



MARKET REPORT



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COLDWELL BANKER
REALTY

MARKET SNAPSHOT

As of 10/28/2023

FOR SALE

Avg. Days on Market: 483 Days
 Listings Currently for Sale: 35
 Newest Listing: 09/24/2023
 Shortest/Longest: 34 Days / 932 Days

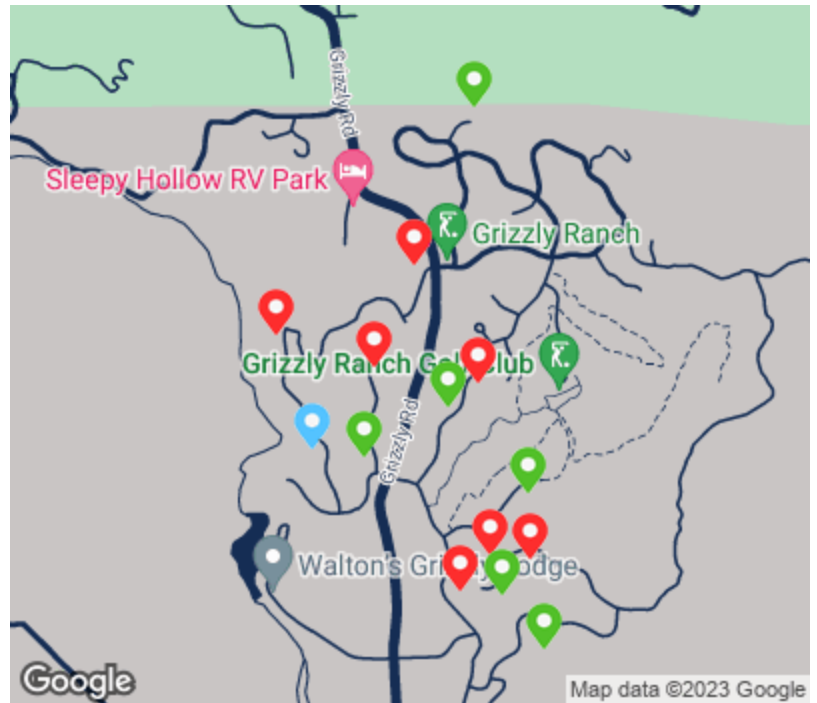
PENDING

Avg. Days on Market: 769 Days
 Pending Listings: 1
 Shortest/Longest: 769 Days / 769 Days

SOLD

Avg. Days to Sell: 285 Days
 Total Sales: 21
 30-day Sales: 4
 Last Sale: 10/19/2023
 Shortest/Longest: 1 Days / 807 Days
 Months of Supply: 8.75**

**Estimated time to sell current listing inventory.
 6 months is considered a balanced market



Click on data points to access interactive map.

● FOR SALE ● PENDING ● SOLD

● FOR SALE

	LIST PRICE	DOM
AVERAGE	\$259,511	483
HIGH	\$3,950,000	932
LOW	\$16,500	34

Includes the following property statuses: **Active**

● PENDING

	LIST PRICE	DOM
AVERAGE	\$32,000	769
HIGH	\$32,000	769
LOW	\$32,000	769

Includes the following property statuses: **Pending**

● SOLD

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$155,875	\$148,892	\$-6,983	-4.69% ↓	285
HIGH	\$995,000	\$950,000	\$-45,000	-4.74% ↓	807
LOW	\$15,000	\$12,500	\$-2,500	-20% ↓	1

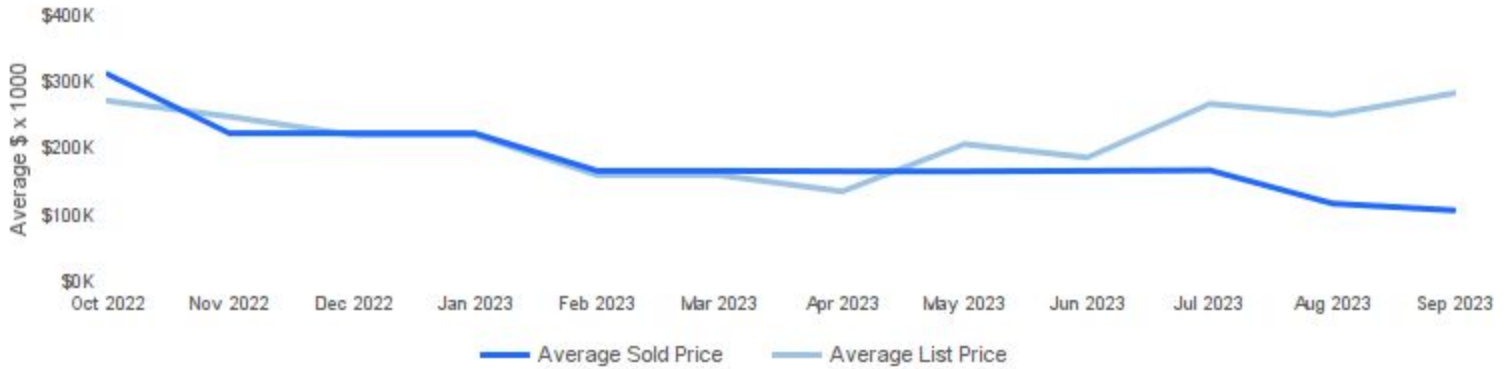
Includes following property statuses: **Sold**

For an estimated value of your property, please click here:

MARKET SNAPSHOT

As of 10/28/2023

MARKET PRICE TREND



PROPERTIES ON THE MARKET



DAYS ON MARKET



Properties on the market | Number of properties listed for sale
Average Sales Price | Average sales price for all properties sold.
Average List Price | Average sales price for all properties listed for sale.
Days on Market | Average days on market for all properties sold.

MARKET SUMMARY

As of 10/28/2023

● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(T)*	List Price	DOM
Active	20230564	263 Fox Sparrow	Portola	5	5.5	\$3,950,000	169
Active	20230284	57 Peppergrass Lane #1	Portola	4	4	\$1,525,000	210
Active	20231824	65 Snowbush Way	Portola	5	4.5	\$1,200,000	34
Active	20212918	157 Clubhouse Drive	Portola		-	\$949,000	675
Active	20230459	300 Grizzly Ranch Road	Portola		-	\$149,000	179
Active	20231424	1924 Grizzly Ranch Road	Portola		-	\$149,000	83
Active	20231423	241 Fox Sparrow	Portola		-	\$149,000	83
Active	20210793	200 B Fox Sparrow Court	Portola		-	\$77,500	932
Active	20210792	200 A Fox Sparrow Court	Portola		-	\$77,500	932
Active	20221459	2104 Grizzly Ranch Road	Portola		-	\$49,995	484
Active	20211633	2124 Grizzly Ranch Road	Portola		-	\$49,995	855
Active	20221460	2066 Grizzly Ranch Road	Portola		-	\$49,995	484
Active	20222078	300 Blacktail Ridge	Portola		-	\$49,000	409
Active	20220480	745 Blacktail Ridge	Portola		-	\$49,000	575
Active	20231695	119 South Ridge Road	Portola		-	\$43,000	54
Active	20221499	296 Big Cedar Lane	Portola		-	\$39,900	479
Active	20231699	33 Red Hawk Drive	Portola		-	\$39,000	56
Active	20220481	360 Big Grizzly Road	Portola		-	\$38,000	575
Active	20211549	1865 Grizzly Ranch Road	Portola		-	\$35,000	859
Active	20211600	169 South Ridge Road	Portola		-	\$26,500	855
Active	20211598	145 South Ridge Road	Portola		-	\$26,500	855
Active	20221456	108 Whisker Brush Way	Portola		-	\$26,500	485
Active	20221455	419 Spring Meadow Drive	Portola		-	\$26,500	485
Active	20230441	140 Whisker Brush Way	Portola		-	\$26,500	180
Active	20230440	309 Starflower Drive	Portola		-	\$26,500	180
Active	20211027	95 Big Grizzly Road	Portola		-	\$26,500	907
Active	20211042	37 Whisker Brush Way	Portola		-	\$26,500	907
Active	20230438	310 Starflower Drive	Portola		-	\$26,500	180
Active	20211039	226 Starflower Drive	Portola		-	\$26,500	907
Active	20221454	369 Starflower Drive	Portola		-	\$26,500	485
Active	20211040	348 Starflower Drive	Portola		-	\$26,500	907
Active	20230437	121 Big Grizzly Road	Portola		-	\$26,500	180
Active	20211035	171 Big Grizzly Road	Portola		-	\$26,500	907
Active	20230439	391 Starflower Drive	Portola		-	\$26,500	180
Active	20230469	185 Blacktail Ridge	Portola		-	\$16,500	194
			AVERAGE	5	5	\$259,511	483
			HIGH	5	5.5	\$3,950,000	932
			LOW	4	4	\$16,500	34

● PENDING

Status	MLS ID	Address	City	Bed	Bath(T)*	List Price	DOM
Pending	<u>20211034</u>	<u>149 Big Grizzly Road</u>	Portola		-	\$32,000	769
			AVERAGE		-	\$32,000	769
			HIGH		-	\$32,000	769
			LOW		-	\$32,000	769

● SOLD

Status	MLS ID	Address	City	Bed	Bath(T)*	List Price	Sale Price	DOM
Sold	<u>20230601</u>	<u>48 Smith Peak Drive</u>	Portola	3	3	\$995,000	\$950,000	76
Sold	<u>20230642</u>	<u>701 Blacktail Ridge</u>	Portola	3	3	\$899,000	\$880,000	67
Sold	<u>20231308</u>	<u>488 Blacktail Ridge</u>	Portola	3	3	\$769,572	\$765,241	9
Sold	<u>20230090</u>	<u>48 Sorrel Lane</u>	Portola		-	\$59,000	\$42,000	139
Sold	<u>20230435</u>	<u>131 Bird Of Prey Lane</u>	Portola		-	\$49,995	\$42,500	100
Sold	<u>20220484</u>	<u>210 Red Hawk Drive</u>	Portola		-	\$46,000	\$42,000	521
Sold	<u>20221168</u>	<u>69 South Ridge Road</u>	Portola		-	\$39,900	\$34,000	436
Sold	<u>20211460</u>	<u>175 South Ridge Road</u>	Portola		-	\$39,900	\$36,000	807
Sold	<u>20220240</u>	<u>92 Blacktail Ridge</u>	Portola		-	\$39,000	\$35,000	493
Sold	<u>20221125</u>	<u>272 Blacktail Ridge</u>	Portola		-	\$36,000	\$34,000	448
Sold	<u>20221498</u>	<u>278 Big Cedar Lane</u>	Portola		-	\$32,500	\$32,500	334
Sold	<u>20222077</u>	<u>81 Red Hawk Drive</u>	Portola		-	\$32,500	\$28,000	297
Sold	<u>20231693</u>	<u>20 South Ridge Road</u>	Portola		-	\$32,000	\$28,000	2
Sold	<u>20221767</u>	<u>307 Big Cedar Lane</u>	Portola		-	\$30,000	\$25,000	269
Sold	<u>20230155</u>	<u>224 Red Hawk Drive</u>	Portola		-	\$30,000	\$25,000	144
Sold	<u>20231532</u>	<u>2152 Grizzly Ranch Road</u>	Portola		-	\$29,000	\$29,000	1
Sold	<u>20230154</u>	<u>19 Starflower Drive</u>	Portola		-	\$28,000	\$25,000	146
Sold	<u>20220656</u>	<u>291 Blacktail Ridge</u>	Portola		-	\$28,000	\$22,000	457
Sold	<u>20211773</u>	<u>403 Big Grizzly Road</u>	Portola		-	\$25,000	\$23,000	781
Sold	<u>20221821</u>	<u>369 Big Grizzly Road</u>	Portola		-	\$18,000	\$16,000	257
Sold	<u>20222242</u>	<u>357 Big Grizzly</u>	Portola		-	\$15,000	\$12,500	195
			AVERAGE	3	3	\$155,875	\$148,892	285
			HIGH	3	3	\$995,000	\$950,000	807
			LOW	3	3	\$15,000	\$12,500	1

* Baths: T = Total

LOCAL INVENTORY

As of 10/28/2023



263 FOX SPARROW, PORTOLA, CA 96122

MLS #: [20230564](#) | **Status:** Active ●

List Price: \$3,950,000 | **Days on Market:** 169 | **Property Type:**

Beds: 5 | **Bath(T)*:** 5.5 | **SqFt:** 6,415 | **Year Built:** 2009

Magnificent mountain home with exceptional views across the 18th fairway of the Grizzly Ranch Golf Course to the Lakehouse, pond and rock waterfall. Find secluded elegance in the spacious greatroom which offers an impressive stone...

Listing courtesy of Coldwell Banker Realty



57 PEPPERGRASS LANE #1, PORTOLA, CA 96122-7308

MLS #: [20230284](#) | **Status:** Active ● | **Unit:** 1

List Price: \$1,525,000 | **Days on Market:** 210 | **Property Type:**

Beds: 4 | **Bath(T)*:** 4 | **SqFt:** 4,020 | **Year Built:** 2007

Escape to the mountains!! Privately located on approx. 1.59 acres in the gated golf course community of Grizzly Ranch, this spectacular home provides all the comfort and ambiance of mountain luxury. The spacious great room featu...

Listing courtesy of Coldwell Banker Realty



65 SNOWBUSH WAY, PORTOLA, CA 96122

MLS #: [20231824](#) | **Status:** Active ●

List Price: \$1,200,000 | **Days on Market:** 34 | **Property Type:**

Beds: 5 | **Bath(T)*:** 4.5 | **SqFt:** 3,693 | **Year Built:** 2006

Enter the gated golf course community of Grizzly Ranch and make yourself at home in a spectacular residence with beautiful, panoramic mountain views. Offering approx. 3,693 sq.ft. situated at the end of a cul-de-sac on a parcel ju...

Listing courtesy of Coldwell Banker Realty



157 CLUBHOUSE DRIVE, PORTOLA, CA 96122

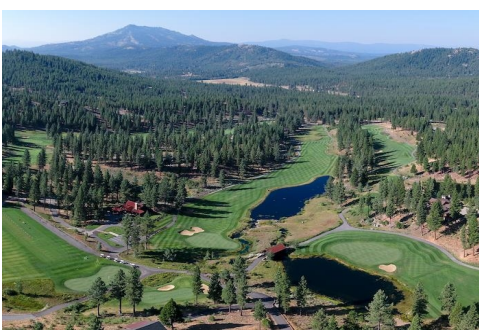
MLS #: [20212918](#) | **Status:** Active ●

List Price: \$949,000 | **Days on Market:** 675 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

One-of-a-kind development opportunity: "The Knoll" at Grizzly Ranch Resort Community. Panoramic views on 2.14 acres, zoned for shared-use residential development. Prime location adjacent to the clubhouse for popular Grizzly Ra...

Listing courtesy of Sierra Sotheby's Int - Rock



300 GRIZZLY RANCH ROAD, PORTOLA, CA 96122

MLS #: [20230459](#) | **Status:** Active ●

List Price: \$149,000 | **Days on Market:** 179 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Stunning 1.22 acre homesite overlooking the Grizzly Ranch Golf Course 7th hole, boasting golf course and mountain views. Gently downsloping terrain, great solar orientation and central to Grizzly Ranch amenities. Underground utili...

Listing courtesy of Sierra Sotheby's Int - Rock



1924 GRIZZLY RANCH ROAD, PORTOLA, CA 96122

MLS #: [20231424](#) | **Status:** Active ●

List Price: \$149,000 | **Days on Market:** 83 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful parcel in the prestigious, gated golf course community of Grizzly Ranch. Shared upslope driveway to level building site with gorgeous views of the mountains beyond. HOA dues are \$527/quarter. Visit: www.grizzlyranch...

Listing courtesy of Coldwell Banker Realty



241 FOX SPARROW, PORTOLA, CA 96122

MLS #: [20231423](#) | **Status:** Active ●

List Price: \$149,000 | **Days on Market:** 83 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Parcel located in the prestigious, gated golf course community of Grizzly Ranch. On a cul-de-sac in a premier location within the subdivision with beautiful views of the pond and the golf course. HOA dues are \$527/quarter. Visit: ...

Listing courtesy of Coldwell Banker Realty



200 B FOX SPARROW COURT, PORTOLA, CA 96122

MLS #: [20210793](#) | **Status:** Active ●

List Price: \$77,500 | **Days on Market:** 932 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Situated in a gated subdivision, this lovely lot overlooks the 12th fairway of the Grizzly Ranch Championship Golf Course. Mostly level with trees and located in a premier area. Amenities include golf, fitness, pool and Lakehou...

Listing courtesy of Coldwell Banker Realty



200 A FOX SPARROW COURT, PORTOLA, CA 96122

MLS #: [20210792](#) | **Status:** Active ●

List Price: \$77,500 | **Days on Market:** 932 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Situated in a gated subdivision, this lovely lot overlooks the 12th fairway of the Grizzly Ranch Championship Golf Course. Mostly level with trees and located in a premier area. Amenities include golf, fitness, pool and Lakehou...

Listing courtesy of Coldwell Banker Realty



2104 GRIZZLY RANCH ROAD, PORTOLA, CA 96122

MLS #: [20221459](#) | **Status:** Active ●

List Price: \$49,995 | **Days on Market:** 484 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautifully treed, downsloping .52 acre homesite with sweeping views of the 17th hole and surrounding mountains. Underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural beaut...

Listing courtesy of Sierra Sotheby's Int - Rock



2124 GRIZZLY RANCH ROAD, PORTOLA, CA 96122

MLS #: [20211633](#) | **Status:** Active ●

List Price: \$49,995 | **Days on Market:** 855 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautifully treed, downsloping .30 acre homesite with great views of the 17th hole and surrounding mountains. Underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural beauty, ...

Listing courtesy of Sierra Sotheby's Int - Rock



2066 GRIZZLY RANCH ROAD, PORTOLA, CA 96122

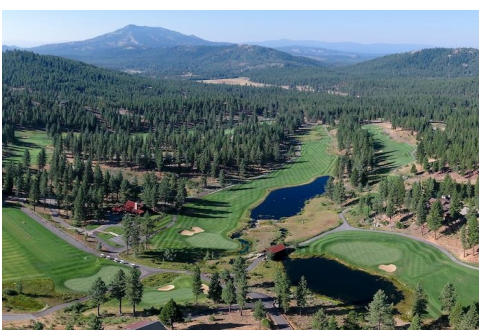
MLS #: [20221460](#) | **Status:** Active ●

List Price: \$49,995 | **Days on Market:** 484 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautifully treed, downsloping .52 acre homesite with stunning views of the 17th hole and surrounding mountains. Underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural beaut...

Listing courtesy of Sierra Sotheby's Int - Rock



300 BLACKTAIL RIDGE, PORTOLA, CA 96122

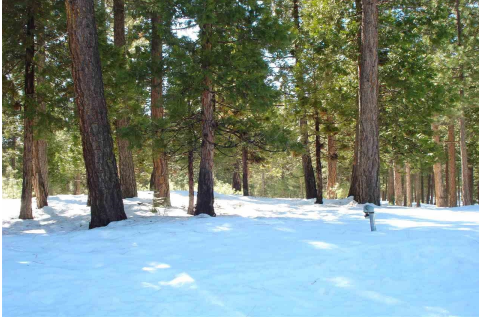
MLS #: [20222078](#) | **Status:** Active ●

List Price: \$49,000 | **Days on Market:** 409 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Rare Grizzly Ranch .42 acre homesite perched above a year-round pond. Downsloping lot with great views, underground utilities are at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural beauty, q...

Listing courtesy of Sierra Sotheby's Int - Rock



745 BLACKTAIL RIDGE, PORTOLA, CA 96122

MLS #: [20220480](#) | **Status:** Active ●

List Price: \$49,000 | **Days on Market:** 575 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Approx. 1.17-acre lot in the gated community of Grizzly Ranch. Private lot, perfect for your dream home. Approx. one hour from Truckee, and approx. 1 hour from Reno Tahoe Int'l Airport. Grizzly Ranch amenities include , a fitness...

Listing courtesy of Coldwell Banker Realty



119 SOUTH RIDGE ROAD, PORTOLA, CA 96122

MLS #: [20231695](#) | **Status:** Active ●

List Price: \$43,000 | **Days on Market:** 54 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautifully treed, gently downsloping .74 acre homesite with sweeping valley and mountain views. Private setting with underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural ...

Listing courtesy of Sierra Sotheby's Int - Rock



296 BIG CEDAR LANE, PORTOLA, CA 96122

MLS #: [20221499](#) | **Status:** Active ●

List Price: \$39,900 | **Days on Market:** 479 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautifully treed, downsloping 1.00 acre homesite with great views of the forest and surrounding mountains. Underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural beauty, qu...

Listing courtesy of Sierra Sotheby's Int - Rock



33 RED HAWK DRIVE, PORTOLA, CA 96122

MLS #: [20231699](#) | **Status:** Active ●

List Price: \$39,000 | **Days on Market:** 56 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Located in the gated golf course community of Grizzly Ranch. Private, level lot with Homeowner's Association greenbelt on the side and a view of the Golf Course to the rear. Grizzly Ranch amenities include The Bob Cupp-designed ...

Listing courtesy of Coldwell Banker Realty



360 BIG GRIZZLY ROAD, PORTOLA, CA 96122

MLS #: [20220481](#) | **Status:** Active ●

List Price: \$38,000 | **Days on Market:** 575 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Approx. .3-acre lot in the gated community of Grizzly Ranch. Private lot, perfect for your dream home. Approx. one hour from Truckee, and approx. 1 hour from Reno Tahoe Int'l Airport. Grizzly Ranch amenities include , a fitness ...

Listing courtesy of Coldwell Banker Realty



1865 GRIZZLY RANCH ROAD, PORTOLA, CA 96122

MLS #: [20211549](#) | **Status:** Active ●

List Price: \$35,000 | **Days on Market:** 859 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautifully treed, almost one acre homesite with sweeping valley and mountain views. Gentle downslope, great solar orientation and privacy at the top of Grizzly Ranch. Underground utilities at the street. Grizzly Ranch is a 1,040 ...

Listing courtesy of Sierra Sotheby's Int - Rock



169 SOUTH RIDGE ROAD, PORTOLA, CA 96122

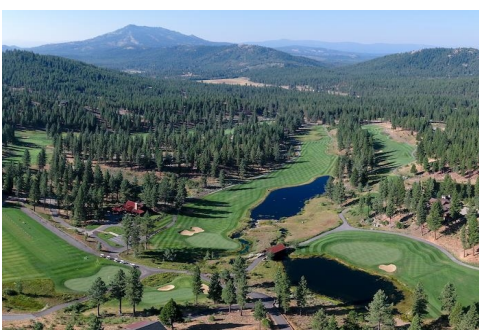
MLS #: [20211600](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 855 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly R...

Listing courtesy of Sierra Sotheby's Int - Rock



145 SOUTH RIDGE ROAD, PORTOLA, CA 96122

MLS #: [20211598](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 855 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly ...

Listing courtesy of Sierra Sotheby's Int - Rock



108 WHISKER BRUSH WAY, PORTOLA, CA 96122

MLS #: [20221456](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 485 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly ...

Listing courtesy of Sierra Sotheby's Int - Rock



419 SPRING MEADOW DRIVE, PORTOLA, CA 96122

MLS #: [20221455](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 485 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly ...

Listing courtesy of Sierra Sotheby's Int - Rock



140 WHISKER BRUSH WAY, PORTOLA, CA 96122

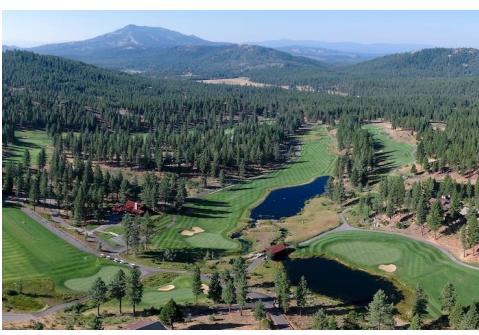
MLS #: [20230441](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 180 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Secluded Grizzly Ranch residential homesite with panoramic mountain and forest views. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizz...

Listing courtesy of Sierra Sotheby's Int - Rock



309 STARFLOWER DRIVE, PORTOLA, CA 96122

MLS #: [20230440](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 180 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Outstanding Grizzly Ranch homesite with stunning mountain and forest views at top of lot. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. G...

Listing courtesy of Sierra Sotheby's Int - Rock



95 BIG GRIZZLY ROAD, PORTOLA, CA 96122

MLS #: [20211027](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 907 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. This is one of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. ...

Listing courtesy of Sierra Sotheby's Int - Rock



37 WHISKER BRUSH WAY, PORTOLA, CA 96122

MLS #: [20211042](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 907 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly ...

Listing courtesy of Sierra Sotheby's Int - Rock



310 STARFLOWER DRIVE, PORTOLA, CA 96122

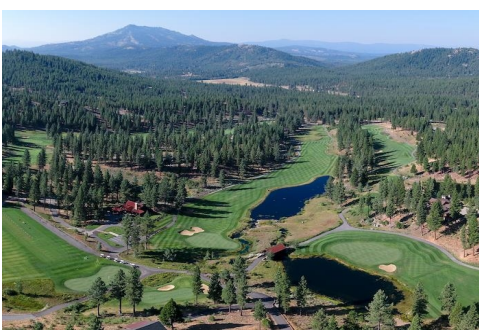
MLS #: [20230438](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 180 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with forested, greenbelt setting at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzl...

Listing courtesy of Sierra Sotheby's Int - Rock



226 STARFLOWER DRIVE, PORTOLA, CA 96122

MLS #: [20211039](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 907 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly ...

Listing courtesy of Sierra Sotheby's Int - Rock



369 STARFLOWER DRIVE, PORTOLA, CA 96122

MLS #: [20221454](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 485 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly ...

Listing courtesy of Sierra Sotheby's Int - Rock



348 STARFLOWER DRIVE, PORTOLA, CA 96122

MLS #: [20211040](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 907 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly ...

Listing courtesy of Sierra Sotheby's Int - Rock



121 BIG GRIZZLY ROAD, PORTOLA, CA 96122

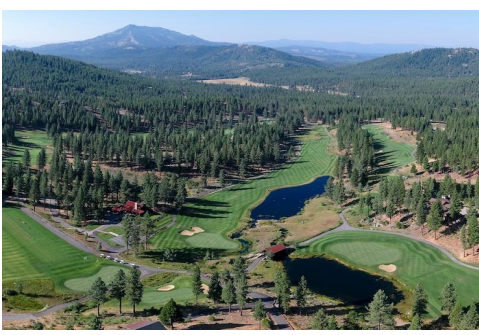
MLS #: [20230437](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 180 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Gorgeous .54 acre residential lot in a forested setting at popular Grizzly Ranch. Close to Grizzly Creek and adjacent riparian area. This is one of a number of finished lots available at a very attractive price. Lots vary in siz...

Listing courtesy of Sierra Sotheby's Int - Rock



171 BIG GRIZZLY ROAD, PORTOLA, CA 96122

MLS #: [20211035](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 907 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of various finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly Ranc...

Listing courtesy of Sierra Sotheby's Int - Rock



391 STARFLOWER DRIVE, PORTOLA, CA 96122

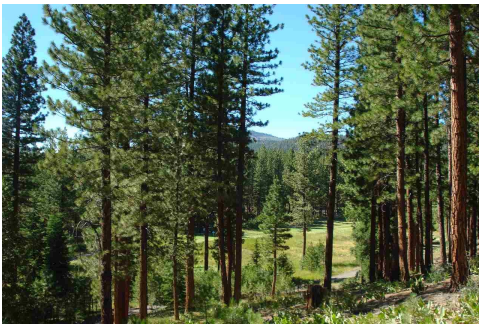
MLS #: [20230439](#) | **Status:** Active ●

List Price: \$26,500 | **Days on Market:** 180 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Oversized, upsloping 1.18 acre residential homesite with sweeping mountain and forest views at popular Grizzly Ranch. One of a number of finished lots available at a very attractive price. Lots vary in size up to 2 acres, many wit...

Listing courtesy of Sierra Sotheby's Int - Rock



185 BLACKTAIL RIDGE, PORTOLA, CA 96122

MLS #: [20230469](#) | **Status:** Active ●

List Price: \$16,500 | **Days on Market:** 194 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Private, gated Grizzly Ranch golf community overlooking the 5th fairway with awesome mountain views. Grizzly Ranch amenities include The Bob Cupp-designed 18 hole golf course, a fitness center, and additional amenities in the pla...

Listing courtesy of Coldwell Banker Realty



149 BIG GRIZZLY ROAD, PORTOLA, CA 96122

MLS #: [20211034](#) | **Status:** Pending ●

List Price: \$32,000 | **Days on Market:** 769 | **Property Type:**

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful residential lot with mountain and forest views at popular Grizzly Ranch. One of various finished lots available at a very attractive price. Lots vary in size up to 2 acres, many with golf and mountain views. Grizzly Ranc...

Listing courtesy of Sierra Sotheby's Int - Rock



48 SMITH PEAK DRIVE, PORTOLA, CA 96122-0000

MLS #: [20230601](#) | **Status:** Sold ●

List Price: \$995,000 | **Days on Market:** 76 | **Property Type:**

Sale Price: \$950,000 | **Sold Date:** 10/02/2023

Beds: 3 | **Bath(T)*:** 3 | **SqFt:** 3,078 | **Year Built:** 2008

Exceptional home located on a hilltop in the gated golf course community of Grizzly Ranch. The residence is approx. 3,078 sq.ft situated on approx. 1.5 acres. Enter the great room and be impressed with the beautiful vaulted wood c...

Listing courtesy of Coldwell Banker Realty



701 BLACKTAIL RIDGE, PORTOLA, CA 96122

MLS #: [20230642](#) | **Status:** Sold ●

List Price: \$899,000 | **Days on Market:** 67 | **Property Type:**

Sale Price: \$880,000 | **Sold Date:** 08/04/2023

Beds: 3 | **Bath(T)*:** 3 | **SqFt:** 2,446 | **Year Built:** 2010

Welcome to 701 Blacktail Ridge, a stunning 3 bedroom, 3 bathroom home nestled in the beautiful Grizzly Ranch Golf Club community of Portola, CA. Boasting a spacious 2,446 square feet of living space, this immaculate single level h...

Listing courtesy of Compass



488 BLACKTAIL RIDGE, PORTOLA, CA 96122-0000

MLS #: [20231308](#) | **Status:** Sold ●

List Price: \$769,572 | **Days on Market:** 9 | **Property Type:**

Sale Price: \$765,241 | **Sold Date:** 08/31/2023

Beds: 3 | **Bath(T)*:** 3 | **SqFt:** 1,886 | **Year Built:** 2007

Gorgeous single-story home located in the gated, sought-after golf course community of Grizzly Ranch. Home is on a level lot above the golf course with scenic views to enjoy from the covered rear deck -- exterior siding is a uniq...

Listing courtesy of Coldwell Banker Realty



48 SORREL LANE, PORTOLA, CA 96122

MLS #: [20230090](#) | **Status:** Sold ●

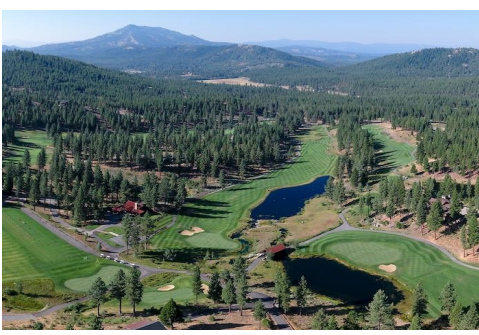
List Price: \$59,000 | **Days on Market:** 139 | **Property Type:**

Sale Price: \$42,000 | **Sold Date:** 07/13/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Here's your chance to own a lovely, slight downsloping parcel overlooking the 7th tees and the 8th approach and hole of the Bob Cupp designed, semi-private championship Grizzly Ranch Golf Course -- rated in the top 100 in the na...

Listing courtesy of Coldwell Banker Realty



131 BIRD OF PREY LANE, PORTOLA, CA 96122

MLS #: [20230435](#) | **Status:** Sold ●

List Price: \$49,995 | **Days on Market:** 100 | **Property Type:**

Sale Price: \$42,500 | **Sold Date:** 09/06/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Secluded .47 acre homesite with great views of the 4th hole, towering Beckwourth Peak and surrounding forest. Gently sloping, sunny lot with underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course comm...

Listing courtesy of Sierra Sotheby's Int - Rock



210 RED HAWK DRIVE, PORTOLA, CA 96122

MLS #: [20220484](#) | **Status:** Sold ●

List Price: \$46,000 | **Days on Market:** 521 | **Property Type:**

Sale Price: \$42,000 | **Sold Date:** 10/19/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Listing courtesy of Coldwell Banker Realty



69 SOUTH RIDGE ROAD, PORTOLA, CA 96122

MLS #: [20221168](#) | **Status:** Sold ●

List Price: \$39,900 | **Days on Market:** 436 | **Property Type:**

Sale Price: \$34,000 | **Sold Date:** 09/05/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautifully treed, gently downsloping .70 acre homesite with sweeping valley and mountain views. Very private setting. Underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural...

Listing courtesy of Sierra Sotheby's Int - Rock



175 SOUTH RIDGE ROAD, PORTOLA, CA 96122

MLS #: [20211460](#) | **Status:** Sold ●

List Price: \$39,900 | **Days on Market:** 807 | **Property Type:**

Sale Price: \$36,000 | **Sold Date:** 10/16/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautifully treed, gently downsloping 1.72 acre homesite with sweeping valley and mountain views. Underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural beauty, quality am...

Listing courtesy of Sierra Sotheby's Int - Rock



92 BLACKTAIL RIDGE, PORTOLA, CA 96122

MLS #: [20220240](#) | **Status:** Sold ●

List Price: \$39,000 | **Days on Market:** 493 | **Property Type:**

Sale Price: \$35,000 | **Sold Date:** 07/18/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Welcome to the Lost Sierra... Approx. 0.51 acre lot in the gated community of Grizzly Ranch; awesome views overlooking the 1st and 18th fairways of the Bob Cupp-designed 18-hole championship golf course; rated in the top 100 in th...

Listing courtesy of Coldwell Banker Realty



272 BLACKTAIL RIDGE, PORTOLA, CA 96122

MLS #: [20221125](#) | **Status:** Sold ●

List Price: \$36,000 | **Days on Market:** 448 | **Property Type:**

Sale Price: \$34,000 | **Sold Date:** 09/13/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Here's your chance to live in one of the most sought-after areas in Eastern Plumas County. Just over 1/2 acre and privately located overlooking the pond adjacent to the Grizzly ranch Golf Course. HOA amenities include golf, swim...

Listing courtesy of Coldwell Banker Realty



278 BIG CEDAR LANE, PORTOLA, CA 96122

MLS #: [20221498](#) | **Status:** Sold ●

List Price: \$32,500 | **Days on Market:** 334 | **Property Type:**

Sale Price: \$32,500 | **Sold Date:** 06/19/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautifully treed, downsloping .66 acre homesite with great views of the forest and surrounding mountains. Underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural beauty, qua...

Listing courtesy of Sierra Sotheby's Int - Rock



81 RED HAWK DRIVE, PORTOLA, CA 96122

MLS #: [20222077](#) | **Status:** Sold ●

List Price: \$32,500 | **Days on Market:** 297 | **Property Type:**

Sale Price: \$28,000 | **Sold Date:** 08/14/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Nicely forested, .54 acre homesite perched above the 3rd hole with views of tee box & fairway. Slight downslope, underground utilities at the street. Grizzly Ranch is a 1,040 acre gated golf course community boasting natural bea...

Listing courtesy of Sierra Sotheby's Int - Rock



20 SOUTH RIDGE ROAD, PORTOLA, CA 96122

MLS #: [20231693](#) | **Status:** Sold ●

List Price: \$32,000 | **Days on Market:** 2 | **Property Type:**

Sale Price: \$28,000 | **Sold Date:** 09/26/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Beautiful, large residential homesite with mountain and forest views at popular Grizzly Ranch. Underground utilities at the street. Grizzly Ranch is a 1,040 acre gated community boasting natural beauty, quality amenities and an award-winning golf course.

Listing courtesy of Sierra Sotheby's Int - Rock



307 BIG CEDAR LANE, PORTOLA, CA 96122

MLS #: [20221767](#) | **Status:** Sold ●

List Price: \$30,000 | **Days on Market:** 269 | **Property Type:**

Sale Price: \$25,000 | **Sold Date:** 06/05/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Just over two acres in the beautiful gated golf community of Grizzly Ranch. The property is nicely treed, gentle downslope, offers many scenic views. Grizzly Ranch golf course is rated #1 in the Sierra, #9 in CA and among the top 100 nationwide.

Listing courtesy of Coldwell Banker Realty



224 RED HAWK DRIVE, PORTOLA, CA 96122

MLS #: [20230155](#) | **Status:** Sold ●

List Price: \$30,000 | **Days on Market:** 144 | **Property Type:**

Sale Price: \$25,000 | **Sold Date:** 08/11/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Lovely parcel located on a cul-de-sac in the beautiful, gated community of Grizzly Ranch. Mostly level and overlooking the golf course. Grizzly Ranch offers a championship golf course (rated in the top 100 nationwide), Outpost executive club house, and a community center.

Listing courtesy of Coldwell Banker Realty



2152 GRIZZLY RANCH ROAD, PORTOLA, CA 96122

MLS #: [20231532](#) | **Status:** Sold ●

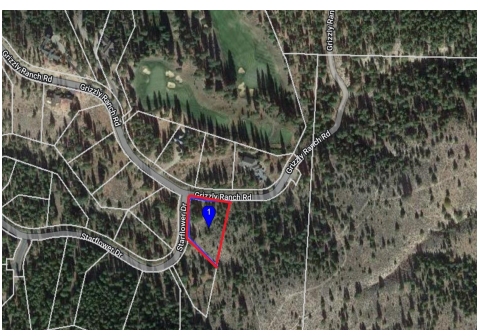
List Price: \$29,000 | **Days on Market:** 1 | **Property Type:**

Sale Price: \$29,000 | **Sold Date:** 09/11/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Great location on the Golf Course with awesome views of the 17th hole and fairway on Grizzly Ranch's Bob Cupp-designed 18 hole course. The golf course is located to the rear of the parcel and the land to the left is owned by the...

Listing courtesy of Coldwell Banker Realty



19 STARFLOWER DRIVE, PORTOLA, CA 96122

MLS #: [20230154](#) | **Status:** Sold ●

List Price: \$28,000 | **Days on Market:** 146 | **Property Type:**

Sale Price: \$25,000 | **Sold Date:** 08/11/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Almost an acre in the beautiful gated community of Grizzly Ranch. Large corner lot that backs to undeveloped acreage. Grizzly Ranch offers a championship golf course (rated in the top 100 nationwide), Outpost exercise facility w/p...

Listing courtesy of Coldwell Banker Realty



291 BLACKTAIL RIDGE, PORTOLA, CA 96122

MLS #: [20220656](#) | **Status:** Sold ●

List Price: \$28,000 | **Days on Market:** 457 | **Property Type:**

Sale Price: \$22,000 | **Sold Date:** 08/21/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Approx. 0.88-acre lot in the gated community of Grizzly Ranch. Enjoy views overlooking the 5th hole and fairway of the Bob Cupp-designed 18 -hole golf course. Property backs to the golf course and undeveloped land owned by CSD is ...

Listing courtesy of Coldwell Banker Realty



403 BIG GRIZZLY ROAD, PORTOLA, CA 96122

MLS #: [20211773](#) | **Status:** Sold ●

List Price: \$25,000 | **Days on Market:** 781 | **Property Type:**

Sale Price: \$23,000 | **Sold Date:** 10/02/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Lovely Grizzly Ranch lot with mountain views -- close to the Big Grizzly Creek hiking trails. This +/-0.42 acre property is great for the avid fisherman or for those ready to build their dream home. Plans are available to purchase...

Listing courtesy of Coldwell Banker Realty



369 BIG GRIZZLY ROAD, PORTOLA, CA 96122

MLS #: [20221821](#) | **Status:** Sold ●

List Price: \$18,000 | **Days on Market:** 257 | **Property Type:**

Sale Price: \$16,000 | **Sold Date:** 05/22/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

Approx. 0.42-acre lot on a cul-de-sac in the gated community of Grizzly Ranch. Perfect for your dream home and in proximity to a babbling brook (Grizzly Creek.) Approx. one hour from Truckee, and approx. 1 hour from Reno Tahoe Int...

Listing courtesy of Coldwell Banker Realty



357 BIG GRIZZLY, PORTOLA, CA 96122

MLS #: [20222242](#) | **Status:** Sold ●

List Price: \$15,000 | **Days on Market:** 195 | **Property Type:**

Sale Price: \$12,500 | **Sold Date:** 05/23/2023

Beds: | **Bath(T)*:** - | **Year Built/Age:**

On a cul-de-sac, this lovely parcel backs to a seasonal creek at the rear of the property with views of the hill beyond. Grizzly Ranch is a premier, gated golf course subdivision in the Eastern Plumas County area offering so much...

Listing courtesy of Coldwell Banker Realty

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