-3939.**



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



Muir's Mountain Realty



Flo Maxey
Realtor
DRE#01786306
Cell: 949-370-0757
flomaxey@yahoo.com



26115 Hwy 243, Idyllwild 951-440-0114 *Visit us on idyllwild.com for all our listings*



Commercial Property on North Circle in the Village

Easy parking, it offers many uses — retail, art gallery and more. Easy access. (Do not disturb present occupant).
MLS#2009634 **Asking \$519,000**. Call for more information (951-659-8335 or 951-440-0114)



STONEWOOD — A GATED SMALL COMMUNITY BORDERING STATE LANDS with waterfall and hiking trails. Next to the mountain community of Pine Cove and the town of Idyllwild. Spacious home, 2 bedrooms, 2.2 baths, 2 levels with a hobby room below. **Asking \$635,000**
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FOR SALE SPACE 8. A 2 bed with
2 baths. \$125,000



A COACH WITH A DYNA-
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Or Large Family room, 2 beds 2
baths, approx. 1400 sf, **\$209,000**
DECKS AND YARD.

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Brandi Thomas

DRE#02060365

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Best of both worlds

Rent out part or all of this lovely 2 story home. 2 kitchens, 2 masters and 2 bathrooms. Lower level has wood burning stove, wainscoting and wall of windows. New flooring throughout. Large bedrooms with access to a wraparound deck with peekaboo views. Upstairs lovely open layout is ideal for a family gathering, or if needed a mother-in-law suite. Come equipped with cool fan system. Large yard. Parking can easily fit 4 vehicles. Basement for storage or addition laundry if desired. Shown by appointment only. FHA /VA OK. Home Warranty included. MLS#2010004 \$549,900



Your next cabin is here

2 bedroom 1 bathroom cabin with rough sawn cedar walls, rich colors with vaulted ceiling wrapping an open layout. Kitchen has propane and electric stove, microwave and stainless steel fridge with sliding door to the "L" shaped deck. Living room with propane stove. Remodeled bath. Large Master bedroom and guest bedroom with vaulted ceilings. The yard is graced with a grand Sycamore tree, cherry trees, lilacs and roses. Fenced dog area. A short walk to the Pine Cove store, freshly graveled driveway. Room to park your RV. Call for your showing. MLS#2009926 \$412,000



Ready-to-go for years to come, everything but the floor.

3-story cabin! The entrance level has W/D hookups, utility sink, also a bonus room and mudroom. Main level with refinished wooden walls and large fireplace. French doors open to bed and updated bath. Updated kitchen. Home has updated plumbing and electrical. Upstairs vaulted ceiling master with 3/4 bath and office. New paint inside and out. Renovated deck. You get the fun part of the remodel, choosing your flooring. New septic-leach field 2019, roof is 6 yrs old. Shed in back. Fenced with doggy doors. MLS#2010001 \$429,900



MLS



Village
PROPERTIES



MLS



JACKIE KRETSINGER

Broker/Owner
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951-306-9769

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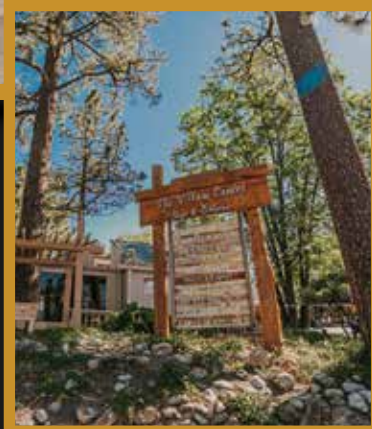
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Check out our website at wesellidyllwild.com to search the local inventory of homes, cabins + vacant land. Also check the weather and downtown webcam.



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William Kading, Inspector

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127497



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



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Nick Cowan

Executive Vice President / COO

Army Combat Veteran

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TO VISIT
WEBSITE!



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Here in Idyllwild, one can feel the magic!

I welcome you to our unique village, where you're greeted warmly, where folks still hold doors for each other and where that infectious smile seems to radiate throughout town. There's a sense of beauty that far surpasses one's imagination.

If you're still and listen, you can hear the wind in the trees, the birds chirping and the creek flowing. This is our community and should it touch your heart, as it's done mine for over 45 years, then come join us! I'll be happy to help in any way I can, be it finding you your perfect dream home or just telling you where the best hiking trails are!



LOG CABIN – STROLL TO TOWN

Charming 3Bdrm/2Bth authentic log cabin. Large open kitchen/dining, utility rm, front porch, ridge alpenglow views + stroll to town.

MLS# 2010056

\$599,000



CLOSE TO SCHOOL

Clean 2Bdrm/2/Bth home, w/open living/dining + large kitchen. Large storage underneath. A hop + a skip to elementary school.

MLS# Will get this to you

\$425,000



LOADS OF POSSIBILITIES

Amazing 2Bdrm/1.75Bth w/large loft, huge room for workshop + attached 2-car garage. Under house space + sits on .48 gorgeous acres.

MLS# Will get you this one

\$595,000