

BUYERS BROCHURE Want to tour this property today? Call/text Pete 530.414.1213



MLS # **20102209**
 Type **Single Family**
 Status **ACTIVE**
 Sub Status **Short Sale**
 Address **15830 Northwoods Boulevard**
 Unit#
 Area **TAHOE DONNER 04-9TD**



My Info - Agent Name **Pete Griffin**
 My Info - E-mail **pete@tdhomes.com**
 My Info - Phone **Agent: (530) 414-1213**
 My Info - Web Page **www.tdhomes.com**
 My Info - License ID **01249637**

GENERAL

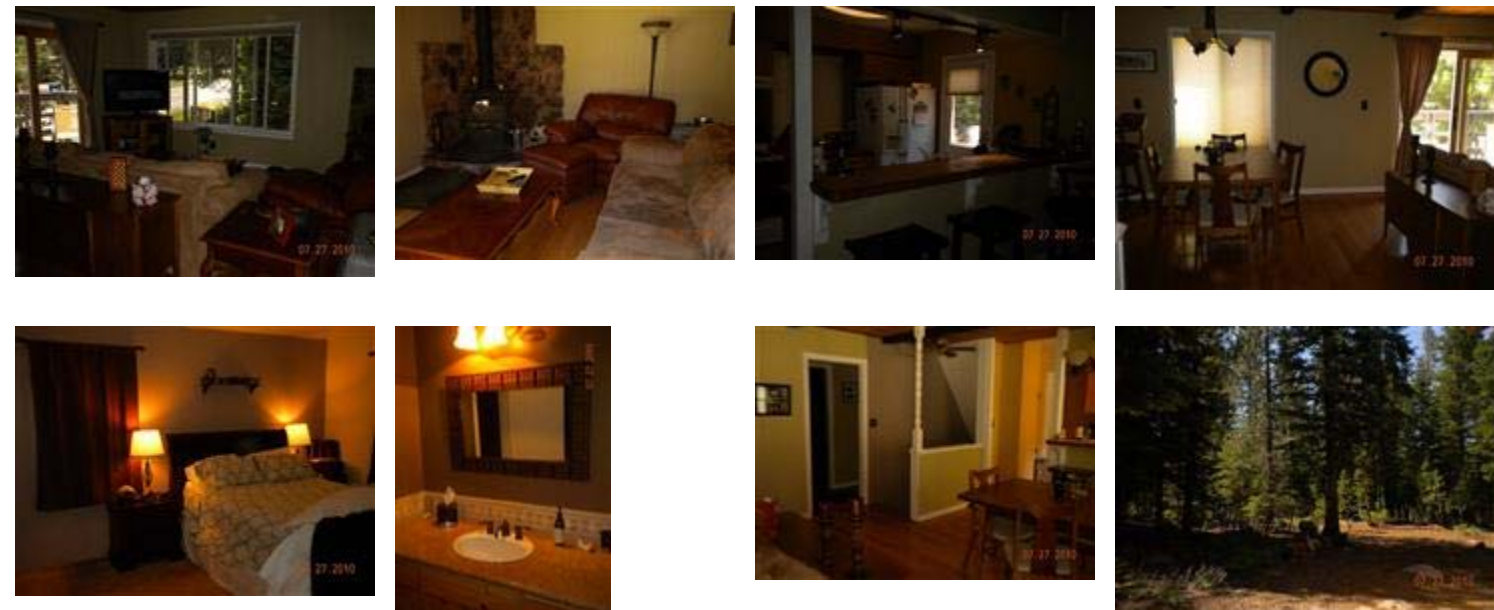
Community **Tahoe Donner**
 Asking Price **\$349,000**
 Original Price **\$349,000**
 Square Feet **1536**
 # of Bedrooms **3**
 # of Baths **2**
 Garage **Two**
 Year Built **1973**
 Days On Market **3**
 Days On MLS **1**

Setting **STRET**
 HOA Mbr **Y**
 HOA Amt
 HOA Per
 HOA Opt
 Oth Dues
 Oth Dues2

Directions

REMARKS

Adorable Tahoe Donner home on peaceful south facing lot! This home features several upgrades including a remodeled bath, hardwood flooring, slate entry, custom paint, and kitchen tile. Home also offers an additional family room and covered sun room.



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1
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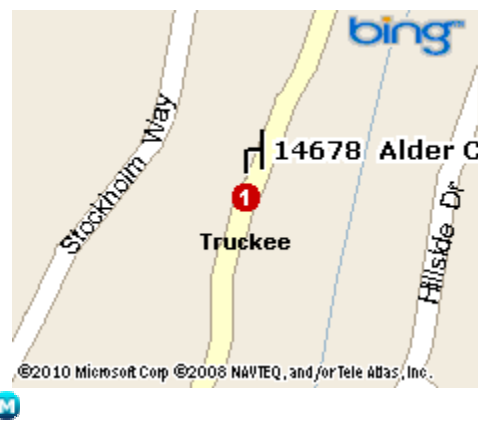


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MLS # **20102205**
 Type **Single Family**
 Status **ACTIVE**
 Sub Status **Standard**
 Address **14678 Alder Creek Road**
 Unit# **6**
 Area **TAHOE DONNER 06-9TD**



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GENERAL

Community **Tahoe Donner**
 Asking Price **\$439,000**
 Original Price **\$439,000**
 Square Feet **1491**
 # of Bedrooms **3**
 # of Baths **2**
 Garage **Two**
 Year Built **1990**
 Days On Market **2**
 Days On MLS **1**

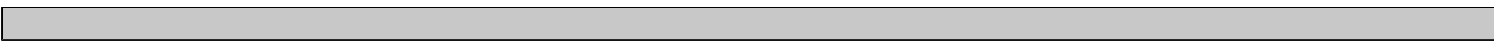
Setting **STRET**
 A **Wooded, Mountain**
 HOA Mbr **y**
 HOA Amt **1300**
 HOA Per **y**
 HOA Opt **n**
 Oth Dues **220**
 Oth Dues2 **y**

Directions

New Listing!

REMARKS

Wonderful mountain views from this handsome (partial log) chalet! A real nice package of 3 bedrooms, 2 baths, big 2 car garage, big view windows captures the trees, tall mountains and Mt. Rose! Vaulted wood ceilings, ample exterior parking with easy access off Alder Creek Road. Just steps away from beautiful Alder Creek for hiking the river trail.



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2
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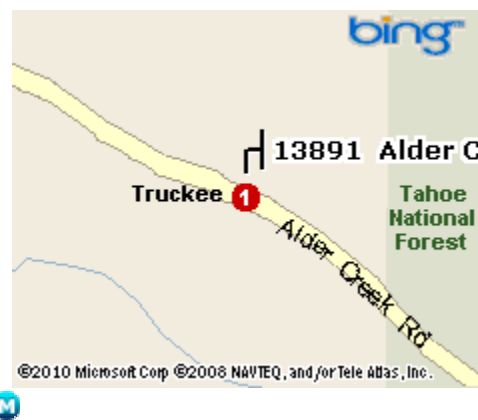


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MLS # **20101596**
 Type **Single Family**
 Status **ACTIVE**
 Sub Status **REO**
 Address **13891 Alder Creek Road**
 Unit#
 Area **TAHOE DONNER 06-9TD**



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GENERAL

Community **Tahoe Donner**
Asking Price \$642,000
Original Price \$679,900
 Square Feet **2669**
 # of Bedrooms **4**
 # of Baths **3.5**
 Garage **Two**
 Year Built **2007**
 Days On Market **49**
 Days On MLS **49**

Setting **COMN**
 A **Wooded, Mountain**
 HOA Mbr **Y**
 HOA Amt **1300**
 HOA Per **per annum**
 HOA Opt **N**
 Oth Dues
 Oth Dues2

Directions
 Nwoods, rt on Fjord, rt on Alder Creek, house on right before entrance to TD campground.

REMARKS

REO property in Tahoe Donner. Property is being sold "As is" with no representations by Seller of condition. Bank installed range/oven, vent hood, dishwasher, downstairs carpet, and new knotty alder doors. Clean and shows very well! This home was once listed for over \$900k. Nice floor plan including large great room, 2 master bedrooms, 2 fireplaces, custom cabinets, 3+ decks and more. Backs to Tahoe Donner campground. Buyers to conduct own inspections as to condition, HOA etc.



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3
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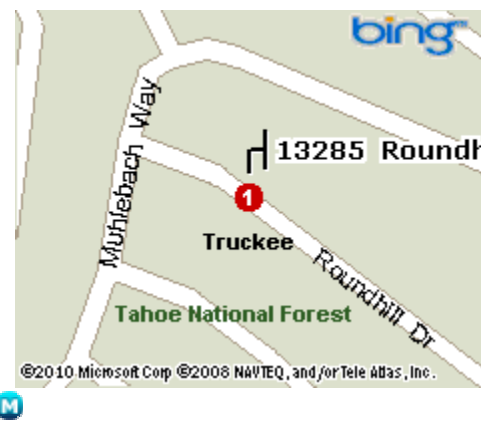


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MLS # **20102112**
 Type **Single Family**
 Status **ACTIVE**
 Sub Status **Standard**
 Address **13285 Roundhill Drive**
 Unit#
 Area **TAHOE DONNER 10-9TD**



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GENERAL

Community **Tahoe Donner**
Asking Price \$799,000
Original Price \$823,000
 Square Feet **2946**
 # of Bedrooms **4**
 # of Baths **4**
 Garage **Two**
 Year Built **1988**
 Days On Market **11**
 Days On MLS **11**

Setting **STRET**
 A **Wooded, Mountain**
 HOA Mbr **Y**
 HOA Amt **1300**
 HOA Per **year**
 HOA Opt **N**
 Oth Dues **265**
 Oth Dues2 **year**

Directions
 Straight @ NW & NW. Right on Muhlebach Way, Right on Roundhill Drive. House 6 down on right.

REMARKS

Superb Tahoe Donner location on Roundhill with short walk to Trout Creek. Amazing home - architect designed and built - mostly remodeled, open floor plan and pretty forest views. Beautiful kitchen, three ensuite bedrooms, HUGE recreation/bunk room, large family room downstairs. Incredible indoor pool and spa - glass enclosed with easy access to rear patio area. Tons of sun, flat driveway, spacious garage. You have to see this home! Great for large families & entertaining!



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4
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