

## Improvements for Sale by Member

**as of January 27, 2022**

All allotment use privileges, and Membership are subject to the approval of the Board of Directors. **IMPORTANT NOTICE:** The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided. Questions about an allotment improvement should be addressed solely to the seller.

<b>SECTION 1</b>			
<b>495 Knight Templar</b>	<b>Laurie Harden</b> Contact: Mark Zevanove, Agent (831) 588-2089	<b>\$535,000</b>	Two houses in one. This is one of the largest homes in the Park. One side a modern home with 2 huge bedrooms, central heating, modern appliances, and skylights. The other side, a rustic home with high ceilings in living room with a loft and separate bedroom. Both sides have their own kitchens and bathrooms. This is an ideal place for a large family. Must see inside to appreciate!
<b>428 Joppa</b>	<b>David Sellery</b> (831)479-4409 david@davidsellery.com <b>Rose</b> (831)227-1149 rose.sellery@gmail.com	<b>\$550,000</b>	3 Bedroom 1.5 Bath. One of the largest, most sought-after properties in Paradise Park. Quiet oasis with expansive terraced gardens and patios. A perfect home for parties or mediation in a gorgeous, sunny natural setting above the river, yet far above the flood zone. Raised knotty pine living room ceiling with fireplace and all new flooring, along with a completely tiled master bath. Plenty of parking and large detached garage- all minutes from downtown Santa Cruz! 1293 Sq. Ft. improvement.
<b>429 Joppa</b>	<b>Kathi Brewer</b> (209)892-6779 Cell: (209)202-2552 Please leave a message <b>SALE PENDING</b>	<b>\$319,000</b>	This charming 2 bedroom, 1 Bath cottage is well maintained and move in ready. Included is: Wood burning fireplace, forced air heat, updated kitchen, utility room with washer and dryer, some furnishings, window blinds, and a generator. A beautiful yard with water fountain, 2 arbors, camellias, Azaleas, hydrangeas, and a pear tree. All on automatic sprinkler system. Also, a garden shed, and storage shed. A paved patio area includes a built in 8-foot bench. This delightful home is located in a perfect, quiet area towards the end of the Park. A wonderful piece of Paradise! Please call if interested!
<b>449 York</b>	<b>Melissa Bales</b> Contact: Mark Zevanove, Agent 831-588-2089	<b>\$195,000</b> <b>NEW LISTING!</b>	Cute home with 2 bedrooms/1 Bath plus out building for storage. Home included a fire place in the living room and a built in dining area. Lots of parking on a nice, level lot. No river or hillside threat!
<b>464 York</b>	<b>Mark Treuge</b> mrtLegend@yahoo.com 831-425-8649	<b>\$425,000</b> <b>NEW LISTING!</b>	Beautiful, sunny 2 Bed/1.5 Bath. Approximately 1,200 Sq. Ft. improvement on an approx. 3400 Sq. Ft. allotment. New 200-amp service panel, on demand water heater, new roof, new floors, water filtration system, gas fireplace and remodeled interior. Extensive decking, workshop/storage building and outdoor shower. Beautiful usable treehouse. House generator, two car driveway. Must see.
<b>SECTION 2</b>			
<b>259 Keystone</b>	<b>PPMC</b> Contact Office: 831-423-1530 <b>SALE PENDING</b>	<b>\$10,000</b>	Membership fee of \$10,000. Allotment has partially destroyed house from tree strike. New modern septic system included. Purchaser must rebuild new house as a remodel. Must provide quarterly progress reports to the Board of Directors.
<b>272 Keystone</b>	<b>Pamela Maxwell</b> pamsfgiants@yahoo. Com (530) 545-0911	<b>\$280,000</b>	2 Bedroom,1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring in bathroom and laundry. New driveway. Cozy riverfront cabin in great, sunny location.
<b>282 Keystone</b>	<b>Sara Laskey</b> (831)331-1031	<b>\$210,000</b>	One of the best locations in the park! Cute 2 Bedroom, Bathroom fixer- upper. Cabin sits on 2 beach allotments with large private deck overlooking the San Lorenzo River. Also providing one of the best covered bridge views. Updated roof and septic. Selling AS IS.
<b>351 Crypt Lane</b>	<b>Susan Brandenburg</b> Contact Mark Zevanove, Agent (831) 588-2089	<b>\$295,000</b> <b>PRICE REDUCTION!</b>	Secluded compound overlooking the Picnic Grounds - This oasis in the forest was remodeled in 2009 and features 4 bd/2ba dispersed between a 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask agent about restricted use.
<b>280 Keystone</b>	<b>Gary Newton</b> Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	<del><b>\$345,000</b></del> <b>\$310,000</b> <b>NEW PRICE!</b>	2 Bedroom, 2 Bath. Double lot with sunny southern exposure towards the river with one of the best river views in Paradise Park. Cozy cabin exterior with approx. 1000 sq. ft. Covered double carport and nice deck overlooking the river. Interior is bright and updated and has vaulted ceilings, skylights, deluxe kitchen with granite countertops. Hardwood and stone floors. Appliances, washer/dryer and some furnishings also included. Cabin and yard are in good condition
<b>346 The Royal Arch</b>	<b>Bonnie Stone Williams</b> 650-759-3377 Bonnie2532@yahoo.com	<b>\$495,000</b> <b>PARTIAL FINANCING AVAILABLE</b>	Charming 2 story home with storage galore. Semi open plan for living room, dining room and kitchen. Gorgeous deck, perfect for relaxing or parties. 3 Bedrooms, 2.5 Bathrooms. Attached 2 car garage with additional parking for 3 cars. Laundry room with washer and dryer. Partially furnished, force central heat plus new convection wood stove.
<b>378 Hiram</b>	<b>Veronica Lewis</b> Contact: Allan Melikian, Agent 831-588-4901	<b>\$220,000</b> <b>NEW LISTING!!!</b>	Cute, partly sunny yard. Parking, fireplace, and a guest suite with bathroom. Must see. Beautiful wooden ceilings!
<b>328 The Royal Arch</b>	<b>Elizabeth Minium</b> Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	<b>\$349,000</b> <b>NEW LISTING!</b>	This home features a new roof and gutters. New paint inside and out! New flooring and paint throughout. Large open room with a remodeled kitchen with new cabinetry. The Master bedroom features vaulted ceilings with sky lights. Enjoy a hot bath in the beautiful clawfoot bathtub. Easy access from the carport to the home that is all one level. Come and see this fresh, bright new listing.
<b>SECTION 3</b>			
<b>200 Keystone</b>	<b>Alcinda Walters</b> Contact: Allan Melikian Agent (831)588-4901 <b>SALE PENDING</b>	<b>\$795,000</b>	Rare opportunity to own a 6-bedroom, 3 Bath home in Paradise Park. Continue the legacy started by Captain Gates and be the new steward of the "Riverhouse". The largest house in the park, she occupies a very special location with a beautiful garden and an expansive covered deck overlooking the river. This large home includes a grand living room, a den, a bar, and a laundry area. The Riverhouse has many recent updates including all new appliances, on demand hot water heater, newer forced air heating system, new efficient wood burning insert, new on demand generator, fresh pain, remodeled bathrooms, 4 car garage, 2 car tandem carport able to accommodate an RV, and plenty of extra parking. The layout is ideal for a multi-generational family. Do not miss this chance to live in one of the most amazing homes in Paradise Park.

220 Keystone	<b>Contact: Allan Melikian, Agent</b> 831-588-4901	<b>\$399,000</b> <b>NEW PRICE!</b> <b>SOME</b> <b>FINANCING</b> <b>AVAILABLE</b>	Cabin with river view across from the parking lot near the Social Hall. Approx. 1000 sq ft. 2 Bed, 1.5 Bath updated cabin. Front entry has wheelchair ramp with two driveway entries. Concrete Septic and wood burning fireplace. Recently updated with new roof, gutters, paint inside and out, new kitchen, refurbished deck, refreshed bathroom, new flooring & window treatments, new main electrical switch, emergency generator and new flooring in garage with new barn door entry.
<b>SECTION 4</b>			
610 Keystone	<b>Gail Marshek</b> (760) 777-1323 Cell (760) 574-6866 gmarshek@dc.rr.com	<b>395,000</b> <b>NEW PRICE!</b>	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. sold Furnished. Large lower level family room with wood burning fireplace and direct access to the deck overlooking sandy beach. Sold As-is. Owner's husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!
616 St. Augustine Ave.	<b>Karyn Ryan</b> (831) 566-7932 Karyncryan2@gmail.com No Agents Please	<b>\$349,000</b> <b>or Highest Bid</b>	Beautiful Japanese Zen retreat house approx. 875 Sq. Ft. 1 Bedroom 1 Bath + Unfinished 8X20 room. Large allotment on river, next to bridge, not in the flood zone. Living and dining area has bamboo flooring. Open beam ceilings with double skylights, & windows overlooking the river. Propane fireplace insert will heat 1100 sq. ft. Hand carved stone flooring in the hallway, bath & kitchen. Bath has a 2-person jacuzzi with skylight. Separate stone tiled shower & washer dryer. Kitchen has granite counters & modern appliances. Bedroom windows also overlook the river. Handcrafted wood shoji doors and window coverings throughout. No agents please.
622 St. Augustine	<b>James and Peggy Langford Family Trust</b> Contact: Mark Zevanove, Agent 831-588-2089 mark@oceanstreetrealty.com	<del><b>\$429,000</b></del> <b>\$399,000</b> <b>PRICE</b> <b>REDUCTION!</b>	Fabulous 3 bedroom2 bath home approx. 1600 sq.ft. Situated along the San Lorenzo River. Just step to historic covered bridge, tennis courts, river beach and playground. Great Deck with views of the river. Bright and airy open floorplan. Wonderfully appointed with fireplace, dishwasher & kitchen island. Beautiful views from living room, dining room and master bedroom. Longtime owner knows of no flooding of house during their ownership.
628 St. Augustine	<b>Sarah Yeager</b> Contact: Mark Zevanove 831-588-2089 mark@oceanstreetrealty.com	<b>\$249,000</b> <b>NO LONGER</b> <b>PENDING</b>	Must get inside to appreciate this single level, 3 Bedroom, one bath riverside house. 2017 flood does not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof. 2014 tented and fumigated. Located across from the tennis courts & play area and just steps from the covered bridge. Great Value at \$249,000
696 St. Johns	<b>Diana Cook</b> Contact: Alan Melikian, Agent (831) 588-4901	<b>\$289,900</b> <b>SOME</b> <b>FINANCING</b> <b>AVAILABLE</b>	The best of both worlds - newly renovated beach house in the redwood forest. This move-in ready 1000sf 2 bd/1ba cabin was remodeled in 2020 with all new floors throughout, interior paint and double pane windows. The allotment sits one street off the San Lorenzo River and is tree-free, so there is no flood hazard AND it gets <b>lots of sun all year</b> .  In addition to the beachy feel of this cabin, the allotment has a fully insulated 168sf separate cottage and a 120sf custom storage shed with lots of possibilities! The front porch can be used as outdoor living space or as off-street parking. The back yard is fully fenced with a covered flagstone patio, perfect for grilling and chilling! Put this on your list to see!!!
<b>SECTION 6</b>			
102 Keystone	<b>Sarah Jones</b> Contact: Mark Zevanove, Agent 831-588-0089	<b>\$545,000</b> <b>NEW LISTING!</b>	The Past "Grand Master's house". This plan has it all. Large rooms, all on one level. Large modern kitchen with dishwasher, stove/oven, and refrigerator. Large Livingroom with a brick fireplace. Two car garage with a work bench. All located across the street from Triangle Park, providing easy ingress and egress. This is a must see on your list.
109 Keystone	<b>Julie Bast</b> 831-334-0334 <b>Clifford Bast</b> 831-334-0888	<b>\$26,500</b> <b>NEW PRICE!</b>	Beautiful, nice sized empty parcel which fronts on Keystone Way in Section 6 See Santa Cruz County APN # 06130120- Characteristics (Santa cruz.ca) Construction of residence with water use and wastewater discharge probably not allowed due to Santa Cruz County's long-standing restrictions on new septic systems permits and installations in San Lorenzo River basin. Installation of garage and or storage units(S) subject to Santa Cruz County building codes and permitting requirements, as well as PPMC Membership and other applicable PPMC requirements.
135 St. Alban	<b>Leonie Stern</b> Contact: Allan Melikian 831-588-4901	<del><b>\$255,000</b></del> <b>\$199,000</b> <b>LOWER PRICE!</b>	New listing. Single story, 2 bath, 2 bedroom in the front of the Park. Lots of sun, 1000 Sq. Ft. improvement. Move in condition! Call Allan Melikian for more information.
127 Keystone	<b>Jennifer Kato</b> (209) 765-7984 jjkato@comcast.net	<b>425,000</b> <b>NEW LISTING!</b>	Beautiful 2 story home with 2 bedrooms and 1 extra room that can be used as a bedroom/playroom/office. Open floor concept upstairs with a beautiful fireplace. This house is a home! Sold as is
139 St. Alban	<b>Michael DeVore/DeVore Estate</b> Contact: Mark Zevanove, Agent (831) 588-2089	<b>\$299,000</b>	Huge potential, lots of Possibilities here with a 7500 Sq. Ft. allotment. 3 Bedrooms, 2 Bath approx. 1700 Sq. Ft. improvement. Garage and carport. 2 Fireplaces. Come and see and let this be your blank canvass.
144 St. Alban	<b>Lauren Pottinger</b> Contact Mike Pottinger (925)785-6433 mikepottinger@aol.com	<b>\$229,000</b>	2 Bedroom, 1 Bath cozy cottage. Detached garage. Parking. Front Patio, semi enclosed backyard. Dining, living room with fireplace. Sky lights. Recent roof well maintained. Call for more information and/or photos.
191 St. Bernard	<b>Jennifer Hostetler Arthur</b> (831) 251-6782 Jen.d.arthur@gmail.com	<b>\$409,000</b>	Nestled in the warm heart of the 'Riviera' of the park, lies a sunny 3 Bedroom, 2 Bath, 1450 square foot, two-story home. Sit on the ample back porch overlooking the river and enjoy the majesty of nature. Newly updated, modern and move-in ready. Stylish kitchen and dining area full of natural light all day long. High vaulted ceiling in the freshly painted living room with elegant ceiling fan. Garden with fruit trees out the back and loads of potential for your own kitchen garden. Each large bedroom has built in closets and beautiful laminate flooring throughout the home. Bonus 1450 sq. ft. basement includes 2 car garage, workshop, two large rooms with separate entrance, ½ bath and kitchenette. Attic with tons of storage. Must see to appreciate this large slice of Paradise!