

Area Market Survey

Listings as of 05/04/13 at 2:50pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

Russian River

Active

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$40,000 thru \$49,999 | 1 | 33 | Minimum | \$49,000 | Maximum | \$1,700,000 |
| \$80,000 thru \$89,999 | 1 | 152 | Average | \$423,928 | Median | \$319,000 |
| \$100,000 thru \$119,999 | 1 | 3 | | | | |
| \$120,000 thru \$139,999 | 1 | 102 | | | | |
| \$160,000 thru \$179,999 | 3 | 196 | | | | |
| \$180,000 thru \$199,999 | 1 | 133 | | | | |
| \$200,000 thru \$249,999 | 11 | 46 | | | | |
| \$250,000 thru \$299,999 | 10 | 74 | | | | |
| \$300,000 thru \$349,999 | 7 | 35 | | | | |
| \$350,000 thru \$399,999 | 3 | 46 | | | | |
| \$400,000 thru \$449,999 | 4 | 46 | | | | |
| \$450,000 thru \$499,999 | 3 | 25 | | | | |
| \$500,000 thru \$549,999 | 1 | 12 | | | | |
| \$550,000 thru \$599,999 | 1 | 436 | | | | |
| \$600,000 thru \$649,999 | 2 | 23 | | | | |
| \$650,000 thru \$699,999 | 3 | 20 | | | | |
| \$700,000 thru \$749,999 | 2 | 113 | | | | |
| \$750,000 thru \$799,999 | 1 | 78 | | | | |
| \$900,000 thru \$949,999 | 1 | 207 | | | | |
| \$1,000,000 thru \$1,249,999 | 2 | 136 | | | | |
| \$1,250,000 thru \$1,499,999 | 1 | 256 | | | | |
| \$1,500,000 thru \$1,749,999 | 1 | 326 | | | | |
| | 61 | 79 | | | | |

Contingent

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$60,000 thru \$69,999 | 1 | 413 | Minimum | \$65,600 | Maximum | \$1,148,500 |
| \$100,000 thru \$119,999 | 2 | 75 | Average | \$333,657 | Median | \$267,000 |
| \$140,000 thru \$159,999 | 2 | 47 | | | | |
| \$160,000 thru \$179,999 | 2 | 39 | | | | |
| \$200,000 thru \$249,999 | 7 | 147 | | | | |
| \$250,000 thru \$299,999 | 4 | 154 | | | | |
| \$300,000 thru \$349,999 | 4 | 88 | | | | |
| \$350,000 thru \$399,999 | 3 | 23 | | | | |
| \$400,000 thru \$449,999 | 1 | 39 | | | | |
| \$450,000 thru \$499,999 | 1 | 15 | | | | |
| \$500,000 thru \$549,999 | 1 | 77 | | | | |
| \$550,000 thru \$599,999 | 1 | 36 | | | | |
| \$700,000 thru \$749,999 | 2 | 14 | | | | |
| \$1,000,000 thru \$1,249,999 | 1 | 285 | | | | |
| | 32 | 102 | | | | |

Pending

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|----------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$120,000 thru \$139,999 | 1 | 10 | Minimum | \$120,000 | Maximum | \$359,000 |
| \$140,000 thru \$159,999 | 1 | 33 | Average | \$252,500 | Median | \$284,500 |
| \$250,000 thru \$299,999 | 2 | 40 | | | | |
| \$300,000 thru \$349,999 | 1 | 174 | | | | |
| \$350,000 thru \$399,999 | 1 | 21 | | | | |
| | 6 | 53 | | | | |

Sold

| <u>Selling Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|----------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$60,000 thru \$69,999 | 1 | 67 | Minimum | \$60,000 | Maximum | \$900,000 |
| \$140,000 thru \$159,999 | 2 | 353 | Average | \$283,921 | Median | \$245,000 |
| \$160,000 thru \$179,999 | 3 | 63 | | | | |
| \$180,000 thru \$199,999 | 3 | 129 | | | | |
| \$200,000 thru \$249,999 | 5 | 75 | | | | |
| \$250,000 thru \$299,999 | 3 | 140 | | | | |
| \$300,000 thru \$349,999 | 4 | 44 | | | | |
| \$400,000 thru \$449,999 | 1 | 23 | | | | |
| \$800,000 thru \$849,999 | 1 | 45 | | | | |
| \$900,000 thru \$949,999 | 1 | 617 | | | | |
| | 24 | 125 | | | | |

Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

21416 Alpine Ter



XSt: Starrett Hill **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$49,000
BD: 2 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 586 N **Lot Sz:** 0 **OLP:** \$49,000
Stories: 1 Story **YB:** 1914 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-134-013 **HOA/\$:** No

OMD: 04/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Home is not livable. Cash offers only. Originally built in 1914.

DIR: HOME IS ON MIDDLE WAY. Next to 9020 Middle Way at the end of Middle Way. **UBL:** **Subd:** **TBM:** , 21306808

11235 Terrace Dr



XSt: Ogburn Lane **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 152/152 **LP:** \$87,900
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 524 R **Lot Sz:** 7971/0.1830 **OLP:** \$111,500
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-270-007 **HOA/\$:** No

OMD: 12/03/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful 1 Bed / 1 Bath cozy cabin will make a nice home or vacation home. Close to Russian River & public beach access. Views of the forest from almost every window. Relax on the large deck with your morning coffee. Large Storage area under the house. Great school district.

DIR: Hwy 101, River Rd. Forest Hills @ Berry's Market, R. on Summerhome, L. on Ogburn, R. on Terrace Dr. **UBL:** **Subd:** **TBM:** 362, B3 21226955

10150 Old River Rd. Rd



XSt: Frank **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP:** \$103,000
BD: 4 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1220 R **Lot Sz:** 5001/0.1148 **OLP:** \$103,000
Stories: 2 Story **YB:** 1937 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-201-011 **HOA/\$:** No

OMD: 05/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Cozy 4 bedroom home near the Russian River.

DIR: Old River road east of the hacienda bridge. **UBL:** **Subd:** **TBM:** , 21309723

14830 Canyon 2 Rd



XSt: River Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 102/102 **LP:** \$133,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 6098/0.1400 **OLP:** \$133,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-261-005 **HOA/\$:** No

OMD: 01/22/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Affordable house on Canyon 2. Nice sized living room and bedrooms. On sewer. Close to all that the river has to offer. Restaurant and community pool and gardens within walking distance. Blues and Jazz Festival, Wine Tasting, Civil War Days, Rodeo, Parades in downtown Guerneville and so many other activities to enjoy here in the West County. Good off road parking.

DIR: River Road to Canyon 2. Map Attached. **UBL:** **Subd:** **TBM:** , 21301263

21896 Moscow Rd



XSt: River Way **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 108/108 **LP:** \$171,000
BD: 0 **BA:** 1 **RMS:** 1 **FP:** Yes **Pool:** No **SqFt:** 400 A **Lot Sz:** 5663/0.1300 **OLP:** \$171,000
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-012-012 **HOA/\$:** No

OMD: 01/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

River area Cute Cozy Cabin with wood stove, Viking Range, knotty pine floors and some stained glass. Charming little home with off street parking, two sheds. Easy to get to.

DIR: From Duncan Mills, take Moscow Road to 21896. **UBL:** **Subd:** **TBM:** 380, D1 21301026


Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358
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Client 5-Up Residential


Listings as of: 05/04/2013 2:49 pm

Page: 2


Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

35905 Hauser Bridge Rd  **XSt:** Kruse Ranch Rd. **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 315/315 **LP:** \$179,000
BD: 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 5532120/127.000 **OLP:** \$229,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 109-230-023 **HOA/\$:** No
OMD: 06/19/12 **PD:** **COE:** **SP:** **TIC:** Yes **2nd Unit:** No
 Adorable getaway cabin! Your own private cabin, plus shared ownership of the land, 127 +/- acres. 11 land-owners total, each has thier own private cabin. Shared spring water system, entry road maintenance & property taxes. Hiking trails and Gualala River access. Near Salt Point State Park & Kruse Rhododendren Reserve. Cabin has been upgraded including newer perimeter foundation, septic, roof, electrical. Enjoy mountains and coast!
DIR: Up Timber Cove Rd, TL (N) on Seaview, becomes Hauser Bridge,driveway on rt. just past Kruse Ranch Rd **UBL: Subd: TBM:** 9, E2 21214900

15791 Morningside Dr  **XSt:** Palo Alto **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 164/164 **LP:** \$179,900
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1115 N **Lot Sz:** 19166/0.4400 **OLP:** \$274,900
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-080-072 **HOA/\$:** No
OMD: 11/21/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 River retreat. This 2 bedroom 2 bath home in the trees has wonderful views, spacious decks and is centrally located in walking distance to town. Use care around the decks when damp. Also includes AP# 070-080-050
DIR: Armstrong Woods to Woodland to Palo Alto to Morningside **UBL: Subd: TBM:** 361, C3 21226369

15704 Old River Rd  **XSt:** Bonita **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 133/133 **LP:** \$195,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1914 R **Lot Sz:** 6795/0.1560 **OLP:** \$195,000
Stories: 1 Story **YB:** 1914 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-080-059 **HOA/\$:** No
OMD: 12/22/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 2 bedroom upper with a studio apt below. City sewer, close to town. terraced garden space. Live in one and rent the other. Unique bathroom in studio was built around a tree! very cool.
DIR: River Rd to Bonita. Left on Old River Rd. **UBL: Subd: TBM:** 361, C3 21227861

11122 Ice Box Canyon Rd  **XSt:** Summerhome Park Rd. **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 5/5 **LP:** \$219,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 930 N **Lot Sz:** 10803/0.2480 **OLP:** \$199,500
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-011 **HOA/\$:** Yes/\$25.00/Ye
OMD: 04/29/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 This updated home is within walking distance of the Russian River on a quiet dead-end road, yet above the flood zone. On nearly 1/4-acre, the trees have been trimmed to maximize sunlight and the front deck overlooks a seasonal creek. Off the large, comfortable Living Room is a covered porch leading to a garden area. New roof; recent septic upgrade. Beach access is available nearby with a low-cost membership.
DIR: River Rd. to Forest Hills Rd., rt. on Summerhome Park Rd. to Ice Box Canyon Rd., 2nd on left. **UBL: Subd: TBM:** 362, A4 21306092

17415 Riverside Dr  **XSt:** Hwy 116 **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 0/0 **LP:** \$225,000
BD: 2 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 841 R **Lot Sz:** 5000/0.1148 **OLP:** \$225,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-190-038 **HOA/\$:** No
OMD: 05/04/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Create your own memories of MAGICAL SUMMERS lazing on the Russian River. This CLASSIC COTTAGE still retains many of the original features of the 1940's cottages: Knotty pine interior, tree-motifed shutters and fencing, open beamed ceilings, clawfoot bathtub, porch, deck and great outdoor space.
DIR: West on Hwy 116, turn left onto Riverside Dr. **UBL: Subd: TBM:** 361, A5 21309923

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 3

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

5994 Cazadero Hwy



XSt: none **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$225,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 576 R **Lot Sz:** 2531/0.0581 **OLP:** \$225,000
Stories: 1 Story **YB:** 1906 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-090-008 **HOA/\$:** No

OMD: 04/08/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

SWEET RETREAT- Petite home on Austin Creek within walking distance to the village of Cazadero, Park and Tennis Court. This is truly a place to hang your heart, with pristine gardens and a wonderful deck to bask the day away. This small home has been well taken care of. Sleeping loft and bonus room for guest makes this a great getaway. Here's to the Good Life!

DIR: HWY 116 to Cazadero Hwy 5.9 miles down Cazadero Hwy. house on right. **UBL:** **Subd:** **TBM:** , 21307459

15470 Hay Ln



XSt: Bay Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 75/75 **LP:** \$229,900
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1410 R **Lot Sz:** 6316/0.1450 **OLP:** \$229,900
Stories: 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-009 **HOA/\$:** No

OMD: 02/18/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Secluded 3bd/1.5ba home at end of a quiet and private cul-de-sac location. New interior paint, new carpet, new stove, new dishwasher. Nice counters in kitchen, fireplace in living room. Large deck area perfect for entertaining.

DIR: River Road to Canyon 7 Road to Willow to Bay Ave to Hay Lane **UBL:** **Subd:** **TBM:** , 21303233

16208 Rio Nido Rd



XSt: Armstrong Woods Road **Guerneville / B0700** **N** **A** **Single Family** **DOM/CDOM:** 5/5 **LP:** \$230,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1248 R **Lot Sz:** 48787/1.1200 **OLP:** \$230,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-044 **HOA/\$:** No

OMD: 04/29/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Unobstructed views on 1.12 acres of private forest w/ native plants. Huge sunny deck. Beautifully renovated home w/ newer flooring, kitchen, roof, interior and exterior paint. Home is bright & spacious w/ large rooms inc. an indoor laundry room, lots of storage. Malm fireplace in LV. Views from every room. Plenty of off street parking. Large shed included. Close to Armstrong Woods Park, Russian River beaches and downtown Guerneville. RV pad.

DIR: Armstrong Woods Road to Rio Nido Road, turn right. **UBL:** **Subd:** **TBM:** 341, C7 21309349

14831 Drake Rd



XSt: Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 133/133 **LP:** \$233,340
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 902 R **Lot Sz:** 8015/0.1840 **OLP:** \$266,485
Stories: 2 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-050-039 **HOA/\$:** No

OMD: 12/22/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Private River retreat ready for a new owner. The home has many updated items including a newer kitchen and bathroom. As the last house on a private drive, this home is a fantastic redwood retreat. Must see to appreciate.

DIR: Hwy 116 to Rt on Drake, down a mile or so, on right side down a private lane. **UBL:** **Subd:** **TBM:** 361, D2 21227837

10892 Oak Ave



XSt: Dell Ave **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 17/36 **LP:** \$240,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1062 R **Lot Sz:** 2500/0.0574 **OLP:** \$240,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-042-011 **HOA/\$:** No

OMD: 04/17/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Includes AP# 081-042-012. Cute river get away. Bonus room on lower level, expansive decks, rock hearth surrounds cozy stove heater.

DIR: Westside Road to Sequoia Rd to Dell Ave to Oak Ave **UBL:** **Subd:** **TBM:** , 21308398


Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358
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Client 5-Up Residential


Listings as of: 05/04/2013 2:49 pm


Page: 4

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

14977 Old Cazadero Rd  **XSt:** hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 172/172 **LP:** \$244,900
BD: 3 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1121 R **Lot Sz:** 2178/0.0500 **OLP:** \$259,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-021 **HOA/\$:** No
OMD: 11/12/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Private Creekside cottage. charming 3 bedroom, 1 bath home features Fully fenced yard, complete privacy, French doors galore! Courtyard patio. City sewer and water. newer roof.
DIR: hwy 116 to old Cazadero Rd **UBL:** **Subd:** **TBM:** 360, H3 **21224747**

17499 Old Monte Rio Rd  **XSt:** Duncan **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$249,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 986 N **Lot Sz:** 4000/0.0918 **OLP:** \$249,000
Stories: 2 Story **YB:** 1992 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-022 **HOA/\$:** No
OMD: 04/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 The Great Escape! This sweet home is ready to move into. Great personal touches throughout: distressed pine, bamboo and tile flooring, huge wall of windows overlooking redwoods, glass block partition to name a few. Two decks: a large one off of kitchen and a smaller private one off of one of the bedrooms. Great sense of privacy, convenience location and low maintenance landscaping.
DIR: Hwy 116 to Old Monte Rio Rd. Located on downhill side across from Duncan Rd. **UBL:** **Subd:** **TBM:** 361, A5 **21308617**

18183 Fairview Ave  **XSt:** Bei **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 19/19 **LP:** ↓ \$249,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1029 N **Lot Sz:** 12197/0.2800 **OLP:** \$285,000
Stories: 1 Story **YB:** 1902 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-080-023 **HOA/\$:** No
OMD: 04/15/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Gardeners paradise! This private home amongst giant oaks is situated above Cazadero. Plenty of sun at this classic home. Walking distance to Austin Creek and Cazadero. Room for gardening and pets. Lots of parking and room for a garage if you want to add one!
DIR: Cazadero Highway through Cazadero, take a left on Bei Rd. go straight on to dirt rd. house on left. **UBL:** **Subd:** **TBM:** , **21307591**

16685 Neeley Rd  **XSt:** Center **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$249,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 8651/0.1986 **OLP:** \$249,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-194-004 **HOA/\$:** No
OMD: 03/21/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Classic River Cabin above the flood with views from every room. Charming one bedroom home, private and serene. Perfect getaway or full time living. The wooded interior takes you back in time to the magical days of the Russian River. Walking distance to downtown Guerneville and the Russian River, make this a great location. Come and relax at the end of the day on the expansive front deck.
DIR: Hwy 116 to Neeley **UBL:** **Subd:** **TBM:** 361, B4 **21306007**

11235 Dell Ave  **XSt:** Westside **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 1/1 **LP:** \$254,900
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1039 R **Lot Sz:** 3485/0.0800 **OLP:** \$254,900
Stories: 2 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-022-014 **HOA/\$:** No
OMD: 05/03/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Perched on a Sunny Hillside. The cabin you have been dreaming of. This charming home is the perfect get-away for everyday or vacations. Lite modern kitchen & warm interior that features a wood burning stove & central heat. Knotty pine walls & sunny skylights. Bonus space downstairs as an office or room for guests. Newer dual pane windows. Walk to River. Bike to Wineries. Morning Sun envelopes this home. large bedrm & bathrm add to the comfort.
DIR: On the West side of the Hacienda Bridge, take westside rd to Dell. Dell to almost the end of road. **UBL:** **Subd:** **TBM:** 362, A2 **21307737**

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 5

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

8368 Trenton Rd



XSt: Mirabel **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 4/4 **LP:** \$265,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1200 R **Lot Sz:** 6800/0.1561 **OLP:** \$265,000
Stories: 1 Story **YB:** 2001 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-039-081 **HOA/\$:** No

OMD: 04/30/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Forestville, the Good Life. Show this light, bright, and efficient 2 bedroom, 2 bath, manufactured home with office, ready for you to move in. Skylights throughout home, give a light and airy feeling. Newer appliances, indoor laundry, terraced backyard with lovely landscaping, fruit trees and storage shed. Conveniently located near grocery store, restaurants, Russian River, Sebastopol, and Highway 101.

DIR: Highway 116 to Mirabel, right on Trenton to home or River Road to Mirabel , left on Trenton to home. **UBL: Subd: TBM:** 362, E5 21309250

21593 Highland Ter



XSt: monte vista terrace **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 55/55 **LP:** \$269,000
BD: 1 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 726 R **Lot Sz:** 9365/0.2150 **OLP:** \$279,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-111-003 **HOA/\$:** No

OMD: 03/10/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enchanting woodland retreat. Peace and tranquility abound from this charming, private treehouse. French doors open to a lovely deck with beautiful views, meandering path to a private hot tub in the woods. Wonderful loft bedroom makes you feel like a princess (or Prince) in a tower, high above it all! This is a very special place.

DIR: Rgt on Starrett Hill, Lft on middle terrace, rght on Rio Vista,lft on Huckleberry, rght on Highland **UBL: Subd: TBM:** , 21304447

6115 Cazadero Hwy



XSt: Austin Creek **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 360/360 **LP:** ↓ \$269,000
BD: 6 **BA:** 3 **RMS:** 8 **FP:** No **Pool:** No **SqFt:** 2678 R **Lot Sz:** 5227/0.1200 **OLP:** \$289,900
Stories: 3 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-090-023 **HOA/\$:** No

OMD: 05/09/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

WOW!Price reduced!Very spacious vintage home with large sunny rooms. Nice layout and vey livable!!!! Full stand up attic upstairs. Features a sun porch, laundry room and a cold storage area.Rooms are all of good size and layed out nicely. Beautiful rock wall around the front and entry way.Separate playhouse. Located right in town area of Cazadero. Great for the large or extended family.A lot of home for the money.

DIR: Hwy 116 west to Cazadero Hwy appr +/-6 miles. Home will be on left. **UBL: Subd: TBM:** 339, H5 21211311

14137 Woodland Dr



XSt: Armstrong Woods Rd **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 5/5 **LP:** \$275,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** Yes **SqFt:** 776 R **Lot Sz:** 4844/0.1112 **OLP:** \$275,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 070-060-033 **HOA/\$:** No

OMD: 04/29/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Quintessential river home on desirable Woodland Drive in beautiful Guerneville. This diamond-in-the-rough awaits your personal touches. There is an in-ground pool (currently in-operable). Close to town, with a large backyard for entertaining.

DIR: From Hwy 116, North on Armstrong Woods Rd., Turn Right on Woodland and follow to the left. **UBL: Subd: TBM:** , 21308796

10598 Woodside Dr



XSt: Canyon Dr. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$275,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1142 R **Lot Sz:** 2614/0.0600 **OLP:** \$275,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-170-010 **HOA/\$:** No

OMD: 04/25/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming home on the top of Woodside basking in the sun. One bedroom one bath with bonus room for many uses. Kitchen comes with new gas range and dishwasher. Nice size front patio and back patio for entertaining. Storage is located under the house. Come on by and see this sweet thing!

DIR: River Rd. to Old River Rd. To Canyon Rd. to Woodside turn left at 10576 house on right. **UBL: Subd: TBM:** , 21308935

Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 6

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

9487 Ben Way



XSt: Sea View **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 283/283 **LP:** \$275,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 600 O **Lot Sz:** 46000/1.056 **OLP:** \$295,000
Stories: 1 Story **YB:** 1992 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 109-450-005 **HOA/\$:** No

OMD: 07/25/12 **PD:** **COE:** **SP:** **TIC:** Yes **2nd Unit:** No

Sonoma Coast. 2 Bd 1 Bth. Hot Tub on 1 plus ac. 1500 feet elev. 3 miles to ocean and parks.

DIR: Hwy 1-Meyers Grade-Seaview-Ben Way **UBL:** **Subd:** **TBM:** 338, C4 21217799

14079 Sosna Way



XSt: Verba Lane **Guerneville / B0700** **N A** **Condo/Coop** **DOM/CDOM:** 5/5 **LP:** \$299,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 969 R **Lot Sz:** **OLP:** \$299,000
Stories: 3 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-008 **HOA/\$:** Yes/\$375.00/Mo

OMD: 04/29/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Magical Dubrava Village. Nestled along the Russian River is your 2 bedroom 2 full bath home. Vaulted ceilings with dramatic floor to ceiling windows bathes the 'Great Room' with streaming light. The loft area can be used as a library, office or bedroom. Rare end unit with a generous yard & patio area to enjoy outdoor living. Private Beaches, clubhouse, rec room, gym, storage for toys, hiking trails & minutes to town.

DIR: West of the downtown Guerneville Safeway & west of Old Cazadero Road-gate is south side of Hwy 116 **UBL:** **Subd:** Dubrava Village **TBM:** 361, A4 21309143

18373 Neeley Rd



XSt: 116 Hwy **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 8/8 **LP:** \$299,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 890 O **Lot Sz:** 11150/0.2560 **OLP:** \$299,000
Stories: Multi Level **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-260-038 **HOA/\$:** No

OMD: 04/26/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This authentic sunny Russian River cabin with it's beautiful elevated and picturesque garden awaits you. All the charm in this 1930's original remains. 2 bedroom 1 bath with large downstairs bonus room and redwood interior, plus the cozy freestanding gas wood stove is all you'll need for those great weekend getaways. Come up and relax on your deck amid the tree tops. Enjoy all the fun activities close to nature and close to the river.

DIR: River Rd West to Guerneville, (L) Hwy 116 across bridge, (R) Neeley Rd to end of Neeley up hill fork **UBL:** **Subd:** **TBM:** 361, B6 21307657

21573 Highland Ter



XSt: Mesa Way **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$299,000
BD: 2 **BA:** 1 **RMS:** 6 **FP:** No **Pool:** No **SqFt:** 1167 O **Lot Sz:** **OLP:** \$299,000
Stories: 3 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-111-007 **HOA/\$:** No

OMD: 04/25/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Lovely Hillside Artisan Retreat. Vintage brown shingle Craftsman, newly remodeled. Windows with stained glass artistry lovingly embedded. Gorgeous new patio. Pathways wind to forest AND a sunny deck! Bamboo floors. Skylights galore. Circular staircase to a sweet sun room. Light filled Bedrooms. Library space for all your personal treasures. Double lot with deck and discreet spaces. Private. Quirky, charming, & quaint. Your House Matters.

DIR: Starrett Hill, R Middle Terrace, R Monte Vista, L Mesa Way. R on Highland. Turn around to go back. **UBL:** **Subd:** **TBM:** , 21308689

17251 Verba Ln



XSt: Hwy. 116 **Guerneville / B0700** **A** **Condo/Coop** **DOM/CDOM:** 12/12 **LP:** \$309,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 969 R **Lot Sz:** 605/0.0139 **OLP:** \$309,000
Stories: 2 Story **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-033 **HOA/\$:** Yes/\$375.00/Mo

OMD: 04/22/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Like a page from Architectural Digest, this multi-level contemporary end-unit townhome has been extensively remodeled, with newer carpet and Brazilian cherrywood floors and custom skylight shades. Features stacked in-kitchen washer/dryer, deck balcony, and private patio with storage. Located in gated community with shared clubhouse, nature trails, picnic areas, seasonal dock, and beach access on beautiful grounds nestled amongst the redwoods.

DIR: Hwy. 116 west of Guerneville; watch for Dubrava Village banners on left. **UBL:** **Subd:** **TBM:** 361, A5 21308720

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358
 Information has not been verified, is not guaranteed, and is subject to change.

Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 7

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

17550 Neeley Rd



XSt: Monteseano **Guerneville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 7/7 **LP:** \$319,000
BD: 1 **BA:** 1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** 852 N **Lot Sz:** 5663/0.1300 **OLP:** \$319,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-230-038 **HOA/\$:** No

OMD: 04/27/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

You'll fall in love with this romantic one bedroom cottage tucked away from it all in beautiful enchanted gardens. Once you've stepped onto the property, you'll feel like you're in another world. Sweet remodeled home (Extensive remodel in 1994) with a sunny, private setting. Close to beaches but not in the flood plain. Great off-street parking. Mature landscaping and fruit trees. Perfect place for peace of mind.

DIR: Hwy 116 to Neeley Rd.

UBL: **Subd:** **TBM:** 361, A5 **21309237**

14282 Highland Ave



XSt: Sunset Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$321,750
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1245 R **Lot Sz:** 21780/0.5000 **OLP:** \$321,750
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-080-030 **HOA/\$:** No

OMD: 04/10/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful 1 Bed / 1 Bath Two Story Home. Nice Open Floor Plan Kitchen & Dining Room. Inside Laundry. Two Car Detached Garage. Extra Parking for RV & Boat. Huge Back Yard Perfect to Pets to Run & Having Summer BBQ's.

DIR: Take Woodlands to Palo Alto. Left on Morningside then Left on Sunset

UBL: **Subd:** **TBM:** , **21307919**

10972 Terrace Dr



XSt: Ogburn Ln **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$325,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 974 N **Lot Sz:** 4356/0.1000 **OLP:** \$325,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-280-013 **HOA/\$:** No

OMD: 04/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming Country Cottage in Forestville. 2 bedroom, 1 bath home on tree studded corner lot in nice neighborhood. Mix of country charm & modern comforts. Reclaimed wood floor in living room opens to upgraded redwood deck. Tile in kitchen & bath with skylights to let natural light in. Central and wood heat. Minutes from Russian River & short commute to Santa Rosa. Property also features a 120 Sq. Ft. detached outbuilding & rustic stone landscaping.

DIR: River Rd to Berry's Mkt-Forest Hills Rd, Rt. on Summerhome, Lt.on Ogburn. Corner Of Ogburn & Terrace

UBL: **Subd:** **TBM:** , **21306627**

19092 Ridgecrest Dr



XSt: Sunny Dr **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 75/75 **LP:** \$329,000
BD: 3 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 8407/0.1930 **OLP:** \$329,000
Stories: 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-170-018 **HOA/\$:** No

OMD: 02/18/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This sunny, remodeled home, blends contemporary design with touches of classic river charm. Features include 2 BR's (one of which is a master suite), den, a designer kitchen and refinished wood floors. There's a woodburning stove along with forced air heat which provides the best of both worlds. The large double lot has a fenced backyard with shed. Lots of paved parking and a porch to sit and relax. Walk to Northwood Golf, Rest. and River

DIR: Hwy 116 to Ridgecrest(across from Northwood Golf), R Sunny Dr, R Shady. Property entrance on Shady

UBL: **Subd:** **TBM:** , **21302567**

15040 Rio Nido Rd



XSt: River Road **Guerneville / B0700** **N** **A** **Single Family** **DOM/CDOM:** 4/4 **LP:** \$339,000
BD: 3 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 9601/0.2204 **OLP:** \$339,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-005 **HOA/\$:** No

OMD: 04/30/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Inviting and clean home with freshly painted exterior is well cared for and move in ready. Open living, kitchen, eating area can accommodate a crowd. Or choose the expansive newer deck or charming patio. Many possibilities for two story detached building. Set back on a large lot with plenty of room for parking and landscaping. Public water and sewer.

DIR: River Road to Rio Nido Road.

UBL: **Subd:** **TBM:** 361, D1 **21309341**

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 8

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

4090 Cazadero Hwy



XSt: Scanlon Road **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 89/262 **LP:** \$349,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1262 R **Lot Sz:** 14375/0.330 **OLP:** \$349,000
Stories: 1 Story **YB:** 1964 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 105-180-016 **HOA/\$:** No
OMD: 02/04/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Two bedroom, one bath home situated on Cazadero Highway, near Austin Creek, and just minutes away from the Russian River. Newly updated kitchen, flooring, roof, paint, and septic system. House features a woodburning stove, attached single car garage, and separate finished outbuilding. Large level, fenced in yard with endless possibilities. Come make this house your home!

DIR: Hwy 116 West, right on Cazadero Hwy, approximately four miles, on your right just past Camp Royaneh. **UBL: Subd: TBM: , 21301986**

9150 Bohemian Hwy



XSt: Main Street **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$369,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1374 N **Lot Sz:** 62291/1.4300 **OLP:** \$369,000
Stories: 1 Story **YB:** 1959 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 096-040-006 **HOA/\$:** No
OMD: 04/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Peaceful & serene creek side setting awaits your pleasure. Well kept home awaits your tasteful improvements. Towering redwoods, 1.43 acres of privacy awaits your touch. Detached 2 car garage workshop with ample storage. Detached RV carport and PLENTY of paved off street parking. Within minutes of shopping, etc. Russian River is minutes away.

DIR: Hwy 116 West from Guerneville, Left over Monte Rio bridge, Straight to Bohemian Hwy. **UBL: Subd: TBM: , 21306840**

6105 Austin Creek Rd



XSt: Kramer or Hahn **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$369,000
BD: 4 **BA:** 2/1 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1717 R **Lot Sz:** 9583/0.2200 **OLP:** \$369,000
Stories: 3 Story **YB:** 1943 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-070-065 **HOA/\$:** No
OMD: 03/25/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fabulous Cazadero hideaway on .21 acre. Split levels with step up living room, three bedrooms and an office plus a tower bedroom with private access and a half bath. Spa and studio space, chicken coop and loads of skylights. Separate laundry room. Next to a babbling creek with plenty of deck space and garden areas. Central heat and new wood stove. Great for year round living with plenty of room for artisan projects.

DIR: Cazadero Hwy to Kramer or Hahn- turn left and go up to Austin Creek Rd. Turn right. **UBL: Subd: TBM: , 21306119**

19389 Pine Glade Rd



XSt: Redwood Glade **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 66/66 **LP:** \$379,000
BD: 3 **BA:** 2 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 1160 R **Lot Sz:** 4356/0.1000 **OLP:** \$379,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-160-018 **HOA/\$:** No
OMD: 02/27/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Immaculate Wine Country Cottage walking distance to Northwood Golf Course. This home has been lovingly updated and shines through-out. Enjoy the warmth and convenience of central heat and the ambiance of a wood burning stove. This home features a large kitchen dining area, comfortable living room with views and updated bathrooms. The large deck off of the living room is perfect for entertaining. Sunny location great full time use or getaway.

DIR: Hwy 116 to to Ridgecrest, Left on Redwood Glade, Left on Pine Glade **UBL: Subd: TBM: 361, B7 21303981**

15464 Armstrong Woods Rd



XSt: Rio Nido Road **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 5/5 **LP:** \$400,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 84506/1.9400 **OLP:** \$400,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-200-071 **HOA/\$:** No
OMD: 04/29/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fabulous 1.94 acre corner parcel. Sunny location. Large home needs some TLC.

DIR: Armstrong Woods Road to corner of Rio Nido Rd. Escrow is opened with Julie Kidd, Fidelity-Sebastopol **UBL: Subd: TBM: , 21309390**

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358
 Information has not been verified, is not guaranteed, and is subject to change.

Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 9

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

2630 Cazadero Hwy



XSt: Kidd Creek **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 61/319 **LP:** \$400,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 987 R **Lot Sz:** 25091/0.5760 **OLP:** \$400,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-070-015 **HOA/\$:** No

OMD: 03/04/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful Austin Creek cottage situated on over 1/2 acre. 2 bedrooms, 1 bath with many recent upgrades. Brand new permitted septic system,hickory wood floors, new furnace and kitchen. Total privacy, sun and beach.Stone patios, ponds, landscaped grounds, spa and large deck. Cuddle up in front of the fireplace on those cold winter nights and sit on the beach and soak your toes on those warm sunny days. Turn key vacation rental. fully furnished.

DIR: Hwy 116 to Cazadero Hwy. Property is across from Kidd Creek rd. **UBL:** **Subd:** **TBM:** 360, D4 21304371

9474 Westside Rd



XSt: Old River Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 61/61 **LP:** \$429,000
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1771 R **Lot Sz:** 5001/0.1148 **OLP:** \$429,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-113-006 **HOA/\$:** No

OMD: 03/04/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Treehouse views from this adorable Forestville home. The upper level features a large living room with a fireplace and a pellet stove, endless views, dining area, spacious kithen with gas stove, dishwasher & newer laminate flooring, generous sized bathroom with claw-foot tub and kickboard heater, lower level has 3 bedrooms, a bathroom, large deck and laundry room. One of the bedrooms has a private entry. Large basement perfect for a bonus room.

DIR: River Road to Martinelli Road to Old River Road to Westside Road **UBL:** **Subd:** **TBM:** , 21303951

21485 Fort Ross Rd



XSt: Donaho Rd **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 57/57 **LP:** \$449,000
BD: 3 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1200 O **Lot Sz:** 1742400/40.0000 **OLP:** \$449,000
Stories: 2 Story **YB:** 1990 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 107-140-015 **HOA/\$:** No

OMD: 03/08/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful, serene 40 acres, a perfect place for gardeners, writers, artists, hikers, stargazers and sun lovers. This custom handcrafted 3 bedroom, 1+ bath home is charming and peaceful.The property has 2 seasonal creeks 1 year round creek and is situated behind two locked gates at the end of the road. Great place to unwind, on the deck gazing at the magnificent views,listening to the sound of water, while the sun sets behind the ridge.

DIR: Hwy 116 to Cazadero Hwy to Fort Ross. Right at the big blue J on the tree. Map attached to listing. **UBL:** **Subd:** **TBM:** 339, F6 21304014

151 Magic Mountain Rd



XSt: Cazadero Hwy **Cazadero / B0700** **N A** **Single Family** **DOM/CDOM:** 2/2 **LP:** \$484,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1368 R **Lot Sz:** 196020/4.5000 **OLP:** \$484,000
Stories: 2 Story **YB:** 1974 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-250-025 **HOA/\$:** No

OMD: 05/02/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Magic Mountain Loft-Style RETREAT on 4.5 Acres! ENCHANTED Setting w/ Sensational SECLUSION & Smashing VIEW Potential + Awesome Architecture. Dramatic open air living space with oversized LOFT bedroom. Wrap around decks afford an outdoor dining area; hot tub with sitting lounge & koi pond with view seating. Secret paths lead to peaceful serenity. It gets even better: Detached BARN = Artistic Endeavors. Come - Relax & Unwind in Memorable STYLE~

DIR: HWY 116 to Cazadero Hwy. a mile LEFT and UP hill to top. **UBL:** **Subd:** **TBM:** , 21309731

19395 Hidden Valley Rd



XSt: Cherry **Guerneville / B0700** **N A** **Farms/Ranches** **DOM/CDOM:** 1/1 **LP:** \$499,000
BD: 4 **BA:** 3/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1994 R **Lot Sz:** 5001/0.1148 **OLP:** \$499,000
Stories: 3 Story **YB:** 1992 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-060-031 **HOA/\$:** No

OMD: 05/03/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This lovely LARGE home is on a quiet street. Come and enjoy the hot tub, and creek that runs through the back yard.

DIR: River Road to Lovers Lane to Cherry take right to Hidden Valley right to the property address. **UBL:** **Subd:** **TBM:** , 21309513

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 10

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

12334 Westside Rd



XSt: Oak **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 73/73 **LP:** \$499,000
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1812 R **Lot Sz:** 12240/0.2810 **OLP:** \$537,600
Stories: Multi Level **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-052-013 **HOA/\$:** No

OMD: 02/20/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Gorgeous views from this Vintage Log Home located right on the Russian River just over the Hacienda Bridge. Beautiful wood throughout from the floors, walls and ceilings. Huge living room with big rock fireplace and formal dining room and very large country kitchen with vintage Wedgewood stove. Beautiful throughout. Large bathroom with clawfoot tub. decks at different levels and a back balcony the width of the home.

DIR: River Road onto Westside to 12334

UBL: **Subd:** **TBM:** , 21303496

6105 Van Keppel Rd



XSt: Covey Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 12/12 **LP:** \$549,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1300 N **Lot Sz:** 22216/0.5100 **OLP:** \$549,000
Stories: 1 Story **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-072-005 **HOA/\$:** No

OMD: 04/22/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Cute home plus attached granny nestled in a beautiful setting conveniently located in the town of Forestville. Stroll to town or the award winning schools. Nice garden/storage shed is included and the .51+/- acre parcel has unused potential. Great combination of sun, shade and peaceful environment make for a serene experience. Plenty of room for RV parking and gardening.

DIR: Highway 116 or Trenton Road to Covey Road to Van Keppel Road.

UBL: **Subd:** **TBM:** , 21308810

27900 King Ridge Rd



XSt: Middle Opening **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 436/436 **LP:** \$575,000
BD: 2 **BA:** 2 **RMS:** 8 **FP:** Yes **Pool:** No **SqFt:** 2022 O **Lot Sz:** 1742400/40.000 **OLP:** \$585,000
Stories: 2 Story **YB:** 2002 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 109-340-021 **HOA/\$:** No

OMD: 02/23/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Custom log home, off grid solar, self-sustainable homestead on 1400' knoll top, 360 views, 40 private ac includes mature orchards, 2 fenced ac w landscaping, raised beds, coops, greenhouse & outbuildings. Greatroom w deck, master w whirlpool & balcony. Kitchen w garden window, propane oven/stove, on demand water heater, interior fire sprinklers, mud/laundry room w pantry & off grid solar monitor. 2 car garage, generator room.

DIR: From Cazadero 9 miles on King Ridge Rd to mailboxes & go left.

UBL: **Subd:** **TBM:** 340, B5 21204377

9801 Hillside Dr



XSt: River Rd. to Scenic **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 22/22 **LP:** \$600,000
BD: 2 **BA:** 2/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1752 N **Lot Sz:** 46174/1.0600 **OLP:** \$600,000
Stories: 3 Story **YB:** 1973 **#Gar Sp:** 2 **#CP Sp:** 1 **APN:** 083-180-026 **HOA/\$:** No

OMD: 04/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This is Shangri-La, privacy and seclusion on 1.06 acres. Peaceful views of vineyards and Martinelli Valley. The beautiful home features a spa rm, family room with a gas-burner, the living rm. slider opens onto the brand new deck that overlooks the lawn and garden area. A very unique home that is perfect for entertaining. There are also woodburners in the living room and the spa room.

DIR: River Rd. west to Scenic left to Hillside ver off to the left at arrow second house.

UBL: **Subd:** **TBM:** 362, B4 21307722

16790 GuerneWood Rd



XSt: Center Way **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$620,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1700 O **Lot Sz:** 5227/0.1200 **OLP:** \$620,000
Stories: 3 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-200-007 **HOA/\$:** No

OMD: 04/11/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This is a fabulous home on the river with a long vacation rental history. It has been meticulously maintained and professionally upgraded. Abundant storage space. This area does flood, however the house is elevated above the one hundred year flood level. Close to downtown Guerneville.

DIR: Take 116 to Neeley, take a right on GuerneWood Road to address.

UBL: **Subd:** **TBM:** , 21306142

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 11

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

26920 Freezeout Rd



XSt: Moscow Rd **Duncans Mills / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$679,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1880 O **Lot Sz:** 20042/0.4601 **OLP:** \$679,000
Stories: 1 Story **YB:** 1999 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 096-100-002 **HOA/\$:** No

OMD: 04/08/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Extraordinary estate on the banks of the Russian River. Built in 1999 with towering ceilings, massive rock fireplace, hardwood floors throughout and fabulous views of the Russian River and coastal hills. Stunning design with many windows, cook's kitchen, formal dining room and sunroom on the Riverside. Bathrooms feature custom work and spa tub. Two single car garages. Landscaped front and rear yards. Add.parcel available with shop and old garage.

DIR: Moscow Road to Freezeout Rd- second to last home on Riverside. **UBL:** **Subd:** **TBM:** 380, D4 21307297

20260 River Blvd



XSt: Pebble **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 12/12 **LP:** \$689,000
BD: 5 **BA:** 3 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 1995 R **Lot Sz:** 19166/0.4400 **OLP:** \$689,000
Stories: 3 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-244-024 **HOA/\$:** No

OMD: 04/22/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Not to be missed. Beautiful riverfront home. In ground pool. Two hot tubs. Two laundry rooms. Almost half an acre. Gently sloping lawn leads to the river. Car port. Beautiful lodge style living room with rock fireplace. Wonderful sun room is open to the kitchen. The home is registered with Sonoma County as a vacation rental that can sleep twelve.

DIR: Highway 116 to Bohemian Highway to River Blvd. **UBL:** **Subd:** **TBM:** 381, B2 21308774

6900 Ellen Ln



XSt: hidden lake **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 22/22 **LP:** \$695,000
BD: 3 **BA:** 3/1 **RMS:** 10 **FP:** Yes **Pool:** No **SqFt:** 2320 R **Lot Sz:** 44867/1.0300 **OLP:** \$695,000
Stories: 2 Story **YB:** 1973 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 084-200-032 **HOA/\$:** No

OMD: 04/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Highly desirable Forestville location. Down a private lane. Beautiful views of vineyards and forests. Close to town yet a very private setting.

DIR: Hwy 116 to Hidden Lake rd to Ellen Ln. **UBL:** **Subd:** **TBM:** , 21307867

6093 Anderson Rd



XSt: Covey **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 81/81 **LP:** ↓ \$716,500
BD: 5 **BA:** 4 **RMS:** 12 **FP:** Yes **Pool:** Yes **SqFt:** 3892 O **Lot Sz:** 72745/1.6700 **OLP:** \$834,000
Stories: 2 Story **YB:** 1976 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-030-073 **HOA/\$:** No

OMD: 02/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Very desirable and easily accessible location in Forestville, this home is set back on a quiet and private 1.6+ acre site. The large family-size home has been partially remodeled and has permitted plans for improvements. Good-size rooms for entertaining and sleeping! Ceiling fans, fireplace with brick hearth and surround, built in shelving. Home and grounds need work but have lots of potential with an inground pool and detached garage.

DIR: Covey to Anderson **UBL:** **Subd:** **TBM:** , 21302822

21555 Siri Rd



XSt: Duncan **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 144/144 **LP:** ↓ \$747,000
BD: 3 **BA:** 2 **RMS:** 8 **FP:** Yes **Pool:** No **SqFt:** 2113 R **Lot Sz:** 1626095/37.3300 **OLP:** \$875,000
Stories: 1 Story **YB:** 1927 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-021-015 **HOA/\$:** No

OMD: 12/11/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

37 acres with gorgeous panoramic views of the Russian River Valley to Mt. St. Helena. Access to roof-top deck to soak in the sun. 3 bedrooms/2 baths w/rustic charm, w/private paved driveway. Large tiered deck overlooks generous lawn & garden areas. Complete with classic red barn. Two car garage converted into a storage/workshop area. Feels a world away, but it is only 10 min. drive to downtown Guerneville.

DIR: Hwy 116 to Old Monte Rio Rd, to Duncan, to Siri, keep going to top-wooden gate. **UBL:** **Subd:** **TBM:** 360, J5 21227319

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 12

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

12130 Highway 116 Hwy



XSt: 116 Guerneville / B0700 A Single Family DOM/CDOM: 78/382 LP: \$779,000
BD: 6 BA: 6/1 RMS: FP: Yes Pool: No SqFt: 2829 R Lot Sz: 87120/2.0000 OLP: \$779,000
Stories: 2 Story YB: 1891 #Gar Sp: 2 #CP Sp: 0 APN: 085-070-010 HOA/\$: No
OMD: 02/15/13 PD: COE: SP: TIC: No 2nd Unit: No

This beautiful Russian River Bed and Breakfast is located in the Sonoma Wine Country and has been tastefully renovated to include updated bathrooms, wonderful deck area with hot tub and private rooms, each filled with antiques. A short drive to dozens of wineries makes this bed and breakfast a must for the discriminating traveler! \$779,000 reflects price of home. Furniture and brand Santa Nella House can be purchased for additional \$50K.

DIR: Hwy. 116 Between Guerneville and Forstville. UBL: Subd: TBM: 21302404

28235 King Ridge Rd



XSt: Cazadero Highway Cazadero / B0700 A Farms/Ranches DOM/CDOM: 207/568 LP: \$925,000
BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 1543 O Lot Sz: 1742400/40.000 OLP: \$925,000
Stories: 1 Story YB: 2000 #Gar Sp: 1 #CP Sp: 0 APN: 109-340-014 HOA/\$: No
OMD: 10/09/12 PD: COE: SP: TIC: No 2nd Unit: No

Escape to your secluded Sonoma County vineyard hide away! Imagine relaxing on the deck enjoying beautiful panoramic views of vineyards, mountains, valleys and gorgeous sunsets! 40 acres of rolling hillside with 7.25 +/- acres of planted Pinot Noir and Syrah. The residence is off the grid operating on Solar with battery packs and generator. 2bd/1ba charming 1,500 +/- sqft newer home. A perfect hide away above the fog! View the harvest video!

DIR: Hwy 116 to Cazadero Hwy to King Ridge Rd. UBL: Subd: TBM: 339, C6 21223613

22455 Highway 116 Hwy



XSt: Moscow Rd. Monte Rio / B0700 A Farms/Ranches DOM/CDOM: 219/219 LP: \$1,045,500
BD: 5 BA: 3/1 RMS: FP: Yes Pool: No SqFt: 3023 R Lot Sz: 12392820/284.5000 OLP: \$1,230,000
Stories: 2 Story YB: 1868 #Gar Sp: 0 #CP Sp: 0 APN: 097-100-012 HOA/\$: No
OMD: 09/27/12 PD: COE: SP: TIC: No 2nd Unit: No

Beautiful historic victorian set in 284 acres of scenic timber and meadows, The Sheridan Ranch has over 150 years of history under the original family ownership. Spectacular views and possible additional homesite on upper forested portion (zoning may allow lot split). Barn and pasture. Owner financing possible. Adjacent riverfront parcel suitable for vineyard and homesites available under separate listing. O

DIR: Hwy 116 west from monte rio approx 2 miles UBL: Subd: TBM: 380, G1 21222702

7361 Hidden Lake Rd



XSt: Hwy 116 Forestville / B0700 A Single Family DOM/CDOM: 53/53 LP: \$1,049,000
BD: 3 BA: 2/1 RMS: FP: Yes Pool: No SqFt: 3288 A Lot Sz: 109336/2.5100 OLP: \$1,100,000
Stories: 2 Story YB: 1971 #Gar Sp: 3 #CP Sp: 0 APN: 084-031-074 HOA/\$: No
OMD: 03/12/13 PD: COE: SP: TIC: No 2nd Unit: No

Enter the private lane to this Craftman style home with expansive views of vineyard and forest. Great room with vaulted wood beam ceiling and wrap around deck. Marvin windows. Formal dining. Master suite on main level. Two additional bedrooms and a bath on second level with large bonus area. Large storage area under the home. Dog run. Three car detached garage with attached bonus room. 3.1 acre adjoining parcel included. AP#084-031-73

DIR: Hwy 116 west past Mirabel. Turn left on Hidden Lake UBL: Subd: TBM: 382, D1 21305074

6585 River Rd



XSt: Trenton Road Forestville / B0700 A Farms/Ranches DOM/CDOM: 256/620 LP: \$1,450,000
BD: 2 BA: 2 RMS: FP: No Pool: No SqFt: 1400 O Lot Sz: 314503/7.220 OLP: \$1,450,000
Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 078-020-061 HOA/\$: No
OMD: 08/21/12 PD: COE: SP: TIC: No 2nd Unit: Yes

Rare find, 1,500 case fully equipped permitted winery, 1,400 sq/ft modular + 1,200 sq/ft apartment above barn plus a 1,200 sq/ft studio or living unit. 4 acres of premuim Chardonnay and Pinot Noir vines in GOLD RIDGE SOILS. Russian River AVA. Great drive by exposure. Great views of rolling vineyard. Perfect for the botique wine maker and make world class Pinot Noir or Chardonnay

DIR: 101, West on River Road to property, South side of the road UBL: Subd: TBM: 362, E5 21219856

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 13

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

9045 Hwy 116



XSt: Martinelli **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 326/326 **LP:** \$1,700,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** Yes **SqFt:** 2026 R **Lot Sz:** 7056284/161.9900 **OLP:** \$1,700,000
Stories: 2 Story **YB:** 1981 **#Gar Sp:** 4 **#CP Sp:** 2 **APN:** 083-230-002 **HOA/\$:** No

OMD: 06/12/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Stunning and Serene! 2 parcels total approx 167 acres of pristine privacy. 2 homes, 3 stall barn, shop, and an amazing storage barn are just a fraction of what this property has to offer. Gravel & dirt roads provide access to your own sanctuary just minutes from downtown Forestville.

DIR: West on 116 from Forestville, driveway is just beyond the Jehovah Witness Kingdom Hall on the right **UBL: Subd: TBM:** 361, J7 21214216

9340 Rio Vista Rd



XSt: River Road **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 66/66 **LP:** \$100,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1260 R **Lot Sz:** 6098/0.140 **OLP:** \$100,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-121-047 **HOA/\$:** No

OMD: 02/27/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

2 bedroom plus extra rooms. Home in the woods with lots of potential. Very limited parking up above and walk down stairs to house. Private setting. Large ranch gate next to property belongs to neighbor.

DIR: West on River Rd to Rio Vista. Rio Vista is one big one-way horseshoe. Go rt at base follow around. **UBL: Subd: TBM:** Mirabel Heights, 21303279

15131 Drake Rd



XSt: Leasowe **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 83/83 **LP:** \$100,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 312 R **Lot Sz:** 5009/0.1150 **OLP:** \$150,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 071-070-060 **HOA/\$:** No

OMD: 02/10/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Cute studio/semi one bedroom cottage nestled amongst the redwood trees. Perfect guest or even rental if bought in conjunction with the house next door which is also for sale by same owner. Owner would prefer both properties be bought together. Cute as a bug.

DIR: From Forestville: Highway 116 to Drake (make rt) From Guerneville: take Hwy 116 to Drake (make left) **UBL: Subd: TBM:** 361, D3 21302695

19 Madrone Dr



XSt: Magic Mountain **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$143,500
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1100 N **Lot Sz:** 46609/1.0700 **OLP:** \$143,500
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 097-240-018 **HOA/\$:** No

OMD: 04/25/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Escape to the Redwoods! Fantastic End of the Road Privacy on Magic Mountain that offers tranquility & an intimate connection to nature. One acre of wooded ridge-top with large level area surrounding older mobile home. Large open floorplan feels like home. Bonus workshop/laundry. This property offers much upside potential for the new owner. All Infrastructure in place - Electric, Propane, Septic & Water. BIG Value!

DIR: Caz Hwy to Magic Mountain Road on LEFT up to fork, LEFT to the end, drive on LEFT. **UBL: Subd: TBM:** 21309050

15149 Drake Rd



XSt: Leasowe **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 84/342 **LP:** \$150,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1020 R **Lot Sz:** 4704/0.1080 **OLP:** \$150,000
Stories: 2 Story **YB:** 1940 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-080-071 **HOA/\$:** No

OMD: 02/09/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Great buy. As Is. House next door for sale too (same owner, buy both and save!) Private master suite upstairs, lg double car garage underneath.

DIR: Highway 116 (Pocket Canyon) to Drake Rd, (make rt). From Guerneville, 116 to Drake Rd, Make left). **UBL: Subd: TBM:** 21302338

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 14

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

9645 Rio Vista Rd



XSt: River Road **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 51/51 **LP:** \$175,000
BD: 3 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1134 R **Lot Sz:** 9583/0.2200 **OLP:** \$175,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-123-020 **HOA/\$:** No

OMD: 03/14/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This Period 1930's Classic Forestville Cottage features a beautiful vaulted Redwood Living Room Ceiling, a cozy fireplace, and an attached deck. The three bedroom 1 bath, 1134 sq ft home on an almost 1/4 acre sunny garden awaits you with your own wonderful Great Oak Tree! Some things need reworking on this one, and the classic bones will amaze you. Roomy garage with laundry has ample space for a workshop. Possibilities abound here, come see!

DIR: From Guerneville East on River Road, Right on Rio Vista Rd. **UBL:** **Subd:** **TBM:** 362, C4 21304661

17498 Riverside Dr



XSt: HWY 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 525/769 **LP:** \$210,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 825 N **Lot Sz:** 1306/0.0300 **OLP:** \$250,000
Stories: 2 Story **YB:** 1937 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-057 **HOA/\$:** No

OMD: 11/23/11 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Romantic Writers Cottage in the Redwoods. Darling two story with dramatic skylit bedrooms, bright & efficient euro-style kitchen, brick wood burning fireplace in livingroom with walk-out to sunny and private deck. Ample parking could include RV, easy-care yard or room for a garden. Perfect distance to town for shopping, dining and entertainment. Upper bedroom has River View. Storybook Charm beckons you to come for a visit... and stay awhile!

DIR: HWY 116 West from Town, past Safeway (1 mile) on LEFT. **UBL:** **Subd:** **TBM:** 361, B2 21130093

9516 Argonne Way



XSt: Trenton **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 8/8 **LP:** \$239,000
BD: 1 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 552 N **Lot Sz:** 10019/0.2300 **OLP:** \$239,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-062-023 **HOA/\$:** No

OMD: 04/26/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Teacup Tara. Charming little Cottage on a 10,000+ sq ft. lot. Plenty of area for terraced gardens. Kitchen opens to quaint living area with hardwood floors and slider out to small deck. Small nook currently being used as a kids bedroom could make a nice office area. Home is light and bright. Additional storage building with loft included. Neighborhood offers optional pool membership. Steelhead Beach is just across River Rd.

DIR: River Rd to Trenton to Argonne Way **UBL:** **Subd:** **TBM:** , 21309249

9020 Middle Way



XSt: Starrett Hill **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$249,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1156 N **Lot Sz:** 0 **OLP:** \$249,000
Stories: 2 Story **YB:** 1970 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-135-025 **HOA/\$:** No

OMD: 04/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sunny end of the road location. Home features large living room with attached sunroom and slider out to private deck. One bedroom and one full bath down stairs and master bedroom upstairs. Nice hardwood floors in living area. Sunny deck with hot tub included.

DIR: Starrett Hill at the fire station. Left onto Middle Way follow to the end. **UBL:** **Subd:** **TBM:** , 21306800

9507 Westside Rd



XSt: Old River Road **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 168/377 **LP:** \$249,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2800 R **Lot Sz:** 20691/0.475 **OLP:** \$249,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 3 **APN:** 082-111-041 **HOA/\$:** No

OMD: 11/17/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Hard To Find Duplex in Forestville. Knotty Pine wood and a beautiful rock fireplace extending through both units grace this big home. Walk down to the river on a lazy summer afternoon. This home is currently used and recognized as two units, both long term tenants, but could easily be one big family compound. There is a boarded up connect/staircase that could come alive again. More than enough parking for boat, RV, cars and room to roam.

DIR: Go west on River Rd. to Martinelli, immediate L on River Rd frontage, turn R, look 4 direct. & sign. **UBL:** **Subd:** **TBM:** 362, C4 21225857

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 15

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

17687 Orchard Ave



XSt: Montesano **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 22/22 **LP:** \$249,500
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 768 R **Lot Sz:** 3999/0.0918 **OLP:** \$249,500
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-240-034 **HOA/\$:** No

OMD: 04/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Adorable cottage on sun drenched flat parcel. Nice yard with room to garden. Located in the Vacation Beach area. Close to the Russian River, town of Guerneville, Armstrong Woods Park, beaches, restaurants and more!

DIR: Neeley Road to Montesano, left on Orchard. **UBL:** **Subd:** **TBM:** 361, A5 **21304799**

11132 Dell Ave



XSt: Sequoia **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 469/469 **LP:** \$250,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 990 R **Lot Sz:** 4356/0.1000 **OLP:** \$290,000
Stories: Other **YB:** 1901 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-041-055 **HOA/\$:** No

OMD: 01/17/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautifully remodeled 2 bedroom, one bath home with ship's stairs to large loft. Kitchen has lots of solid wood cabinets, Silestone countertops and a farmers stainless steel sink. Property is in Dos Rio Golf and Country Club area and includes beach and graveyard rights. Lovely yard has deck and brick patios, enclosed hottub and raised garden beds. All new low E windows.

DIR: Hwy 116 N, exit just past Hacienda Bridge (at Westside Rd), right on Sequoia, right on Dell Ave. **UBL:** **Subd:** **TBM:** 362, A2 **21131975**

9770 Rio Vista Rd



XSt: River Rd **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$265,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 756 N **Lot Sz:** 13896/0.3190 **OLP:** \$265,000
Stories: 2 Story **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-121-036 **HOA/\$:** No

OMD: 04/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This charming property will delight your inner gardener. Lots of sun on this over sized, terraced, lot all ready for your summer garden. One bedroom and bath upstairs and one bedroom and bath down with it's own, separate, entrance. Walk to Steelhead Beach. Easy access to Hwy 101. Includes APNs 082-121-035 & 082-121-034.

DIR: River Rd to Rio Vista. 1st RIGHT. Sign is at the driveway. **UBL:** **Subd:** **TBM:** , **21306813**

17325 Summit Ave



XSt: Park **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 111/11 **LP:** \$269,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 790 R **Lot Sz:** 5227/0.1200 **OLP:** \$259,000
Stories: 1 Story **YB:** 1904 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-160-057 **HOA/\$:** No

OMD: 04/23/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming updated home in great neighborhood with newer foundation. Nice hardwood floors, new paint, stone fireplace, deck in back and private sunny yard to enjoy your garden. Usable storage / work room under the house. Don't miss this cute home that is in close proximity to town. Public Water and Sewer. Move right into this turnkey home.

DIR: Hwy 116 to Old Monte Rio Rd. Right on Park Ave. Left on Summit Ave. Property on right side **UBL:** **Subd:** **TBM:** , **21308664**

10475 Old River Rd



XSt: River Drive **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 143/143 **LP:** \$319,000
BD: 2 **BA:** 3 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 1523 R **Lot Sz:** 30492/0.7000 **OLP:** \$319,000
Stories: Multi Level **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-191-011 **HOA/\$:** No

OMD: 12/12/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Two very charming houses nestled in a redwood grove on over 2/3 acre! Main has unique floor plan with 2 huge rooms w/sleeping/office lofts on either end, indoor hot tub, field stone fireplace, cathedral ceilings, great use of natural wood, wood brning stove, huge eat in kitchen, FDR, 2ba-1 remodeled w/granite & tile, laundry room. Cottage is 1 bedroom w/kitchen, bath & wood burning stove. Chicken coop, storage shed, storage port, garden, hug deck, perimeter fence

DIR: West on River Road; left on River Drive, dogleg left to driveway **UBL:** **Subd:** **TBM:** 362, B3 **21227382**

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 16

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

19122 E St



XSt: Foothill Drive **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 30/132 **LP:** \$325,000
BD: 4 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2075 R **Lot Sz:** 4356/0.1000 **OLP:** \$325,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-126-003 **HOA/\$:** No

OMD: 04/04/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sunny spot in West County! What more could you ask for?! This beautifully renovated home offers 4 bedrooms/2 full baths plus a large bonus room that could be used as a craft room, work out area or a family room. Kitchen has hardwood cabinets with high quality, vintage oven and cooktop. Enjoy gardening in the front yard, walk downtown Monte Rio or head to the river. New flooring and paint throughout, granite countertops and much more.

DIR: Hwy 116 or River Road to Monte Rio. Right on E St. **UBL:** **Subd:** **TBM:** 381, A1 **21306909**

16880 Neeley Rd



XSt: Hwy 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$339,000
BD: 1 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 704 R **Lot Sz:** 14802/0.3398 **OLP:** \$339,000
Stories: 1 Story, Oth **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-200-015 **HOA/\$:** No

OMD: 04/08/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Adorable River Front, 1 + bedrooms, on over 1/3 of a sunny acre. Great decks on two sides of the house. Amble from your garden down to the super sized dock on the river. Wood burning stove to cozy up to. French doors to the plus room with views. Newer floors in the living room & sleeping spaces. Newer shingle roof. The storage below is framed for windows. Ample parking. Your own personal touches can make this house your home. Your house matters.

DIR: Highway 116 to Neeley **UBL:** **Subd:** **TBM:** , **21307386**

8266 Knoll Dr



XSt: Savio **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$350,000
BD: 3 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 924 R **Lot Sz:** 4199/0.0964 **OLP:** \$310,000
Stories: Split Level **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-035-016 **HOA/\$:** No

OMD: 04/17/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

QUALITY RESTORATION to a charming 1940s Mirabel Heights home. Modern updates blend with vintage charm to complete this affordable west county gem. New kitchen, low E 2pane windows, and upgrades to all components. New class A roof with R38 insulation. Nothing left to do but enjoy the good life in Forestville.

DIR: Mirabel to Park to Savio to Knoll **UBL:** **Subd:** **TBM:** , **21308379**

1050 Cazadero Hwy



XSt: Highway 116 **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 22/22 **LP:** \$350,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1088 N **Lot Sz:** 7800/0.1791 **OLP:** \$350,000
Stories: 2 Story **YB:** 1974 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-060-015 **HOA/\$:** No

OMD: 04/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Magical mystery creek front waiting to take you away! Artisan retreat with Asian flair. Soaring Redwoods. Sparkling creekside. Watch fish jump and otters play. Majestic cathedral windows grace this one of a kind get away. Eight-sided decks. Meditation/writing studio. Inside, this two bedroom one bath space encompasses walls of glass and simple, clean living. Wood stove, Loft space. Beautiful wood. Breathe. It's a good life. Your House Matters!

DIR: Highway 116, to Cazadero Highway **UBL:** **Subd:** **TBM:** 360, F7 **21307822**

9677 Rio Vista Rd



XSt: Park **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 29/29 **LP:** \$370,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1385 R **Lot Sz:** 5602/0.1286 **OLP:** \$380,000
Stories: 1 Story **YB:** 1929 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-123-018 **HOA/\$:** No

OMD: 04/05/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Are you looking for an older home with newer finishes and upgrades? Here is your home!

DIR: Just West of Burke's Canoe and just East of Westside Rd off of Park **UBL:** **Subd:** **TBM:** , **21307051**


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Client 5-Up Residential


Listings as of: 05/04/2013 2:49 pm


Page: 17


Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

8101 Bohemian Hwy  **XSt:** Tyrone **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$489,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 39204/0.9000 **OLP:** \$489,000
Stories: 2 Story **YB:** 1949 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 074-240-011 **HOA/\$:** No
OMD: 04/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 Updated contemporary cottage & studio on the banks Dutch Bill Creek in W. Sonoma County. Walls of glass, skylights, bamboo flooring, slate slab, glass tiles, gas heat fireplace, FA heat & 3 sets of sliding doors that invites the greenbelt in! Outside you'll find multiple decks, towering redwoods, hot tub, 2 car garage, beautiful landscaping and verdant creek views. The studio is perfect for art, office and/or your imagination.
DIR: Graton Rd or Occidental Rd to Occidental. Right on Bohemian Hwy. **UBL:** **Subd:** **TBM:** , 21308223

17523 Summit Ave  **XSt:** Park Ave **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 77/77 **LP:** \$525,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2589 R **Lot Sz:** 6534/0.150 **OLP:** \$525,000
Stories: 3 Story **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-172-008 **HOA/\$:** No
OMD: 02/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Truly Amazing Ridge and River Valley View Home featuring 3 bedrooms and 3 baths, high above the beautiful Russian River! Create your own entertainment or zen retreat far above it all with fantastic party decks and lofty Cathedral Ceilings. Sun and soaring redwoods complete this serene place. Split level floor plan allows variable options for multifamily use, or expansive personal use. Approx 500 sq ft bonus living space on lower 3rd level.
DIR: 116 Hwy W just past Guerneville, (R) Old Monte Rio, (R) Park Ave (L) Summit Ave continue up. **UBL:** **Subd:** **TBM:** 361, A4 21302882

8132 Speer Ranch Rd  **XSt:** Nolan Rd/ Mirabel Rd. **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$573,330
BD: 4 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2222 R **Lot Sz:** 19602/0.4500 **OLP:** \$573,330
Stories: 2 Story **YB:** 1961 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-120-090 **HOA/\$:** No
OMD: 03/29/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Home of Russian River Valley's Rock Star Wine Maker, Merry Edwards. Nestled in the heart of Russian River Valley, this property features a large mature garden w/ many bearing fruit trees, berry vines, raised vegetable beds and roses galore! Spacious patio to entertain or just sit and enjoy the surroundings. The home has 4 bedrooms AND a bonus room that could be an exercise room, home office, play room, AND 250+ case wine cellar.
DIR: River Rd or HWY 116 to Mirabel Road to Speer Ranch Road **UBL:** **Subd:** **TBM:** , 21306521

6015 Hughes Rd  **XSt:** Van Keppel **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$724,900
BD: 3 **BA:** 3 **RMS:** 9 **FP:** Yes **Pool:** Yes **SqFt:** 2372 R **Lot Sz:** 43996/1.0100 **OLP:** \$724,900
Stories: Multi Level **YB:** 1976 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 083-072-044 **HOA/\$:** No
OMD: 04/23/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 Imagine awakening to the rooster crowing while being a frog's leap from town. This charming home is equipped with a kitchen that would delight any chef. The spaces flow abundantly with light and nature. Bonus area above attached & detached workshop/garage. All nestled among, Deodar, Turkish Bay and Valley Oak trees. Settle yourself in at the pool or lovely decks on warm summer nights so quiet you can hear your heartbeat.
DIR: Hwy 116, Right on Covey, Right on Van Kappel Way, Right on Hughes. **UBL:** **Subd:** **TBM:** 362, F7 21308802

16548 Laughlin Rd N  **XSt:** Armstrong Woods Rd **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$749,900
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2200 O **Lot Sz:** 20038/0.4600 **OLP:** \$749,900
Stories: 3 Story **YB:** 2003 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-250-029 **HOA/\$:** No
OMD: 04/18/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Enter through the welcoming tile and redwood gates into an amazing Vineyard/Ridge view estate. This incredible half acre setting features 3 bedroom 2 bath home with many high end features, including gourmet kitchen with maple cabinets, quartz counters, and Italian porcelain floors. Design plus, includes cathedral ceiling in living with fireplace, charming master suite, designer lighting, and marble tile work in bath. Turnkey vacation rental.
DIR: River Road (R) Armstrong Woods Rd to (L) Laughlin Rd to end, continue past private road sign **UBL:** **Subd:** **TBM:** 361, B2 21307660

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 18

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

7446 Poplar Dr



XSt: Guisti **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 285/285 **LP:** \$1,148,500
BD: 5 **BA:** 5/1 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 3282 R **Lot Sz:** 88862/2.0400 **OLP:** \$1,200,000
Stories: 2 Story **YB:** 1888 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-140-004 **HOA/\$:** No

OMD: 07/23/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Charming Historical 1894 Victorian farmhouse on 2.04 acres of gardens, fruit trees and vegi's. A four bedroom main house, plus in-law unit, pump house, 2 car garage, shop, and hobby building. Main house is redone in exquisite vintage detail and charm! Good as a B&B business or private residence.

DIR: West on River Road or Hwy 116 to Mirabel Road, to Guisti to West to Poplar. **UBL:** **Subd:** **TBM:** 362, D7 21216321

15351 Willow Rd



XSt: Bay and Hay Lanes **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 413/701 **LP:** \$65,600
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 392 R **Lot Sz:** 3049/0.070 **OLP:** \$79,950
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-230-082 **HOA/\$:** No

OMD: 03/06/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Nice little home with one bedroom and sleeping loft nestled in the canyons of Rio Nido. Property is located toward the end of the road along the creek and provides lots of privacy. Storage buildings and small yard. Some upgrades to home include tile counters, ceiling fans, etc.

DIR: River Road to Rio Nido, left side of lodge to intersection of Bay Avenue. **UBL:** **Subd:** **TBM:** 341, D7 21205525

17936 Neeley Rd



XSt: Benson **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$160,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 868 N **Lot Sz:** 0 **OLP:** \$160,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-321-011 **HOA/\$:** No

OMD: 04/08/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Rough & ready. Close to the Russian River. This 2 bedroom 1 bath home is a great place to start. Needs some TLC.

DIR: Highway 116 to Neeley Road way out past Beach Ave **UBL:** **Subd:** **TBM:** , 21307364

8020 Mirabel Ave



XSt: Park Ave **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 71/71 **LP:** \$239,950
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 986 R **Lot Sz:** 3920/0.090 **OLP:** \$239,950
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-039-015 **HOA/\$:** No

OMD: 02/22/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming 60's home in Mirabel Heights. Nestled between Santa Rosa & Guerneville along, & above, the scenic Russian River. Features include 2 bedrooms, dual pane windows, granite & solid wood counters, wood floors. The living room includes a gas burning stove/fireplace & warm redwood wall accents. The bathroom has an updated vanity & classic claw foot bath tub. There's a bonus room behind the garage, a large storage building & much more.

DIR: From River Rd turn onto Mirabel Ave just east of Mirabel Rd OR take Park Ave to Mirabel Ave. **UBL:** **Subd:** **TBM:** 362, E5 21303580

21538 Moscow Rd



XSt: Main Street **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 200/200 **LP:** \$244,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1620 N **Lot Sz:** 7841/0.1800 **OLP:** \$350,750
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-152-046 **HOA/\$:** No

OMD: 10/16/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful 3 Bed / 2 Bath Two Story Home. Open Floor Plan. Updated Kitchen Nice Light Cabinetry. Large Deck Perfect for Entertaining. Nice Views of the Trees & Forest. Attached Garage with Direct Access & Laundry Area.

DIR: Take Church St/Bohemian Hwy to Main Street. From Main Street Turn Right onto Moscow Rd. **UBL:** **Subd:** **TBM:** 381, A2 21224308

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 19

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

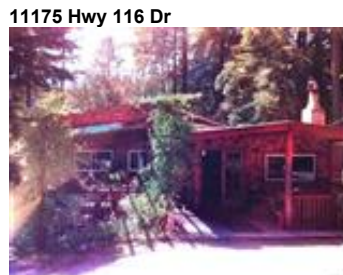


16065 Riverlands Rd XSt: Drake Guerneville / B0700 CN Single Family DOM/CDOM: 102/102 LP: \$279,900
BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1569 R Lot Sz: 4792/0.1100 OLP: \$279,900
Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 071-140-038 HOA/\$: No

OMD: 01/22/13 PD: COE: SP: TIC: No 2nd Unit: No

Best of all possible worlds. This 3 bed/2 bath home is in move-in condition. Light and bright floor plan, with natural wood accents, fireplace and plantation shutters throughout. Attached over sized 2-car garage. Deck with hut-tub overlooks the beautiful backyard and makes it the perfect venue for summer barbecues & outdoor entertaining. Property fronts to neighborhood tennis courts and park. Walking distance to downtown.

DIR: Hwy 116 to Drake Rd to Riverlands Rd UBL: Subd: TBM: 361, C3 21301322



11175 Hwy 116 Dr XSt: Mays Canyon Rd Guerneville / B0700 CN Single Family DOM/CDOM: 151/151 LP: \$349,950
BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1480 R Lot Sz: 182952/4.200 OLP: \$399,950
Stories: 1 Story YB: 1921 #Gar Sp: 2 #CP Sp: 0 APN: 085-150-008 HOA/\$: No

OMD: 12/04/12 PD: COE: SP: TIC: Yes 2nd Unit: No

Custom cabin in the woods, 4.2 acres, two bedroom, one bath, big basement, year round spring, surrounded by fur and redwood trees, three fireplaces.

DIR: From Forestville, on the right 4 miles down, just past Mays Canyon Rd. Go R. at the fork in driveway UBL: Subd: TBM: 361, F4 21226926



7590 mirabel Rd XSt: mc mullen Forestville / B0700 CN Single Family DOM/CDOM: 39/39 LP: \$425,000
BD: 2 BA: 1 RMS: FP: Yes Pool: Yes SqFt: 2141 R Lot Sz: 143748/3.3000 OLP: \$425,000
Stories: 1 Story YB: 1951 #Gar Sp: 2 #CP Sp: 2 APN: 083-151-022 HOA/\$: No

OMD: 03/26/13 PD: COE: SP: TIC: No 2nd Unit: Yes

Beautiful home in the Russian river area!! Features updated remodeled 2 bed 1 bath home with attached studio and separate guest suite with detached 2 car garage/work shop. Newly built bridge over creek runs through this 3 acre property come see and enjoy!!

DIR: 101 to river rd. left on Mirabel to address on left UBL: Subd: TBM: 362, E6 21306108



15510 Willow Rd XSt: Canyon Seven Guerneville / B0700 P Single Family DOM/CDOM: 10/10 LP: \$120,000
BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 672 R Lot Sz: 1680/0.039 OLP: \$120,000
Stories: 1 Story YB: 1991 #Gar Sp: 0 #CP Sp: 1 APN: 070-252-002 HOA/\$: No

OMD: 02/22/13 PD: 03/04/13 COE: SP: TIC: No 2nd Unit: No

Cozy home in quiet community. Great starter home or vacation home with wood burning fireplace with open living, fully functional kitchen, and laundry room with hook ups only. Attached carport with plenty of storage space. Must come and see!

DIR: Off River Road to Canyon 2, turn left on Canyon 7, Right on Willow. UBL: Subd: TBM: , 21303617



14900 Canyon 2 Rd XSt: willow rd Guerneville / B0700 P Single Family DOM/CDOM: 33/33 LP: \$152,000
BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1094 R Lot Sz: 5201/0.1194 OLP: \$160,000
Stories: 1 Story YB: 1924 #Gar Sp: 0 #CP Sp: 0 APN: 070-261-002 HOA/\$: No

OMD: 03/28/13 PD: 05/02/13 COE: SP: TIC: No 2nd Unit: No

DIR: River rd to Canyon two, pass lodge, house is on the right. UBL: Subd: TBM: , 21306307

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 20

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

16045 Armstrong Ct



XSt: Armstrong Woods **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$280,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 904 R **Lot Sz:** 5663/0.1300 **OLP:** \$280,000
Stories: 1 Story **YB:** 1957 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 069-220-026 **HOA/\$:** No

OMD: 03/25/13 **PD:** 04/29/13 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautifully updated in the coveted Armstrong Valley just mins to the River sits this darling 2 bdrm 1 bath Bungalow with newer Kitchen, including cabinets, granite counters, laminate floors and appliances, drenched in sunlight. Redone bathroom, Hot water on demand, 2 good size bedrooms on a large level lot. Brick fireplace in Living room and an over sized 1 car garage with huge workbench. 40 year roof is about 6 years old.

DIR: West on River Road, right on Armstrong Woods Rd, left on Armstrong Ct. Just past Watson Rd. **UBL:** **Subd:** **TBM:** 361, C1 21306209

20369 Highway 116 Hwy



XSt: D street **Monte Rio / B0700** **P** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$289,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1094 R **Lot Sz:** 3912/0.0898 **OLP:** \$289,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 094-126-014 **HOA/\$:** No

OMD: 03/19/13 **PD:** 05/03/13 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Centrally located. Charming home looking for new owners. Nice floorplan features nicely updated kitchen, bright and sunny dining area, Knotty pine living room with open beamed ceiling, and beautiful rock fireplace. Bathroom has a clawfoot tub, shower, and pedestal sink. Has a finished basement with a 1/4 bath. Lots of possibilities.

DIR: Hwy 116 at the corner of D street **UBL:** **Subd:** **TBM:** 381, A1 21305840

22946 Conifer Dr



XSt: Laurel Dell **Monte Rio / B0700** **P** **Single Family** **DOM/CDOM:** 174/174 **LP:** \$315,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 2040 R **Lot Sz:** 8712/0.2000 **OLP:** \$414,000
Stories: 2 Story **YB:** 1975 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 096-221-009 **HOA/\$:** No

OMD: 11/02/12 **PD:** 04/25/13 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Nice 2 story home with Rien's Beach location. Rear deck with beautiful view. Great private lot with lots of mature landscaping, Vaulted wood ceiling with skylights. Lots of windows, open, spacious kitchen and huge pantry. Fenced rear yard, tool shed and more. Bonus areas galore.

DIR: Highway 116 to Laurel Dell taking a right on Conifer to 22946. **UBL:** **Subd:** **TBM:** 380, F1 21225236

25509 Freezeout Rd



XSt: Moscow Road **Monte Rio / B0700** **P** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$359,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1976 R **Lot Sz:** 10000/0.230 **OLP:** \$359,000
Stories: 2 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-130-012 **HOA/\$:** No

OMD: 01/29/13 **PD:** 02/19/13 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Situated above the Russian River, this private tucked away home features stunning views surrounded by beautiful redwoods. Easy access to downtown with a desirable floor plan.

DIR: East on Moscow Road to Freezeout Road **UBL:** **Subd:** **TBM:** , 21303041

15333 Canyon 3 Rd



XSt: Canyon. 2 **Rio Nido / B0700** **S** **Single Family** **DOM/CDOM:** 67/67 **LP:** \$65,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 731 R **Lot Sz:** 2614/0.0600 **OLP:** \$72,800
Stories: 1 Story **YB:** 1915 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-047 **HOA/\$:** No

OMD: 01/27/13 **PD:** 04/04/13 **COE:** 04/05/13 **SP:** \$60,000 **TIC:** No **2nd Unit:** No

Level lot with gated parking off street. 1 bedroom with an enclosed back porch. Living room with wood stove. Kitchen with multiple cabinets.

DIR: Canyon 2 to Canyon 3 to 15333 **UBL:** **Subd:** **TBM:** , 21301724

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 21

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

21471 Monte Vista Ter



XSt: Middle Terrace **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 109/109 **LP:** **\$149,900**
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1020 R **Lot Sz:** 3833/0.0880 **OLP:** \$157,500
Stories: 1 Story **YB:** 1906 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-147-001 **HOA/\$:** No

OMD: 01/08/13 **PD:** 04/29/13 **COE:** 04/30/13 **SP:** \$150,000 **TIC:** No **2nd Unit:** No

1 bedroom one bath upstairs, 1 bedroom one bath downstairs. This home is walking distance to the Russian River and Monte Rio Beach. Detached Garage.

DIR: Hwy. 116 To Bohemian Hwy. R On Starrett Corner Starrett/Middle **UBL:** **Subd:** **TBM:** 380, J1 21300438

18600 Old Monte Rio Rd



XSt: Cnopius **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 597/597 **LP:** \$159,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 6970/0.1600 **OLP:** \$199,500
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-280-021 **HOA/\$:** No

OMD: 09/01/11 **PD:** 04/30/13 **COE:** 04/30/13 **SP:** \$159,000 **TIC:** No **2nd Unit:** No

This charming cabin is just the place to come and let your worries disappear. Lots of updates has been done. Large open sleeping/living room area with beam ceiling and wood burning stove plus central heat. County shows 2bd/1bth. Great out door area with two decks and lots of sun with a wonderful garden.

DIR: Hwy 116 to Cnopius left on Old Monte Rio Rd. YOU CAN'T TAKE OLD MONTE RIO FRM OTHER END RD CLOSED **UBL:** **Subd:** **TBM:** 361, A6 21123496

16508 armstrong woods Rd



XSt: Rio Nido Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$165,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 900 N **Lot Sz:** 10019/0.2300 **OLP:** \$165,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 069-200-075 **HOA/\$:** No

OMD: 03/20/13 **PD:** 04/10/13 **COE:** 04/11/13 **SP:** \$160,000 **TIC:** No **2nd Unit:** No

Location, location, location. Value is in the land. Full sun, level, usable double parcel .23 Acre, in the heart of the Armstrong Valley. Down a private lane, quiet and peaceful. new county permitted septic system installed in 2009. House needs Everything!

DIR: Armstrong Woods Rd,just past Rio Nido Rd on left. down the private lane **UBL:** **Subd:** **TBM:** , 21305815

10878 River Dr



XSt: Summerhome Park **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 123/123 **LP:** **\$169,250**
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1085 R **Lot Sz:** 7928/0.1820 **OLP:** \$169,250
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-251-011 **HOA/\$:** No

OMD: 12/24/12 **PD:** 04/26/13 **COE:** 04/30/13 **SP:** \$169,000 **TIC:** No **2nd Unit:** No

DIR: River Rd. to River Dr. **UBL:** **Subd:** **TBM:** 362, A3 21227882

18145 Old Monte Rio Rd



XSt: Cnopius Road **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$168,800
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 880 R **Lot Sz:** 5227/0.1200 **OLP:** \$168,800
Stories: 1 Story **YB:** 1912 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-240-023 **HOA/\$:** No

OMD: 03/04/13 **PD:** 04/17/13 **COE:** 04/24/13 **SP:** \$170,000 **TIC:** No **2nd Unit:** No

Wonderful 2 Bed / 1 Bath Russian River Home. New Carpeting & Fresh Paint Throughout! Remodeled Open Floor Plan Kitchen. Large Kitchen Island & New Electric Range. Updated Bathroom with New Flooring & Upgraded Sink with Storage. Great Forest Getaway from the City.

DIR: Hwy 116 to Old Monte Rio Road. **UBL:** **Subd:** **TBM:** , 21304477

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 22

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

21821 Mesa Grande Ter



XSt: Forest Way **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 104/104 **LP:** \$185,000
BD: 1 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 840 **O** **Lot Sz:** 5314/0.1220 **OLP:** \$185,000
Stories: 1 Story **YB:** Against **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-034-011 **HOA/\$:** No
 Co. Policy

OMD: 12/20/12 **PD:** 04/03/13 **COE:** 04/08/13 **SP:** \$180,000 **TIC:** No **2nd Unit:** No

ADORABLE GETAWAY! You could be here in the Redwood forest already. Why aren't you? This terrifically maintained 1 bedroom home got a new roof last year, it has permitted septic, and just got new siding, with lovely new paint. You know you can't beat this price for this amount of space with all the maintenance already done on this home.(Extras: Sky lights, wood cielings, laundry room and extra storage)

DIR: Take Moscow Rd to Starrett Hill Dr.Go left. Immediate Rt on Forest Way. Stay right onto Mesa Grande **UBL:** **Subd:** **TBM:** 360, J7 21227766

1025 Cazadero Hwy



XSt: Highway 116 **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 219/219 **LP:** \$199,900
BD: 1 **BA:** 2 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 1138 **R** **Lot Sz:** 54886/1.2600 **OLP:** \$284,100
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-060-052 **HOA/\$:** No

OMD: 09/04/12 **PD:** 04/11/13 **COE:** 04/12/13 **SP:** \$189,000 **TIC:** No **2nd Unit:** No

River property just one mile in from main road. Lot is level with the road where dwelling is and goes up behind the dwelling. Lot is approx. 60' X 921' (1.26 acres/54,886 sq. ft) Easy access here. Built in 1991, large front deck and rear deck. Large great room/family room, living room with wood stove, open spacious kitchen with gas range, microwave and lots of counter space. 2 car garage, partial basement, other room, laundry room.

DIR: Hwy 116 West to Cazadero Highway going north approx. 1 mile on the left **UBL:** **Subd:** **TBM:** 360, F7 21221065

15416 Mt. Jackson Trl



XSt: Canyon Two **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 64/64 **LP:** \$199,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 4792/0.1100 **OLP:** \$205,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-270-008 **HOA/\$:** No

OMD: 01/28/13 **PD:** 04/02/13 **COE:** 04/12/13 **SP:** \$199,000 **TIC:** No **2nd Unit:** No

Delightfully Sunny, Remodeled Home. All New Kitchen Appliances. Newer insulated windows/screens/mini blinds. New decking in back. New paint in & out. Brazilian slate floors. New roof & gutters. New laminate floors in living room and bedrooms. On demand water heater. New pad for W/D. New retaining walls. Trees limbed up to 80 feet for maximum sunlight and the yard is ready just in time for your garden. End of the road privacy.

DIR: River Rd. to Canyon 2 all the way to the end, veer to the left where Canyon 2 splits. Map attached. **UBL:** **Subd:** **TBM:** , 21301649

17673 Orchard Ave



XSt: Montesano **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 20/20 **LP:** \$219,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 660 **R** **Lot Sz:** 3920/0.0900 **OLP:** \$219,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-240-035 **HOA/\$:** No

OMD: 04/01/13 **PD:** 04/21/13 **COE:** 04/24/13 **SP:** \$235,000 **TIC:** No **2nd Unit:** No

SMALL is IN! Sweet Cottage in the sun. Flat lot with sunny yard and room to garden, garage with workshop. Fruit trees and raised beds for your own veggies and plants. Best of all, it's raised above flood with roomy storage underneath house. In the Vacation Beach area close to Russian River and amenities. Come live the good life!

DIR: Neeley Rd, right on Orchard. House is on Left Hand Side **UBL:** **Subd:** **TBM:** , 21306253

15469 Hay Ln



XSt: Bay/Willow **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 86/86 **LP:** \$254,900
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1676 **R** **Lot Sz:** 12110/0.2780 **OLP:** \$254,900
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 070-230-010 **HOA/\$:** No

OMD: 01/08/13 **PD:** 04/04/13 **COE:** 04/11/13 **SP:** \$238,000 **TIC:** No **2nd Unit:** No

Spacious home at the top of a quiet canyon, near to the River, above any floods! Totally private, charming sunny deck & garden areas are behind it, surrounded by trees. Front porch has a closet, has been used as a 3rd bedroom. Three car garage for wheels and toys. Powder n' paint equity is available here!

DIR: 116, exit on Canyon 2 to Canyon 7, R@ Willow,L@ Bay, straight up to HAY at top. **UBL:** **Subd:** **TBM:** 341, D7 21300408

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 23

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

11207 Vellutini Rd



XSt: Martinelli Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 88/88 **LP:** \$245,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 820 R **Lot Sz:** 52272/1.2000 **OLP:** \$270,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-250-031 **HOA/\$:** No

OMD: 01/18/13 **PD:** 04/16/13 **COE:** 04/16/13 **SP:** \$245,000 **TIC:** No **2nd Unit:** No

Sweet two bedroom cottage and detached storage building in forested setting on country lane. Vaulted ceilings, open beams & skylights.

DIR: River Road, left on Martinelli Rd, rt on Vellutini. **UBL:** **Subd:** **TBM:** , 21301151

4260 Cazadero Hwy



XSt: Hwy 116 **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 158/158 **LP:** \$269,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 842 R **Lot Sz:** 6970/0.1600 **OLP:** \$269,000
Stories: 1 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-190-025 **HOA/\$:** No

OMD: 11/15/12 **PD:** 04/22/13 **COE:** 04/25/13 **SP:** \$245,000 **TIC:** No **2nd Unit:** No

Beautifully remodeled 2 bd 1 ba Cottage with Austin Creek access. 7 skylights, gas fireplace, and 2 large decks with room for entertaining, plus bonus separate building for office/etc. This is the perfect home for your vacation rental or weekend getaway.

DIR: Hwy 116 to Cazadero Hwy (Approx. 4 Miles) **UBL:** **Subd:** **TBM:** 360, C2 21226035

19070 Ridgecrest Dr



XSt: Sunny Drive **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$189,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1080 R **Lot Sz:** 8002/0.1837 **OLP:** \$189,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 094-170-061 **HOA/\$:** No

OMD: 03/29/13 **PD:** 04/19/13 **COE:** 04/23/13 **SP:** \$247,000 **TIC:** No **2nd Unit:** No

Located 70 miles North of San Francisco among the majestic redwoods of the Russian River is where you will find this jewel of a community appropriately named Northwood Heights. The focal point of this community is the sought after 9-hole golf course. This two bedroom / one bath home is well situated on a sun drenched corner parcel. Features include a large front deck, mature landscaping, newer windows, abundant parking and great sun exposure.

DIR: Highway 116(River Road)to Ridgecrest. Up the hill roughly 1/3 mile(corner of Ridgecrest & Sunny Dr.) **UBL:** **Subd:** **TBM:** , 21306371

14954 Sequoia Rd



XSt: Canyon 7 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 31/31 **LP:** \$258,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 768 R **Lot Sz:** 10934/0.2510 **OLP:** \$258,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-210-040 **HOA/\$:** No

OMD: 02/28/13 **PD:** 03/31/13 **COE:** 04/01/13 **SP:** \$254,000 **TIC:** No **2nd Unit:** No

Delightfully Quaint Cottage in the Redwoods. Original charm + re-styling make this a perfectly cozy little get-a-way. Rich open beamed ceilings, awesome updated kitchen & BIG outdoor deck that's perfect for entertaining. Large double lot, bonus basement storage + workshop. Municipal water + sewer + perimeter foundation. Located along a pleasing little side street in Rio Nido & easy walk to the new public gardens, playground, tennis & dog park.

DIR: Rio Nido Road past Pee Wee Golf - Right at Fire Station - Left on Canyon 7 - 2nd Right on Sequoia **UBL:** **Subd:** **TBM:** , 21303963

15060 Willow Rd



XSt: Canyon 4 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 59/249 **LP:** \$279,900
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 5663/0.1300 **OLP:** \$289,900
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-251-005 **HOA/\$:** No

OMD: 02/04/13 **PD:** 04/05/13 **COE:** 04/10/13 **SP:** \$275,000 **TIC:** No **2nd Unit:** Yes

Wonderful single family home 2br/1bath with a guest house in back (1br/1bath) for extra income. Both homes remodeled in 1991 and updated in the last 2 years. Back house (Ivan's Cabin) currently set up as vacation rental-nicely furnished, a turn-key income property!

DIR: River Road to Canyon 2 to Willow. **UBL:** **Subd:** **TBM:** , 21302128

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 24

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

9850 River Rd **XSt:** Scenic Dr **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 331/331 **LP:** \$300,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1280 R **Lot Sz:** 45738/1.0500 **OLP:** \$460,000
Stories: 2 Story **YB:** 1971 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-141-003 **HOA/\$:** No

OMD: 05/22/12 **PD:** 04/24/13 **COE:** 04/26/13 **SP:** \$282,000 **TIC:** No **2nd Unit:** No

Realize your childhood dreams in this home by the Russian River. Three bedrooms, two baths, indoor and outdoor living. Garage and workshop. Raised above flood levels, with great new decks and lots of storage. Conifers, redwoods, fruit trees and best of all SUN! River access with 100 feet of Russian River frontage. Raised in 2008, New Roof in 2010.

DIR: West on River rd just before Scenic Dr. on Right. East on River rd after Scenic on left. **UBL:** **Subd:** **TBM:** 362, A3 21212529

17985 Lark Dr **XSt:** Neeley Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$209,500
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1350 N **Lot Sz:** 7405/0.1700 **OLP:** \$209,500
Stories: 2 Story **YB:** 1978 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-321-024 **HOA/\$:** No

OMD: 03/08/13 **PD:** 04/15/13 **COE:** 04/25/13 **SP:** \$309,605 **TIC:** No **2nd Unit:** No

Large & sunny parcel located near end of lane. This 2 bedroom, 1 bath house has new interior paint, new carpet & vinyl flooring on upper level and deck off kitchen. Bedrooms, kitchen & living room located on upper level. Basement/game room/etc. with washer/dryer hookups & garage on lower level. Large lot with plenty of parking. Walking distance to Russian River.

DIR: Hwy 116 to Neeley Rd to Benson Road to Lark Drive. **UBL:** **Subd:** **TBM:** 361, B5 21304741

14087 Sosna Way **XSt:** Hwy 116 **Guerneville / B0700** **S** **Condo/Coop** **DOM/CDOM:** 18/18 **LP:** \$299,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1236 R **Lot Sz:** 605/0.0139 **OLP:** \$299,000
Stories: 2 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-004 **HOA/\$:** Yes/\$375.00/Mo

OMD: 03/16/13 **PD:** 04/03/13 **COE:** 04/05/13 **SP:** \$310,000 **TIC:** No **2nd Unit:** No

Picturesque, gated and professionally managed. Dubrava has it all! Nestled among towering redwoods along the banks of the Russian River, your retreat awaits. Combined with beach access, a private dock, club room, dry sauna, and exercise room, it's easy to find yourself home away from home. This 2 story end unit boasts designer touches including travertine flooring, a stylish kitchen, deep bathtub, and a loft that allows many uses.

DIR: River Rd (Hwy 116) - Dubrava Village - Sosna Way **UBL:** **Subd:** **TBM:** , 21305504

14318 mill St **XSt:** 5th Street **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 71/71 **LP:** \$324,900
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1568 R **Lot Sz:** 8712/0.2000 **OLP:** \$344,900
Stories: 1 Story **YB:** 1995 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-020-010 **HOA/\$:** No

OMD: 01/31/13 **PD:** 04/12/13 **COE:** 04/26/13 **SP:** \$310,000 **TIC:** No **2nd Unit:** Yes

Beautiful home located within walking distance to downtown. Kitchen is beautifully updated. Terrific deck. Large bedrooms. In-law unit with separate entrance is not completed, but framed out. Permits are unknown for this unit.

DIR: 5th street to Mill **UBL:** **Subd:** **TBM:** , 21301999

2402 River Blvd **XSt:** Bohemian Hwy. **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 48/48 **LP:** \$275,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 520 R **Lot Sz:** 5663/0.1300 **OLP:** \$275,000
Stories: 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-231-005 **HOA/\$:** No

OMD: 02/06/13 **PD:** 03/26/13 **COE:** 04/05/13 **SP:** \$327,500 **TIC:** No **2nd Unit:** No

The perfect mixture of sun and water invites you into this most delightful home. New decking dresses up the back yard for summer fun and year round living. Custom Touches mix with Rustic inside and out to make this a unique Russian River Cabin. A few miles west and you are in Duncans Mills and on the way to the ocean. Go east & wineries abound! Stick around Guerneville for the Jazz & Blues Festival. The Russian River is waiting for you !

DIR: Across the bridge over the Russian River on Bohemian Hwy. Turn left at end of bridge to River Blvd. **UBL:** **Subd:** **TBM:** , 21302334

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Client 5-Up Residential

Listings as of: 05/04/2013 2:49 pm

Page: 25

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2013 to 4/30/2013)

20257 Railroad Ave

XSt: Bohemian Ave **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$419,900
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1200 R **Lot Sz:** 33541/0.7700 **OLP:** \$419,900
Stories: 2 Story **YB:** 1900 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 095-225-033 **HOA/\$:** No



OMD: 01/30/13 **PD:** 02/22/13 **COE:** 04/08/13 **SP:** \$400,000 **TIC:** No **2nd Unit:** No

Secluded home located at the end of the road. Fabulous wrap around deck, great views of the forest and trees. Wonderful home with a great lay out.

DIR: Bohemian Ave, turn left on Railroad. House is located on end of street **UBL:** **Subd:** **TBM:** , 21301904

15997 Wright Ln

XSt: Wright Dr./Drake **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$800,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 1221 N **Lot Sz:** 9583/0.2200 **OLP:** \$800,000
Stories: 2 Story **YB:** 2009 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-130-036 **HOA/\$:** No



OMD: 03/05/13 **PD:** 04/19/13 **COE:** 04/22/13 **SP:** \$800,000 **TIC:** No **2nd Unit:** No

Call it Modern, Intelligent, Stylish...but most of all it's just-SEXY. MODERN minimalist materials palette in this custom built 3bdrm,3bath will seduce you.INTELLIGENT state-of-the art A/V System throughout.STYLISH Heath ceramic tiles;Caesarstone countertops;SS appliances;Open Floorplan for sensational entertaining.And, NOW for SEXY:salt water pool w/swim-in-place jets, automated cover, outdoor shower,hottub. Walking distance to Town & Dining!

DIR: Hwy 116 to Drake, rt on Wright Dr, lft on Wright Ln. **UBL:** **Subd:** **TBM:** 361, D3 21304460

30505 King Ridge Rd

XSt: Cazadero Hwy **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 617/617 **LP:** \$900,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 3758 R **Lot Sz:** 13285800/305.0000 **OLP:** \$1,500,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 109-280-017 **HOA/\$:** No



OMD: 07/18/11 **PD:** 03/26/13 **COE:** 04/04/13 **SP:** \$900,000 **TIC:** No **2nd Unit:** No

Breathtaking panoramic views,including ocean, from this hilltop custom home, surrounded by 305 acres of-what could be- your own Sonoma County real estate. Enjoy lots of privacy, a pond, and an abundance of fresh spring water. Approx. 20-40 acres are plantable. Pinot Noir vineyards nearby. Property also boast a pre-historic Indian archaeological site. Great deal for all of this...

DIR: 116 to Cazadero Hwy (6 miles)Right on King Ridge Rd. (13 miles) **UBL:** **Subd:** **TBM:** 340, A2 21119393

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 U.S. Patent 6,910,045