

Market Statistics Report

Listings as of 02/05/14 at 4:29pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	44	23	3	1	71
Average List Price	\$376,397	\$614,181	\$1,191,333	\$799,000	\$493,812
Average Market Time	120	81	143	51	107
Average Square Feet	970	1710	2083	2829	1283
All Off Market					
#Units	10	5	1	0	16
Pending					
#Units	1	1	0	0	2
Average List Price	\$349,000	\$819,000	\$0	\$0	\$584,000
Average Market Time	14	137	0	0	76
Average Square Feet	1120	2406	0	0	1763
Sold					
#Units	9	4	1	0	14
Dollar Value	\$2,966,900	\$1,765,000	\$340,000	\$0	\$5,071,900
Average List Price	\$329,644	\$423,750	\$349,900	\$0	\$357,979
Average Sold Price	\$329,656	\$441,250	\$340,000	\$0	\$362,279
Average Market Time	125	67	108	0	107
Average Square Feet	956	1257	1594	0	1088
% of List Price	100.00	104.13	97.17	0.00	101.20
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
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 U.S. Patent 6,910,045

Area Market Survey Summary

Listings as of 02/05/14 at 4:30pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	2	335	Minimum	\$155,000	Maximum	\$2,650,000
\$180,000 thru \$199,999	3	136	Average	\$556,477	Median	\$379,000
\$250,000 thru \$299,999	10	107				
\$300,000 thru \$349,999	9	75				
\$350,000 thru \$399,999	4	73				
\$400,000 thru \$449,999	3	94				
\$450,000 thru \$499,999	2	57				
\$500,000 thru \$549,999	2	44				
\$550,000 thru \$599,999	4	292				
\$600,000 thru \$649,999	1	89				
\$650,000 thru \$699,999	1	212				
\$700,000 thru \$749,999	1	89				
\$750,000 thru \$799,999	2	88				
\$800,000 thru \$849,999	1	12				
\$850,000 thru \$899,999	2	96				
\$1,000,000 thru \$1,249,999	1	120				
\$1,250,000 thru \$1,499,999	2	108				
\$1,500,000 thru \$1,749,999	2	64				
\$2,500,000 thru \$2,749,999	1	82				
	53	115				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$70,000 thru \$79,999	1	202	Minimum	\$79,350	Maximum	\$649,995
\$140,000 thru \$159,999	2	91	Average	\$309,297	Median	\$298,050
\$180,000 thru \$199,999	1	44				
\$200,000 thru \$249,999	1	82				
\$250,000 thru \$299,999	4	96				
\$300,000 thru \$349,999	3	130				
\$350,000 thru \$399,999	3	40				
\$400,000 thru \$449,999	1	56				
\$500,000 thru \$549,999	1	55				
\$600,000 thru \$649,999	1	23				
	18	85				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$300,000 thru \$349,999	1	14	Minimum	\$349,000	Maximum	\$819,000
\$800,000 thru \$849,999	1	137	Average	\$584,000	Median	\$584,000
	2	76				

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	2	199	Minimum	\$204,500	Maximum	\$815,000
\$250,000 thru \$299,999	4	97	Average	\$362,279	Median	\$312,500
\$300,000 thru \$349,999	3	148				
\$350,000 thru \$399,999	2	61				
\$500,000 thru \$549,999	1	27				
\$550,000 thru \$599,999	1	43				
\$800,000 thru \$849,999	1	81				
	14	107				

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U.S. Patent 6,910,045

Client 5-Up Residential

SALES PRICE

Listings as of: 02/05/2014 4:28 pm

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-
No Show, Pending, Sold (1/1/2014 to 1/31/2014)

5956 Anderson Rd



XSt: Covey Road Forestville / B0700 S Single Family DOM/CDOM: 81/81 LP: \$825,000
BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1488 R Lot Sz: 206910/4.7500 OLP: \$825,000
Stories: 1 Story YB: 1952 #Gar Sp: 1 #CP Sp: 0 APN: 083-040-086 HOA/\$: No

OMD: 10/15/13 PD: 01/04/14 COE: 01/14/14 **SP: \$815,000** TIC: No 2nd Unit: No

Completely remodeled, including hardwood, tile, granite counters, Milguard windows, fireplace insert. New 3 bdrm septic, asphalt drive and roof. Room for expansion of home. Light & bright, plenty of space for pets, RV parking, cellar suitable for wine storage. Forestville Water, office space/art studio in garage. Splittable lot. Gorgeous southerly views from LR, BD & open veranda. Down a quiet, private lane. Great weekend retreat or full time home!

DIR: Covey Road to Anderson by El Molino High. 1/4 mile down Anderson on left. Down private lane.

UBL: Subd: TBM: , 21323526

21622 Moscow Rd



XSt: Green Ln. Monte Rio / B0700 S Single Family DOM/CDOM: 43/43 LP: \$550,000
BD: 3 BA: 3/1 RMS: 5 FP: Yes Pool: No SqFt: A Lot Sz: 3999/0.0918 OLP: \$550,000
Stories: 2 Story YB: 1914 #Gar Sp: 0 #CP Sp: 0 APN: 095-091-012 HOA/\$: No

OMD: 11/18/13 PD: 12/31/13 COE: 01/14/14 SP: \$550,000 TIC: No 2nd Unit: No

Riverfront home with vacation-rental history; 3BR with Sleeping Loft; 3.5 BA. Remodeled, with many upgrades; extensive river view Deck and landscaped backyard; floating dock. Large, partially-finished Basement for Workshop and storage.

DIR: Bohemian Hwy. to Moscow Rd., riverside.

UBL: Subd: TBM: , 21400682

14271 Highland Ave



XSt: Sunset Ave Guerneville / B0700 S Single Family DOM/CDOM: 27/27 LP: \$465,000
BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1244 R Lot Sz: 12402/0.2847 OLP: \$465,000
Stories: 2 Story YB: 1973 #Gar Sp: 0 #CP Sp: 1 APN: 070-080-086 HOA/\$: No

OMD: 11/28/13 PD: 12/25/13 COE: 01/09/14 SP: \$535,000 TIC: No 2nd Unit: No

Striking California Rustic Modern. This Jewel Box is privately set on a large sunny lot w/ surrounding ridge views. Exceptional connection to the outdoors with tiered decks, terraces & oversized hot tub. Signature style throughout w/ gorgeous reclaimed wood floors that reflect the heavy-timbered ceilings. Kitchen offers hickory cabinets, ceramic tile counters & stainless appliances. Sleek wood burning stove. Rare Top-of-the Hill location!

DIR: Armstrong Wds- RT on Woodland (@ Library) to top, stay LFT & around - RT on Sunset - LFT on Highland

UBL: Subd: TBM: , 21326079

16501 Watson Rd



XSt: Armstrong Woods Guerneville / B0700 S Single Family DOM/CDOM: 54/54 LP: \$375,000
BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1168 R Lot Sz: 11522/0.2645 OLP: \$375,000
Stories: 1 Story YB: 1967 #Gar Sp: 2 #CP Sp: 0 APN: 069-190-014 HOA/\$: No

OMD: 11/11/13 PD: 01/04/14 COE: 01/06/14 SP: \$365,000 TIC: No 2nd Unit: No

DIR: Armstrong Woods Rd to Watson Rd

UBL: Subd: TBM: , 21325588

19496 Hidden Valley Rd



XSt: Cherry Street Guerneville / B0700 S Single Family DOM/CDOM: 67/67 LP: \$360,000
BD: 3 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 2341 R Lot Sz: 6251/0.1435 OLP: \$375,000
Stories: 2 Story YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 072-060-005 HOA/\$: No

OMD: 11/06/13 PD: 01/12/14 COE: 01/13/14 SP: \$355,000 TIC: No 2nd Unit: No

Great opportunity for updated home nestled in the Redwoods! Upper level includes gorgeous, large kitchen with granite counters and stainless steel appliances, dining room and living room with great room affect, 2 bedrooms and a full bath. Lower level includes a full bath and living area could be used as 3rd bedroom, family/game room, or guest quarters with separate entrance. Decks on front & rear of the home, ample storage.

DIR: Hwy 116 to Old Monte Rio Rd, Right on Cherry St, Left on Hidden Valley Rd, at Y-stay to the left

UBL: Subd: TBM: , 21324811

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

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Client 5-Up Residential

Listings as of: 02/05/2014 4:28 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

13775 Guerne Hill Rd



XSt: Drake **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 108/108 **LP:** \$349,900
BD: 4 **BA:** 3 **RMS:** **FP:** No **Pool:** No **SqFt:** 1594 R **Lot Sz:** 8999/0.2066 **OLP:** \$349,900
Stories: Multi Level **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-160-034 **HOA/\$:** No
OMD: 07/24/13 **PD:** 11/09/13 **COE:** 01/07/14 **SP:** \$340,000 **TIC:** No **2nd Unit:** Yes

What a wonderful income property within walking distance to Guerneville. Upstairs is a 3bd/2bth, kitchen and large livingroom with bonus room. Unit down offers 1bd/1bth. Nice size yard and good parking. Live in one and rent the other. Upstairs tenant has moved, new carpet, paint and windows.

DIR: Hwy 116 to Guerne Hill. Go up the hill pass Pee-Wee Golf **UBL:** **Subd:** **TBM:** , 21316646

11165 116 Hwy



XSt: Mays Canyon **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 129/129 **LP:** \$320,000
BD: 3 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1444 R **Lot Sz:** 43560/1.0000 **OLP:** \$320,000
Stories: 2 Story **YB:** 1926 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 085-150-009 **HOA/\$:** No
OMD: 09/17/13 **PD:** 01/24/14 **COE:** 01/24/14 **SP:** \$325,000 **TIC:** No **2nd Unit:** No

Well maintained home in private forested setting. Upstairs features light, spacious rooms, hardwood floors, and lots of windows. Updated kitchen and bathroom. Two breathtaking bedrooms upstairs, with a separate bedroom downstairs that keeps in the cool on a hot day. Wine cellar, green house, and private deck for entertainment. Set in the beautiful forest where wildlife can be viewed year round. Seller will clear section 1 of Pest report.

DIR: Between Guerneville and Forestville on Highway 116. **UBL:** **Subd:** **TBM:** , 21321513

20368 Fort Ross Rd



XSt: Cazadero Hwy **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 206/206 **LP:** **\$290,900**
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 800 N **Lot Sz:** 2511670/57.6600 **OLP:** \$460,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 106-270-021 **HOA/\$:** Yes/\$600.00/Ye
OMD: 06/04/13 **PD:** 01/17/14 **COE:** 01/24/14 **SP:** \$300,000 **TIC:** No **2nd Unit:** Yes

Beautiful remote property, very private setting on 57+ acres. Some outbuildings, rustic cabin, creek and beautiful forested area. About 6 minutes from downtown Cazadero up Fort Ross Road.

DIR: Fort Ross Road to 20368 **UBL:** **Subd:** **TBM:** , 21325624

11900 Laurel Ave



XSt: Summerhome Park **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 101/101 **LP:** \$299,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 777 R **Lot Sz:** 9017/0.2070 **OLP:** \$299,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-282-002 **HOA/\$:** No
OMD: 10/07/13 **PD:** 01/16/14 **COE:** 01/22/14 **SP:** \$275,000 **TIC:** No **2nd Unit:** No

Classic Summerhome Park Cabin with extras! Don't miss this Two bedroom, two bath home located on a rare .20acre lot with sun and fruit trees. Pride in ownership is evident here with many recent upgrades including new carpeting, interior paint, new linoleum and vanity in master bathroom. Convenient location and tons of amenities including all Summerhome Park has to offer: outdoor amphitheater, lodge, and private beach access to the Russian River.

DIR: River rd. to Foresthills Rd. Right@Old River Road straight onto Summerhome Park Road. Left@Laurel. **UBL:** **Subd:** **TBM:** , 21322973

17385 PARK Ave



XSt: SUMMIT **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 108/108 **LP:** \$270,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1088 R **Lot Sz:** 3485/0.0800 **OLP:** \$270,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-160-014 **HOA/\$:** No
OMD: 09/22/13 **PD:** 01/08/14 **COE:** 01/21/14 **SP:** \$270,000 **TIC:** No **2nd Unit:** No

Cute starter or getaway cabin out of the 100 year flood zone served by all public utilities,concrete foundation,redwood siding,double glazed windows,skylites living room & kitchen,tile kitchen counter, shower & bath floor,F/P insert,large back deck,W/D hookups in huge basement;room to expand.Use your imagination.Priced to sell.

DIR: 116 to Old Monte Rio to Summit to Park turn R. **UBL:** **Subd:** **TBM:** 361, A4 21321647

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358
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Client 5-Up Residential

Listings as of: 02/05/2014 4:28 pm

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

8843 Marianna Dr



XSt: Trenton **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 150/150 **LP:** \$245,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1118 R **Lot Sz:** 5663/0.1300 **OLP:** \$245,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-051-020 **HOA/\$:** No
OMD: 08/12/13 **PD:** 01/13/14 **COE:** 01/13/14 **SP:** \$265,000 **TIC:** No **2nd Unit:** No

Sweet little neighborhood in Forestville, this home has a beautiful open floor plan and vaulted wooden ceilings in bedrooms and living room with fireplace for cool winter nights. Fairly private spot with a large front and backyard with separate outbuilding for storage and W/D room. All sitting in a beautiful tree lined setting...

DIR: 116 North, Right on Mirabel Rd, Left on Trenton, Right on Marianna **UBL:** **Subd:** **TBM:** 362, D5 21318464

15329 Glandy Gl



XSt: Drake Road **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 29/29 **LP:** \$249,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 660 R **Lot Sz:** 9583/0.2200 **OLP:** \$249,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 071-080-007 **HOA/\$:** No
OMD: 11/27/13 **PD:** 12/26/13 **COE:** 01/13/14 **SP:** \$262,400 **TIC:** No **2nd Unit:** No

Comfortable Cottage just a short walk from the Russian River. Large deck. Plenty of off-street parking and a 2 car carport. Downstairs office/bonus room with separate bath. Near the end of a dead end street.

DIR: Highway 116 to Drake Road, Right, on Glandy Glen. **UBL:** **Subd:** **TBM:** , 21326002

9185 Rio Dell Ct



XSt: River Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 179/179 **LP:** \$213,000
BD: 2 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 828 R **Lot Sz:** 12153/0.2790 **OLP:** \$299,000
Stories: 1 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-081-012 **HOA/\$:** No
OMD: 07/05/13 **PD:** 01/04/14 **COE:** 01/09/14 **SP:** \$210,000 **TIC:** No **2nd Unit:** No

Fairy-Tale Fortress In The Redwoods - Nestled on a quiet Forestville cul-de-sac w/ dappled sun, this charming cottage could be your Family Retreat! In+Outdoor living at its best - 750 square feet of DECK + chef's kitchen make for extraordinary entertaining w/ family & friends. Walk to Steelhead Beach. Three Outbuildings include a 1920's old-timey sleep cabin. Extra under-storage. NOW is your chance to build lasting Russian River memories!

DIR: From GVL: River Road between Champs & Argonne (right turn). **UBL:** **Subd:** **TBM:** , 21315170

21892 Moscow Rd



XSt: River Way **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 218/218 **LP:** **\$199,900**
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 680 R **Lot Sz:** 6242/0.1433 **OLP:** \$219,000
Stories: 1 Story **YB:** 1919 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-012-013 **HOA/\$:** No
OMD: 06/08/13 **PD:** 01/16/14 **COE:** 01/29/14 **SP:** \$204,500 **TIC:** No **2nd Unit:** No

Hidden Gem, Sweet little cottage tucked away among the trees. Kitchen remodeled, new appliances, granite counters, cherry wood cabinets and skylights. Kitchen opens to a huge private deck, with built in bench, storage building and access to Mesa Grande Terrace above. Large lot with plenty of parking, upgraded windows. Russian river just across the street. No flood. Claw foot tub ready for you to soak your cares away. Stack washer/dryer included.

DIR: Hwy 116 to Monte Rio, Main st. to Moscow, 1.4 miles, just past river way. **UBL:** **Subd:** **TBM:** 360, J7 21313040

16100 Old Cazadero Rd



XSt: Camino Del Arroyo **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 137/137 **LP:** \$819,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2406 R **Lot Sz:** 592852/13.6100 **OLP:** \$829,000
Stories: 3 Story **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-021-011 **HOA/\$:** No
OMD: 09/16/13 **PD:** 01/31/14 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Modern craftsman home on spectacular 13.6 acre parcel. Only 2 miles to town but it feels like a hundred miles from the stresses of modern living. Tucked away above Guerneville this home offers the ultimate in woodworking craftsmanship. Hardwood floors, open beam ceilings, expansive decking with spa and a separate barn or workshop. Beautiful land. Fabulous well. A truly unique home.

DIR: Hwy 116 to Old Cazadero Rd-2 miles to driveway **UBL:** **Subd:** **TBM:** , 21321393

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Client 5-Up Residential

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17542 Orchard Ave



XSt: River Ln. **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 14/14 **LP:** \$349,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 1120 O **Lot Sz:** 3001/0.0689 **OLP:** \$349,000
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-230-014 **HOA/\$:** No
OMD: 01/17/14 **PD:** 01/31/14 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Contemporary interior style; cottage exterior. Completely remodeled inside and out: gourmet kitchen with pot-filler faucet over stove; laundry off kitchen with front-load washer and dryer; high-end bathroom fixtures; tankless propane water heater; radiant ceramic floor heaters in kitchen and both bathrooms; numerous skylights; new fencing, deck, and stairs; family/sunroom connects living room to back deck; clean above-ground basement; landscaped.

DIR: Hwy. 116 to Neeley Rd. to Orchard Ave., just past River Ln. on right. **UBL:** **Subd:** **TBM:** , 21400802

17450 Summit Ave



XSt: Park **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 28/28 **LP:** \$375,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1246 R **Lot Sz:** 12502/0.2870 **OLP:** \$375,000
Stories: 2 Story **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-160-069 **HOA/\$:** No
OMD: 01/08/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Very charming 3 bedroom, two bath with lots of storage in the basement. Nice neighborhood, with off street parking. This home has a nice open floor plan for entertaining. Living room, kitchen and dining area are open with doors that open on the rear deck. Great corner lot with plenty of out door space. Would make a nice year round home or vacation rental. This home is a must see.

DIR: Hwy 116 to Old Monte Rio Rd to Park left o Summit **UBL:** **Subd:** **TBM:** , 21400428

16101 Fern Way



XSt: Old Cazadero Road **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 82/82 **LP:** \$203,900
BD: 2 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1750 N **Lot Sz:** 6534/0.1500 **OLP:** \$203,900
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-350-067 **HOA/\$:** No
OMD: 11/15/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Very serene setting for this great 2 story home. Large wrap around deck. Large 2 car garage under home. 2 bedrooms per county records but has 2 other rooms for home offices etc. Lots of storage. Large living area with fireplace. Good size kitchen with fromal dining. 2 full bathrooms. Needs TLC reflected in price. A great value.

DIR: Hwy 116 to Old Cazadero Road right on Fern Way. **UBL:** **Subd:** **TBM:** , 21325468

14300 Old Cazadero Rd



XSt: Laurel Road **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$199,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1280 R **Lot Sz:** 3920/0.0900 **OLP:** \$199,000
Stories: 1 Story **YB:** 1931 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-090-027 **HOA/\$:** No
OMD: 12/23/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

River property with good sun. Appears to have an attached garage.

DIR: Hwy 116/River Road to Old Cazadero Road **UBL:** **Subd:** **TBM:** , 21327110

8201 Tyrone Rd



XSt: BOHEMIAN hwy **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 133/133 **LP:** \$157,500
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** Yes **SqFt:** 672 R **Lot Sz:** 10581/0.2429 **OLP:** \$140,000
Stories: 2 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 074-250-009 **HOA/\$:** No
OMD: 09/25/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sitting just about the creek with a swimming pool. Great little mountain cabin. Needs some work but a little will go a long way. Investors special. 2 BR 2 BA sitting in a little place of heaven. Sitting in the historic town of Monte Rio and close to the Russian River. Downstairs remodel started years ago but never finished. Home needs a lot of TLC.

DIR: Main St./Bohemian Hwy to 84021 Tyrone Rd or Beedler to Tyrone Rd **UBL:** **Subd:** **TBM:** , 21322292

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Client 5-Up Residential

Listings as of: 02/05/2014 4:28 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

11494 Terrace Dr



XSt: Ice Box Canyon Rd **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 202/202 **LP:** \$79,350
BD: 1 **BA:** 1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** 392 N **Lot Sz:** 10542/0.2420 **OLP:** \$79,350
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-162-065 **HOA/\$:** No
OMD: 07/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Auction Listing. List price is a minimum bid. This unfinished home sits at the end of the lane and has good sun exposure. First floor is an open room with slider leading to deck. Up the stairs is a bathroom that was in the process of being updated. There is an extensive file at the Sonoma County Permit & Management Resource Department and should be reviewed. Please look at property & read the PRMD file. Includes APN# 081-162-066

DIR: River to Forrest Hills to Summerhome Park to Ice Box Canyon to Terrace to Upper Terrace Stay to Rt **UBL:** **Subd:** **TBM:** 362, B3 21316298

8492 Templeman Rd



XSt: Hwy 116 **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$649,995
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1440 R **Lot Sz:** 44867/1.0300 **OLP:** \$649,995
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 084-080-004 **HOA/\$:** No
OMD: 01/13/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Down the quiet lane you will find this darling home on 1 acre. The 2006 remodel offers granite kitchen counters, knotty alder cabinets, stainless appliances, hardwood floors, dual pane windows, tiled master bath. 1200sqft shop with roll up doors, dog run, fenced garden plus a garden shed.

DIR: Hwy 116 to Templeman Road. **UBL:** **Subd:** **TBM:** 382, G2 21400675

6299 Van Keppel Rd



XSt: Covey Rd **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 55/55 **LP:** \$515,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 20038/0.4600 **OLP:** \$515,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-072-059 **HOA/\$:** No
OMD: 12/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

On almost 1/2 half acre (+-) sits this 2BR 1BA 1950's vintage custom home, beautifully maintained. Gas Heater in LR. Sunroom served as dining area with custom display cabinetry. Lg storage Rm off att. single garage. Separate laundry bldg. w/elec WH. Second Bldg. is 1480 sqft per the tax records & features a 600 sqft finished great room plus bathroom & sauna (disconnected), Att.garage & workshop plus bonus room w/loft. Enclosed carport for RV/Boat

DIR: Covey Rd. to Van Keppel Rd. **UBL:** **Subd:** **TBM:** , 21326564

20190 River Blvd



XSt: Pebble Way **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 56/56 **LP:** \$440,000
BD: 2 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1158 R **Lot Sz:** 6368/0.1462 **OLP:** \$440,000
Stories: 2 Story **YB:** 1932 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-244-019 **HOA/\$:** No
OMD: 12/11/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sweet Cottage Along the Russian River that exudes 1930's Charm & Vintage appeal! Grand Living room w/ giant picture windows that overlook the rolling lawns to the water & stunning beach. Wonderful stone fireplace w/ built-in bookcase offers an intimate space for quiet relaxation. Bonus level down incl. extra guest space, laundry & storage. Central Heat. Detached Garage. Deeded easement to access & use lrg Riverfront parcel + Beach Rights!

DIR: HWY 116 West across the Monte Rio bridge, LEFT on River Blvd. **UBL:** **Subd:** **TBM:** , 21326484

15464 Armstrong Woods Rd



XSt: Rio Nido Road **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$395,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 84506/1.9400 **OLP:** \$395,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-200-071 **HOA/\$:** No
OMD: 12/15/13 **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. **UBL:** **Subd:** **TBM:** , 21326789

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Client 5-Up Residential

Listings as of: 02/05/2014 4:28 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

11260 Skyline Rd



XSt: Westside Ave **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$350,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1020 R **Lot Sz:** 19166/0.4400 **OLP:** \$350,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 081-023-015 **HOA/\$:** No
OMD: 12/26/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

You say you've been looking for: A Magical Cabin on nearly 1/2 acre of lovely rolling land. Cathedral ceiling, fireplace to cozy up to. Sip hot chocolate or wine. Knotty pine built ins. Two bedrooms, two baths with space below for storage. Garage with bonus quarters. Privacy, space. Land. Sun. Beautiful trees. All it needs is for you to restore it to its sparkling beauty. You've said you want a country project. This is it! Your house matters.

DIR: River Rd to Westside to Sequia. R on Westside Ave. This curves to become Skyline. House on Left. **UBL:** **Subd:** **TBM:** , 21327072

19389 Hidden Valley Rd



XSt: Cherry **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 104/104 **LP:** \$333,000
BD: 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1284 R **Lot Sz:** 10001/0.2296 **OLP:** \$333,000
Stories: 2 Story **YB:** 1989 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-060-059 **HOA/\$:** No
OMD: 10/24/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Great Opportunity in this contemporary split-level home close to town. Over sized chef's kitchen includes restaurant range + open dining area w/ walk-out to deck & Hot Tub overlooking seasonal creek & redwood views! Main level has LR w/ wood burning fireplace, full bath & bedroom; Upper level offers two large bedrooms & full bath. Enjoy custom wood ceilings that give a fantastic sense of volume & style. 1 car garage. Muni Sewer. A Solid Value.

DIR: HWY 116 west - RGHT on Cherry, LEFT on Hidden Valley - midway on LEFT. **UBL:** **Subd:** **TBM:** , 21324032

5800 Austin Creek Rd



XSt: Kramer **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 203/203 **LP:** \$324,500
BD: 2 **BA:** 1/1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 991 O **Lot Sz:** 4356/0.1000 **OLP:** \$358,000
Stories: 2 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-040-051 **HOA/\$:** No
OMD: 07/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Exquisite Cazadero Cottage in the redwoods, Beautifully restored with dark maple floors, Anderson windows, chef's kitchen w/ stainless appliances including 5 burner gas range, granite countertops, butcher block island, and farm sink. The luxurious bath includes heated slate floors, claw-foot tub, and towel warmer. Use as a full time residence or a turnkey vacation rental!

DIR: HWY 116 (toward Coast) - RGT on Caz Highway - LFT on Kramer - RGT on Austin Crk **UBL:** **Subd:** **TBM:** , 21316072

19183 116 Hwy



XSt: Redwood Drive **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 82/82 **LP:** \$300,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1144 R **Lot Sz:** 12092/0.2776 **OLP:** \$300,000
Stories: 1 Story **YB:** 1971 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-170-042 **HOA/\$:** No
OMD: 11/15/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Very nice 2 Bedroom 2 Bath home that is ready for you move into. Garage parking with space for 2 other cars. Fireplace in living room and nice size kitchen. Comfortable deck. Good location.

DIR: On Highway 116 **UBL:** **Subd:** **TBM:** , 21325179

13044 Sosna Way



XSt: Verba Lane **Guerneville / B0700** **CC** **Condo/Coop** **DOM/CDOM:** 169/169 **LP:** \$296,100
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1392 R **Lot Sz:** 675/0.0155 **OLP:** \$329,000
Stories: 3 Story **YB:** 1991 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-041 **HOA/\$:** Yes/\$375.00/Mo
OMD: 08/20/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

One-Of-Kind Re-Designed CUSTOM Town-Home. Nestled in the lush & lovely resort-style condo community of Dubrava Village: A Private Access, River Front Community= Swim, Boat, Trails & Clubhouse. Enjoy 2 En-Suite Bedrooms, Unique Walk-thru Kitchen that leads to FORMAL DINING/Office. Unusual Walk-off deck leads down to private garden + patio. 2 Car Deeded Parking. Zip to Town :: Shops, Cafes, Restaurants & Beaches. AMAZING Experience in the Redwoods!

DIR: HWY 116 thru town of Guerneville. On Left. **UBL:** **Subd:** **TBM:** , 21318934

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Client 5-Up Residential

Listings as of: 02/05/2014 4:28 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

9587 Argonne Way



XSt: Trenton/River **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$288,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 825 R **Lot Sz:** 4561/0.1047 **OLP:** \$288,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-061-039 **HOA/\$:** No
OMD: 01/02/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

2 Bedroom, + Den (could be used as a third bedroom), 1 bath home on sunny fenced lot. Great BBQ and entertaining deck in rear yard, accented by stone work. Hardwood floors in living room, kitchen and hallway. New flooring and paint in bedrooms, den, laundry room and bathroom. Short stroll to Steelhead Beach County Park and Recreation area. Ample 3 car parking. Good sized fenced side yard. Property is on natural gas not propane!

DIR: River Road West, left on Trenton (directly across from Steelhead Beach Park) - left up Argonne Way. **UBL:** **Subd:** **TBM:** , 21400028

14910 Canyon 6 Rd



XSt: Canyon 7 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 148/148 **LP:** \$262,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1002 R **Lot Sz:** 4500/0.1033 **OLP:** \$279,000
Stories: 1 Story **YB:** 1926 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-054 **HOA/\$:** No
OMD: 09/10/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful bungalow in the redwoods. This cozy home tucked away in the redwoods has a great deck for entertaining and yard for the kids. Close to the Russian River and all Wine Country has to offer.

DIR: River Rd to Canyon 7 to Canyon 6. **UBL:** **Subd:** **TBM:** , 21320917

8796 Vila Rd



XSt: Champs De Elysees **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$259,000
BD: 1 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1056 R **Lot Sz:** 16117/0.3700 **OLP:** \$259,000
Stories: 2 Story, Mul **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-094-095 **HOA/\$:** No
OMD: 01/02/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Classic Forestville Cottage with beautiful views of the valley, Sunny, bright open floor-plan and NO flood zone to worry about. Shows as a 1 bed but all 3 bedrooms have closets & 2 Full baths. Centrally located only 15 min to 101. Indoor laundry room downstairs by the bedrooms. The Decks need some TLC. Home sits at the end of private road and one bed has a separate entrance.

DIR: River Road, left on Champs De Elysees, Turn Left at the T, Follow to Vila home is at end of road on L **UBL:** **Subd:** **TBM:** , 21400026

9340 Rio Vista Rd



XSt: River Road **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 48/48 **LP:** \$140,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1260 R **Lot Sz:** 6098/0.1400 **OLP:** \$140,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-121-047 **HOA/\$:** No
OMD: 12/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This home is a fixer with enormous potential for a creative new owner. 2 bedroom plus extra rooms without closets. Home is in the woods with a serene setting. Limited parking up above and walk down stairs to house. Private yet close to town.

DIR: West on River Rd to Rio Vista. Rio Vista is one big one-way horseshoe. Go rt at base follow around. **UBL:** **Subd:** Mirabel Heights **TBM:** , 21326998

8781 Martinelli Rd



XSt: River Road **Forestville / B0700** **A** **Farms/Ranches** **DOM/CDOM:** 82/82 **LP:** \$2,650,000
BD: 4 **BA:** 4 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2116 R **Lot Sz:** 3245656/74.5100 **OLP:** \$2,650,000
Stories: 1 Story **YB:** 1934 **#Gar Sp:** 5 **#CP Sp:** 0 **APN:** 083-200-002 **HOA/\$:** No
OMD: 11/15/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

This historic wine country estate has everything on your wish list: Charming architecture, fully remodeled rooms, vineyard views, privacy, creek frontage, 15 acres of vines, guest house, multiple barns, fruit trees, and woods. The vineyards were planted in 1880 and are among the oldest vineyards in the county. You won't want to miss out on this breathtaking property full of history, charm & located close to all the Russian River Valley wineries.

DIR: West on River road from the 101 hwy, left on Martinelli Road **UBL:** **Subd:** **TBM:** , 21325486


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Client 5-Up Residential


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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

18900 Armstrong Woods Rd  **XSt:** Armstrong Woods Park **Guerneville / B0700** **A** **Farms/Ranches DOM/CDOM:** 37/37 **LP:** \$1,700,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 768 N **Lot Sz:** 5227200/120.0000 **OLP:** \$1,700,000
Stories: 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-030-029 **HOA/\$:** No
OMD: 12/30/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 120 ACRES - World Class Conifer Collection - Spectacular Private Location, Access through Armstrong Woods State Park, End of Road Privacy. The CROMBIE ARBORETUM has been continuously developed since 2001 with a collection of pure species of Wild Origin Conifers from every Continent. View Homesites, Pavillion Style Guest House, Extensive Irrigation Systems, Trails.
DIR: Armstrong Woods Road thru the Redwood Park - Turn right on McMahon Road **UBL:** **Subd:** **TBM:** 341, D4 21400126

9045 Hwy 116 Hwy  **XSt:** Skyline Ranch Rd **Forestville / B0700** **A** **Single Family DOM/CDOM:** 90/564 **LP:** \$1,575,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 2026 R **Lot Sz:** 7056284/161.9900 **OLP:** \$1,575,000
Stories: 2 Story **YB:** 1981 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 083-230-002 **HOA/\$:** No
OMD: 11/07/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 Pristine & private family compound or retreat. 167+/- acres of serenity in Sonoma County. Only 5 minutes to downtown Forestville & just over an hour to San Francisco. Hike, bike, and horseback ride on groomed trails throughout the property with forests, pastures, wildlife and hilltop views. Two homes plus an above-garage bedroom. Large four car garage, pool, entertaining area, 2 barns, terrace. Main home is 3bd, 2 bath & approx 2,026 sq. ft
DIR: West on Highway 116. Property on right side of highway. **UBL:** **Subd:** **TBM:** , 21324961

2880 Austin Creek Rd  **XSt:** HWY 116 **Cazadero / B0700** **A** **Single Family DOM/CDOM:** 200/200 **LP:** \$1,288,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 155727/3.5750 **OLP:** \$1,288,000
Stories: 1 Story **YB:** 2002 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-090-018 **HOA/\$:** No
OMD: 07/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 Private View Estate in the Redwoods. A truly exceptional sanctuary set on over 3 majestic acres. Brilliantly picturesque & serene. An extraordinary compound that affords an array of custom quarters designed for flexibility & lifestyle opportunities. Redwood hot tub + koi pond, outdoor wet bar + fire pit, meandering trails to seasonal waterfall. Come and experience the unforgettable Intimacy & Magic of Elements ~ Austin Creek.
DIR: HWY 116 toward Coast - RGT on Austin Creek **UBL:** **Subd:** **TBM:** , 21316538

8910 116 Hwy  **XSt:** Skyline Ranch **Forestville / B0700** **A** **Single Family DOM/CDOM:** 16/16 **LP:** \$1,275,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 3067 R **Lot Sz:** 3157229/72.4800 **OLP:** \$1,275,000
Stories: 2 Story **YB:** 1988 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-230-015 **HOA/\$:** No
OMD: 01/20/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Live the life of a 21st century country squire! This Tudor-inspired retreat sits quietly on 72+ acres and offers excellent interior comforts, a pool, hot tub, and a workshop that will make friends and family green with envy. All of this privacy comes near to the end of a paved private driveway, shared by only a few houses. Property is still only minutes away from Forestville, the Russian River, and all that Western Sonoma County has to offer.
DIR: Hwy 116. Turn at 8910 address marker. **UBL:** **Subd:** **TBM:** , 21401205

2425 Pool Ridge Rd  **XSt:** Gabes Rock off 116 **Guerneville / B0700** **A** **Single Family DOM/CDOM:** 120/120 **LP:** \$1,100,000
BD: 3 **BA:** 2 **RMS:** 8 **FP:** Yes **Pool:** No **SqFt:** 2411 R **Lot Sz:** 2526044/57.9900 **OLP:** \$1,100,000
Stories: 2 Story **YB:** 1993 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 069-160-027 **HOA/\$:** No
OMD: 10/08/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Private secluded Russian River Area Ridge Top Retreat. 57+/- sunny acres up a gated road 3 miles from downtown lies this uniquely amazing eco friendly & energy efficient property. Buckminster Fuller inspired spacious geodesic dome home off the grid! Solar system manages the electrical needs with generator & gel cell battery backup. Excellent water quantity & quality and VIEWS VIEWS VIEWS! The living and use options are endless. 2nd unit zoned.
DIR: 116 Gabes Rck turns into Pool Ridge LOCKED GATE on Gabes Rck. DO NOT take Armstrong Woods Rd! **UBL:** **Subd:** **TBM:** , 21323120

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Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

24951 hwy 116 Rd



XSt: Mill Pond Road **Duncans Mills / B0700** **A** **Single Family** **DOM/CDOM:** 119/119 **LP:** \$875,000
BD: 3 **BA:** 2 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 3099 A **Lot Sz:** 0 **OLP:** \$875,000
Stories: 2 Story **YB:** 1880 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-160-012 **HOA/:** No
OMD: 10/09/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Nestled in one of the most scenic valleys, historic Duncan House is an authentic two-story homestead built in 1880. Overlooking the historic hamlet of antique shops, art galleries, wine tasting, restaurants, and just a short walk to the Russian River. Previously a B&B, this beautifully remodeled home includes 3bd, 2ba, formal dining, library and parlour room with fireplace; plus unique great room with original wood stove and separate workshop.

DIR: US 101 take exit 494 for River Road to hwy 116. House will be on your RT as you enter Duncan Mills. **UBL: Subd: TBM: , 21322600**

18765-A Old Cazadero Rd



XSt: None **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 72/72 **LP:** \$860,000
BD: 1 **BA:** 2 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 1501078/34.4600 **OLP:** \$860,000
Stories: 2 Story **YB:** Against Co. Policy **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 106-210-014 **HOA/:** No
OMD: 11/25/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Satisfy your dream of owning land in beautiful West Sonoma County. Private location (behind 3 gates), yet only ~6mi. (~20min. drive) from downtown Guerneville. 34+ acres with seasonal creeks, mixed forest, wildlife, hiking, and plateaus for gardening and camping. Cozy main house with loft bedroom and studio/granny unit over garage, totaling ~1200sf of living space. Detached workshop with woodstove. Backup solar; water well with 4 storage tanks.

DIR: Hwy 116 to Old Cazadero Rd., ~5mi. to locked gate at 18681, then ~1mi. along shared dirt driveway. **UBL: Subd: TBM: 340, F6 21325928**

12368 Westside Rd



XSt: Hwy 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 12/12 **LP:** \$847,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 0 **OLP:** \$847,000
Stories: 2 Story **YB:** 1905 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-052-009 **HOA/:** No
OMD: 01/24/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Nestled in the treetops above the famous Russian River, yet, steps away to it's own private beach and dock, the epitome of Home,Sweet,Home. Walk out the large sliding doors to an expansive redwood deck high above it all. Charming and comfortable, hardly describes the ambiance of this new home from foundation to the roof and everything in-between! Gourmet kitchen,great room with stone fireplace, beautifully landscaped gardens.

DIR: Hwy 116 turn right on to Westside Rd just after crossing the Hacienda bridge **UBL: Subd: TBM: , 21401523**

12130 Hwy.116 Hwy



XSt: Hwy. 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 51/575 **LP:** \$799,000
BD: 6 **BA:** 6/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2829 R **Lot Sz:** 87120/2.0000 **OLP:** \$799,000
Stories: 2 Story **YB:** 1891 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-070-010 **HOA/:** No
OMD: 12/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Successful Turnkey Bed & Breakfast in the Russian River area of the Sonoma Wine Country. This charming, well-maintained home offers 5 guest rooms with private baths, plus owner's quarters,cozy living areas, and wrap around porch. Nestled in the Redwoods, this property is minutes to shopping, restaurants, wineries, and the Sonoma Coast.

DIR: Go west on Hwy. 116 past the town of Forestville. Property on left. **UBL: Subd: TBM: , 21326698**

7361 Hidden Lake Rd



XSt: Highway 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 124/308 **LP:** \$795,000
BD: 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 3288 O **Lot Sz:** 109336/2.5100 **OLP:** \$819,000
Stories: 2 Story **YB:** 1971 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 084-031-074 **HOA/:** No
OMD: 10/04/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy amazing sunset views from this remodeled craftsman style home. Large open kitchen and dining areas with stainless steel appliances and wine nook. Two great rooms with one upstairs and one downstairs. Natural gas hydronic and radiant heating. Over sized three car garage with bonus room and storage. Wraparound deck, fruit trees and many garden areas on this beautiful 2.5 acre property. Close to the charming town of Forestville.

DIR: West on Highway 116, left on Hidden Lake Rd **UBL: Subd: TBM: , 21322698**


Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358
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Client 5-Up Residential


Listings as of: 02/05/2014 4:28 pm


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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

14477 Southern Ave  **XSt:** Drake Rd. **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 89/89 **LP:** \$719,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2745 R **Lot Sz:** 37897/0.8700 **OLP:** \$719,000
Stories: 2 Story **YB:** 1995 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-010-015 **HOA/\$:** No
OMD: 11/08/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 High quality custom-built private retreat! (No shoes please or use booties.) Unique architecture in an open setting backing to redwoods. Office space/music/recording studio downstairs w/murphy bed & full bath. Den for group meditation/music/dance. Hot tub & sauna off master suite. Gourmet kitchen, wool carpets, silk & linen drapes, many high windows for natural light. Fenced yard & garden gazebo. County maps show property above flood plain.
DIR: From River Rd., So. on Hwy 116, east on Drake Rd. to cul-de-sac. Enter driveway to left of mailbox. **UBL: Subd: TBM:** 361, E2 21325035

11335 116 Hwy  **XSt:** Mays Canyon **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 212/212 **LP:** \$695,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1054 R **Lot Sz:** 760993/17.4700 **OLP:** \$695,000
Stories: 1 Story **YB:** 1924 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-110-008 **HOA/\$:** No
OMD: 06/17/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Imagine your own homestead with mature orchards and fully equipped gardens. This property sits upon a knoll of full sunshine yet surrounded by towering redwoods. Easy access to your own personal retreat with barn. Perfect for hobby vineyard, horses or just plain relaxation. Home is older and in need of repair. Property has 4 bedroom septic approved. Build your own home with granny. 2 wells. Close to the Russian River and the heart of wine country
DIR: Hwy 116 2.5 miles south of Guerneville .1 mile north of Mays Canyon rd. Code for gate in lock box **UBL: Subd: TBM:** , 21313716

16320 Cutten Dr  **XSt:** Laughlin **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 89/89 **LP:** \$649,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2370 O **Lot Sz:** 13068/0.3000 **OLP:** \$649,000
Stories: 2 Story **YB:** Against Co. Policy **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 069-280-056 **HOA/\$:** No
OMD: 11/08/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Beautiful home overlooking Armstrong Valley. Perched on a hill in a nice neighborhood you'll find this sunny, private oasis waiting for your enjoyment. Beautifully landscaped, this home offers a multiple of outdoor living spaces to hang out and entertain. Two bedroom, one bath up and a large master bedroom suite on the entire second floor make this home comfortable to have overnight guests. Short walk to Downtown Guerneville or Armstrong Woods.
DIR: Armstrong Woods to Laughlin to Cutten **UBL: Subd: TBM:** 361, B2 21325059

8426 Templeman Rd  **XSt:** Highway 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 255/255 **LP:** \$575,000
BD: 4 **BA:** 3 **RMS:** 9 **FP:** No **Pool:** No **SqFt:** 2500 N **Lot Sz:** 43560/1.0000 **OLP:** \$645,000
Stories: 1 Story **YB:** 1956 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-080-016 **HOA/\$:** No
OMD: 05/23/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Great area! 1 acre parcel, Extensive work has been performed in upgrading this ranch style country home which includes Chinese oak flooring in living room & formal dining area, paver tile floors in kitchen & both baths, radiant heat, jetted tub, game room, separated extended living areas at rear of home(great for in-laws, caregivers, guests, etc.) attached shop & garage, circular drive, outbuildings, metal roof and room for everyone!!
DIR: Highway 116 to Templeman (across from Kozlowski's Farm) **UBL: Subd: TBM:** , 21311796

11030 Hwy 116  **XSt:** Mays Canyon Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 170/170 **LP:** \$554,000
BD: 3 **BA:** 2 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 1600 N **Lot Sz:** 213444/4.9000 **OLP:** \$595,000
Stories: 1 Story **YB:** 1951 **#Gar Sp:** 2 **#CP Sp:** 1 **APN:** 085-150-014 **HOA/\$:** No
OMD: 08/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 AHHH, the possibilities! 1600sf. 2bdrm 2bath Open Concept Main House & a 640sf. 1bdrm 1bath Guest House that is currently licensed as a Vacation Rental. Live in 1 or both! (Could be 4 bedrooms). Maybe you need an office or Artist Retreat? Oversized 2.5 Car Garage. 2 parcels. Ttl. of 4.9 acres with a seasonal creek in front of it. Room for Dinner Parties, Gardens, Animals or just relax! Want your own ATV road? Come take a look @ Wild Acres.
DIR: From River Rd, turn left on Maribel Rd and go ~1.4 miles, turn right on Hwy 116 and go ~4.2 miles. **UBL: Subd: TBM:** 361, F5 21318872

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Client 5-Up Residential


Listings as of: 02/05/2014 4:28 pm


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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

11694-11702 Upper Oak Rd  **XSt:** Grove Lane **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 29/29 **LP:** \$550,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 2458 R **Lot Sz:** 12197/0.2800 **OLP:** \$550,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 081-250-033 **HOA/\$:** No
OMD: 01/07/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
MAJESTIC --Perched above the Russian River, with breathtaking views of river, forest, scenic hillsides & vineyards with giant Redwoods and oaks adding to the ambiance - Comfortable and stylish, this spacious remodeled sunny single family 3 bd/ 2 ba home of approx. 2,458 sq ft + artist's retreat/multi purpose room of 375 sf approx. Located in the private beach community of Summer Home Park with its own private beach, Lodge/Clubhouse + Rec Area
DIR: River Road to Old River Road to Summer Home Park Road to Madrona Rd to Grove Lane to Oak Road **UBL:** **Subd:** **TBM:** , 21400408

27900 King Ridge Rd  **XSt:** Middle Opening **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 713/713 **LP:** \$550,000
BD: 2 **BA:** 2 **RMS:** 8 **FP:** Yes **Pool:** No **SqFt:** 2022 O **Lot Sz:** 1742400/40.0000 **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. (45 min.from down town Cazadero). **UBL:** **Subd:** **TBM:** 340, B5 21204377

7295 Rancho Molino Trl  **XSt:** Highway 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$545,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1200 N **Lot Sz:** 307534/7.0600 **OLP:** \$545,000
Stories: 1 Story **YB:** 1974 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-031-009 **HOA/\$:** No
OMD: 12/20/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
Just over an hour north of San Francisco sits a 7 acre private weekend retreat or an everyday secluded place to call home. This Forestville property features a 2 bedroom, 2 bath double wide mobile home, horse stables for three, dog kennel/storage, and a huge workshop/garage. Patches of sun and shade surround the private setting. This is a great place to call HOME!
DIR: Hwy 116 west past Forestville,left on Ranch Molino Trail,look for red arrow. Left at For Sale Sign. **UBL:** **Subd:** **TBM:** , 21326957

15677 Riverside Dr  **XSt:** Bonita **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$529,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1608 R **Lot Sz:** 12197/0.2800 **OLP:** \$529,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-100-043 **HOA/\$:** No
OMD: 12/26/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
Riverfront Home with built in Dock. Large sunny back yard that leads right down to the Russian River. Horse shoes? volley ball? what's your fancy. Hot tub with a view of the river. Home is raised above flood with an Elevation certificate too. 3 Bd home w/ 2 baths. Living room, family room & a dining area. Could be a great vacation rental. Warm midwest feel throughout the home. Topped off with an updated kitchen
DIR: River rd west. Left on Bonita and immediate right to Riverside Dr. **UBL:** **Subd:** **TBM:** , 21326920

8061 Maple Ave  **XSt:** Park **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 0/0 **LP:** \$498,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1560 R **Lot Sz:** 4251/0.0976 **OLP:** \$498,000
Stories: 2 Story **YB:** 1939 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-039-022 **HOA/\$:** No
OMD: 02/05/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
Charming vintage remodeled 3/2 home in Mirable Heights.Hardwood & Tile floors.Radiant zoned heating for your comfort.Step from the dinning area to the covered patio & back yard for easy entertaining. Attached deck on the Master invites you to enjoy morning coffee there. Numerous windows invite the outdoors in from every room.Walk or bike to Russian River or Forestville. Just minutes to 101
DIR: River Road West to Trenton Rd to Mirabel Ave Right on Park Ave.to first right Maple Ave.(small sign) **UBL:** **Subd:** **TBM:** 362, E5 21402284

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Client 5-Up Residential

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

7164 Hwy 116 Hwy



XSt: Hidden Lake/Mirabel **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 113/113 **LP:** \$459,000
BD: 3 **BA:** 3 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1582 R **Lot Sz:** 16531/0.3795 **OLP:** \$489,000
Stories: Split Level **YB:** 1974 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-031-047 **HOA/\$:** No

OMD: 10/15/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy the Good Life in Forestville in the country but just 1/4 mile to downtown. 1970's split level home on over 1/3 acre gently upsloping lot. Presently configured as 2 bd, 2 ba main house with attached guest quarters w/bath & kitchen w/ Private exterior entry and deck. Permit status for improvements are uncertain. Buyers to make own investigation. Large 2 car gar. Brick fireplace in living room. Most windows recently upgraded to Dual Pane

DIR: Hwy 116/Mirabel **UBL:** **Subd:** **TBM:** , 21322448

8040 Mirabel Ave



XSt: Park Ave **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$423,500
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1172 O **Lot Sz:** 5563/0.1277 **OLP:** \$423,500
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-039-017 **HOA/\$:** No

OMD: 12/27/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Coveted Mirabel Heights, bright, sunny neighborhood 10 minutes from 101. As a primary residence or weekend retreat, this tastefully remodeled Craftsman 2 BR/2 BA home has many upgrades such as stunning hardwood floors plus all the comforts and luxury of a newer home. Landscaping includes space for indoor/outdoor living and entertaining. Two off-street parking spaces. Walk to Speers Market, bike to downtown Forestville. Must-see.

DIR: From River Road turn onto Mirabel Avenue just west of Wohler, OR Hwy 116 to Park. **UBL:** **Subd:** **TBM:** , 21327117

14696 Rio Nido Rd



XSt: River Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$415,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1376 R **Lot Sz:** 5000/0.1148 **OLP:** \$415,000
Stories: Other **YB:** 2002 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 070-293-023 **HOA/\$:** No

OMD: 01/27/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Year round or vacation- this home is a winner! Short walk to river to fish or kayak. Tennis courts, dog park, peewee golf, swimming pool, picnic area, children's playground all within walking distance and only 1.2 miles to Korbel Winery. Beautiful home in the redwoods with great decks for entertaining and a beautifully updated kitchen. Garage is the entire size of the house and can fit 4 cars and ample storage. Live the good life at the River!

DIR: River Road-turn right on Rio Nido Road. 6 houses down on the left. **UBL:** **Subd:** **TBM:** , 21401589

11349 Hwy 116 Hwy



XSt: Mays Canyon **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 233/233 **LP:** \$415,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1700 A **Lot Sz:** 45302/1.0400 **OLP:** \$525,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-110-010 **HOA/\$:** No

OMD: 06/17/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

This one acre gives the feel of complete seclusion. Wildlife abounds. Home has lots of wood including a butcher block counter in the kitchen and beadboard in the bathroom. Loft bedroom feels like sleeping in a treehouse. Apartment above the garage can be rented or provide for visitors. This property has not been on the market for 25 years. A very special place. The bedrooms and baths numbers reflect both units. Owner wants it sold NOW!

DIR: Sign at driveway. Take the middle paved drive. **UBL:** **Subd:** **TBM:** , 21312392

21500 Rio Vista Ter



XSt: Middle Terrace **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 125/125 **LP:** \$380,000
BD: 2 **BA:** 1/1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1288 N **Lot Sz:** 3049/0.0700 **OLP:** \$414,000
Stories: 2 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-157-003 **HOA/\$:** No

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

Sleek & Stylized Modern Residence re-designed by Architect Chris Rose blends urban sophistication with Wine Country appeal. Fabulous interiors include 'floating' walkway that connects impressive entry to living space inside. Soaring floor to ceiling windows create an immediate connection to nature with Russian River views. Attic offers bonus Loft Space or Studio. Romantic Breakfast Deck is also perfect for evening Wine Tastings. Captivating!

DIR: Monte Rio @ Fire Station up & Left on Middle Way, Right on Rio Vista Terrace to end **UBL:** **Subd:** **TBM:** , 21322341


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Client 5-Up Residential


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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

14006 Fern Dr  **XSt:** Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$379,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 2004 R **Lot Sz:** 4643/0.1066 **OLP:** \$379,000
Stories: 2 Story **YB:** 1928 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-120-024 **HOA/\$:** No
OMD: 01/25/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Contractor special, ready for your personal touches.
DIR: Hwy 116 to Fern **UBL:** **Subd:** **TBM:** 361, B3 21401564

17245 Verba Ln  **XSt:** River **Guerneville / B0700** **A** **Condo/Coop** **DOM/CDOM:** 96/96 **LP:** \$369,000
BD: 2 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1392 R **Lot Sz:** 605/0.0139 **OLP:** \$369,000
Stories: 4 or More St **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-030 **HOA/\$:** Yes/\$375.00/Mo
OMD: 11/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Spectacular highly upgraded end unit condo w/ 3 bedrooms plus loft. Current configuration has one bedroom used as formal dining. Granite kitchen counters & newer appliances, beautiful marble & tile baths. One of the largest units in the charming Russian River front Dubrava complex nestled among the redwoods. Immaculate interior! Professionally maintained grounds, security gate, close to town & wineries, club house, direct river access & much more.
DIR: Dubrava Village on River side of 116 about 1/2 mile west of downtown. Gated entrance w/ flags **UBL:** **Subd:** **TBM:** , 21324608

15 Springhill Dr  **XSt:** Silvia **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 61/61 **LP:** ↓ \$350,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 990 R **Lot Sz:** 15773/0.3621 **OLP:** \$369,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 097-220-021 **HOA/\$:** No
OMD: 12/06/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Stunning remodel in beautiful Cazadero! Single level, very cute two bedroom home in a quiet neighborhood near Austin Creek. Remodel includes: New designer lighting, brand new laminate flooring, granite counter tops, stainless steel appliances, new carpet and paint throughout. Bathroom includes new granite vanity, tile flooring, and new fixtures. Fresh landscaping.
DIR: Austin Creek Rd, to Silvia, to Springhill. **UBL:** **Subd:** **TBM:** , 21326349

15 Huckleberry Hts  **XSt:** Cazadero Hwy. **Cazadero / B0700** **N** **A** **Single Family** **DOM/CDOM:** 3/3 **LP:** \$349,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1200 R **Lot Sz:** 52272/1.2000 **OLP:** \$349,000
Stories: 1 Story **YB:** 1969 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 097-040-019 **HOA/\$:** Yes/\$550.00/Ye
OMD: 02/02/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Fabulous remodel in beautiful Cazadero on your own private road near Austin Creek on approximately 1.2 acres. Remodel includes: New roof and skylights, Thomasville kitchen cabinets, granite countertops, all new appliances including a dishwasher, designer lighting, new laminate flooring, duel pane windows, energy efficient central heating, new water heater, wood burning stove, new septic system, paint in/out, insulation, and much more. A must see.
DIR: Cazadero Hwy. to Huckleberry Heights on the left. **UBL:** **Subd:** **TBM:** , 21402067

16208 Rio Nido Rd  **XSt:** Armstrong Woods Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 12/12 **LP:** \$349,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1248 R **Lot Sz:** 48787/1.1200 **OLP:** \$349,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-044 **HOA/\$:** No
OMD: 01/24/14 **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. Manufactured home is bright & spacious w/large rooms inc. 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 21401491

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

10671 Grays Ct



XSt: Old River Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 92/92 **LP:** \$349,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1634 R **Lot Sz:** 3920/0.0900 **OLP:** \$349,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 082-243-019 **HOA/\$:** No
OMD: 11/05/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Great Forestville location with large corner lot, plenty of sun and parking. Walking distance to beautiful Russian River beaches, grocery store and bus stop. This property features a large three bedroom one bath up with nice size deck off of the kitchen, plus laundry room. Downstairs is a one bedroom, one bath newly upgraded.

DIR: River Rd to Grey's Ct **UBL:** **Subd:** **TBM:** , 21324734

16686 Armstrong Woods Rd



XSt: Rio Nido Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 262/262 **LP:** \$339,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1440 O **Lot Sz:** 38799/0.8907 **OLP:** \$429,000
Stories: 1 Story **YB:** 1969 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-330-026 **HOA/\$:** No
OMD: 05/17/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Great Sunny Location. Close to Park. For someone that wants a big lot for garden, animals, 4H projects, RV, Boat etc. Country living at its best! Desirable Armstrong Valley. Level .89 acre *NO FLOOD*. Mature orchard of Apples, Pears, Cherries, Plum, Peach, nectarine & flowering trees, Blackberries. RV hookup, Studio, Detached large garage, nice partially updated 1440 SF mobile home. On city water, septic. Prvt Road. Horse property, Fully fenced.

DIR: River to Armstrong Woods Rd left on Strode Rd (pvt rd)across from campground over bridge then left. **UBL:** **Subd:** **TBM:** 361, C1 21311080

14977 Old Cazadero Rd



XSt: Highway 116 **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 2/2 **LP:** \$334,500
BD: 3 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1121 R **Lot Sz:** 2400/0.0551 **OLP:** \$334,500
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-021 **HOA/\$:** No
OMD: 02/03/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Live Every Day Like You're On Vacation! This splendid cottage features views of Hulbert Creek from 4 rooms and whispers relax from the moment you enter. Newly renovated, this house seamlessly blends modern finishes and classic Russian River elements for the ultimate in convenience and comfort. Private, with filtered sunshine, the yard is small enough to be easily maintained, yet large enough to entertain guests. 3 off-street parking spaces!

DIR: From Highway 116, proceed about 1 Mile down Old Cazadero Road. **UBL:** **Subd:** **TBM:** , 21401014

11971 Summerhome Park Rd



XSt: Laurel Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 14/189 **LP:** \$334,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 890 R **Lot Sz:** 33659/0.7727 **OLP:** \$334,000
Stories: 2 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 081-292-045 **HOA/\$:** No
OMD: 01/22/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Soak up the Russian River lifestyle with this classic riverfront 1940's cabin. Stroll down the private staircase to your awaiting kayak. This classic home is in need of some TLC but has good bones and can easily make a great vacation home or rental. Near the Summerhome Park amphitheater and lodge and just a few strokes across the river to the beach. This home has tons of potential at an amazing price for riverfront property! Furnishings included!

DIR: River Road to Forest Hills Rd. (Berry's Market) Rt on Old River Rd. to Summerhome Park rd past lodge **UBL:** **Subd:** **TBM:** , 21401204

8550 Park Ave



XSt: Mirabel **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 147/147 **LP:** \$329,999
BD: 2 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1692 R **Lot Sz:** 3655/0.0839 **OLP:** \$330,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-041-012 **HOA/\$:** No
OMD: 09/11/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Live the good life! This Forestville home is a stones throw from Burke's Canoes on the Russian River. Just under 1700 sqft, 2 lg bd/1.5 ba with a sunroom/den that could be a 3rd bd. Fireplace insert, open flr plan, dining room slider leads to patio. Finished downstairs basemen can have many uses. 1 Blk to bus. Walk to Speers and down town Forestville. Hard to find home with city services in a country setting so close to town. 10 Mins to Hwy 10

DIR: River Rd to Mirabel Ave., rt on Park Ave. or Mirabel Rd to Mirabel Ave. turns into Park Ave. **UBL:** **Subd:** **TBM:** 362, E5 21320888

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Client 5-Up Residential

Listings as of: 02/05/2014 4:28 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

19855 Highway 116 Hwy XSt: Crescent Monte Rio / B0700 A Single Family DOM/CDOM: 118/118 LP: \$319,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 11339/0.2603 OLP: \$319,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 094-140-021 HOA/\$: No

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

Sunny, private, views!!! What more could you ask for? Nicely updated in and out on a large private lot in Monte Rio. Plenty of parking, large storage/utility room. This two bedroom, one bath has been lovingly updated throughout and features plenty of outdoor entertainment areas. There is spacious decking off the living room and kitchen. Great year round living or getaway. It is move in ready!!!

DIR: Hwy 116 past Crescent on the right UBL: Subd: TBM: , 21323284

17550 Old Monte Rio Rd XSt: Hwy 116 Guerneville / B0700 A Single Family DOM/CDOM: 22/22 LP: \$315,000
 BD: 3 BA: 2 RMS: 6 FP: No Pool: No SqFt: 1749 R Lot Sz: 15638/0.3590 OLP: \$315,000
 Stories: 1 Story YB: 1919 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-076 HOA/\$: No

OMD: 01/14/14 PD: COE: SP: TIC: No 2nd Unit: Yes

Move right in and bring granny too! Beautifully updated 3 bedroom 2 bath main house with attached 1 bedroom 1 bath granny below. Main house has skylights, French doors off the living and dining rooms, ceiling fans and hardwood floors. Granny unit is light and bright with light oak cabinets, sunny living room and roomy bedroom off the kitchen. Each unit has a laundry closet.

DIR: Hwy 116 to Old Monte Rio Road UBL: Subd: TBM: , 21400833

15149 Drake Rd XSt: CA-116 Guerneville / B0700 A Single Family DOM/CDOM: 47/47 LP: \$299,900
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1020 R Lot Sz: 4700/0.1079 OLP: \$324,900
 Stories: 2 Story YB: 1940 #Gar Sp: 2 #CP Sp: 0 APN: 071-080-071 HOA/\$: No

OMD: 12/18/13 PD: COE: SP: TIC: No 2nd Unit: No

Wonderful Guerneville property! This home is a beauty with a wonderful deck and new kitchen appliances. New carpet and paint finish off this house. Truly a beautiful home in a beautiful setting.

DIR: Ca 116 to Drake Rd UBL: Subd: TBM: , 21326928

17247 Old Monte Rio Rd XSt: Cherry Guerneville / B0700 A Single Family DOM/CDOM: 147/147 LP: \$289,900
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 1042 R Lot Sz: 1198/0.0275 OLP: \$356,000
 Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-019 HOA/\$: No

OMD: 09/11/13 PD: COE: SP: TIC: No 2nd Unit: No

Cozy 2 Bed / 1 Bath Single Story Russian River Home. Fresh Paint Throughout! Open Floor Plan with Remodeled Kitchen. Beautiful Knotty Pine Walls. Light & Bright Remodeled Bathroom. Within Walking Distance to River.

DIR: Hwy 116 to Old Monte Rio Road. UBL: Subd: TBM: 361, A4 21321292

3585 Cazadero Hwy XSt: Highway 116 Cazadero / B0700 A Single Family DOM/CDOM: 146/146 LP: \$289,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 960 R Lot Sz: 10202/0.2342 OLP: \$289,000
 Stories: 2 Story YB: 1972 #Gar Sp: 0 #CP Sp: 0 APN: 105-160-022 HOA/\$: No

OMD: 09/12/13 PD: COE: SP: TIC: No 2nd Unit: No

Your retreat in the redwoods awaits! This home features a large master bedroom, a wonderful wood stove, and dual-pane windows. This home is perfect to live in year-round, or as your retreat in the redwoods. House is situated near the bucolic village of Cazadero, Austin Creek, and all of the amenities that Western Sonoma County has to offer.

DIR: From Highway 116, proceed up Cazadero Highway appx. 3.8 miles. Property on left. UBL: Subd: TBM: , 21321001

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Client 5-Up Residential

Listings as of: 02/05/2014 4:28 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

20260 Willow Rd



XSt: Alder Road **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 29/29 **LP:** \$284,777
BD: 3 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1976 R **Lot Sz:** 9701/0.2227 **OLP:** \$284,777
Stories: 2 Story **YB:** 1976 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-221-022 **HOA/\$:** No

OMD: 01/07/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful 3 Bed / 1.5 Bath Two Story Home with a Den. Fresh Paint Throughout! Open Concept Floor Plan. Inside Laundry Area. One Car Attached Garage with Direct Access. Close to Northwood Golf Course & Monte Rio Recreation & Park District. Spacious Home on a Large Lot!

DIR: River Rd to Field & Make Right. Go to Alder Rd. & Make Right. Then Left onto Willow Rd. **UBL:** **Subd:** **TBM:** , 21400468

11688 Oak Rd



XSt: Madrona **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 109/109 **LP:** \$275,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1100 R **Lot Sz:** 3498/0.0803 **OLP:** \$275,000
Stories: 3 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-036 **HOA/\$:** No

OMD: 10/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

High on the hill in Summer Home is this unique multi leveled home with views and charm. The main level has a wall of glass with wonderful views of the vineyards below. Upper level is two bedrooms each with access to a nice sized deck. Down stairs is a large room with walls of glass and bathroom.

DIR: River Road to Foresthills right on Summerhome Park to Mandrona to Oak **UBL:** **Subd:** **TBM:** 361, J4 21323861

10985 Terrace Dr



XSt: Esther Dr **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 146/146 **LP:** \$275,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 14810/0.3400 **OLP:** \$295,000
Stories: 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-130-057 **HOA/\$:** No

OMD: 09/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Cute and clean cottage with views. Downstairs workshop or storage. Nice feeling of privacy on this approximate 0.34 acre lot.

DIR: River Road to Forest Hills Road to Summerhome Park Road to Ogburn, right on Terrace. **UBL:** **Subd:** **TBM:** 362, B3 21321066

17430 Hwy 116 Rd



XSt: Guernewood **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 77/77 **LP:** \$269,900
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 796 R **Lot Sz:** 5227/0.1200 **OLP:** \$324,900
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-014 **HOA/\$:** No

OMD: 11/20/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful cottage surrounded by Redwoods. Kitchen has been remodeled with granite counters and stainless steel appliances. This lovely home offers hardwood flooring and a wonderful livingroom. The Master Bedroom leads out to a peaceful deck area.

DIR: West on Hwy 116, not far from Guerneville **UBL:** **Subd:** **TBM:** , 21325679

18217 Neeley Rd



XSt: HWY 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 90/90 **LP:** \$269,900
BD: 3 **BA:** 1/1 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 957 R **Lot Sz:** 8499/0.1951 **OLP:** \$269,900
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-260-019 **HOA/\$:** No

OMD: 11/07/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Very cool, very 1930's era river cabin with wood burning fireplace in living room, private deck, open entry deck, basement, off street parking, upper level of lot has play-house structure. Enclosed porch has been converted to 3rd bedroom. Septic system new in 2000. Redwood trees on property offer wooded, rustic retreat feel. Needs work & shower unusable now. to be sold As IS

DIR: Neeley road off 116 about 1 mile on the left **UBL:** **Subd:** **TBM:** , 21325004

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Client 5-Up Residential

Listings as of: 02/05/2014 4:28 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

11092 Westside Ave **XSt:** Sequoia Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 121/121 **LP:** \$269,000
BD: 2 **BA:** 2 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 678 R **Lot Sz:** 3999/0.0918 **OLP:** \$279,000
Stories: 1 Story **YB:** 1901 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-041-041 **HOA/\$:** Yes/\$150.00/Ye
OMD: 10/07/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Since the late 1920s, Hacienda has been a small, but vibrant, community along the Russian River. Here's your opportunity to join that community! Owned by the same family for decades, this 2-bedroom, 2-bathroom cabin has been well-maintained and is located in one of the sunniest areas of Hacienda. Newer roof; open floor plan; some knotty-pine paneling; large backyard; some furniture included. Optional HOA membership gives access to Hacienda Beach.

DIR: River Rd to Westside Rd, left on Sequoia, past Dell, right on Westside AVE. House on left. **UBL:** **Subd:** **TBM:** , 21322759

9217 Green Ln **XSt:** Moscow **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 156/156 **LP:** \$255,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 4251/0.0976 **OLP:** \$255,000
Stories: 1 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-152-035 **HOA/\$:** No
OMD: 08/30/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes



Two units. Very cute and cozy cottages. Great income property or live in one and rent one. Both units have decks and hot tubs. Only Unit B laundry hook ups.

DIR: Hwy. 116, L over bridge, rt. end of bridge, rt. onto Moscow Rd. to Green Lane. **UBL:** **Subd:** **TBM:** , 21319929

15470 Hay Ln **XSt:** Bay Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 161/324 **LP:** \$192,000
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1410 R **Lot Sz:** 6299/0.1446 **OLP:** \$212,000
Stories: 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-009 **HOA/\$:** No
OMD: 08/28/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Looking for a contemporary house on the River? This Guerneville home is bright and inviting from the maple floors to the many windows--also has a modern kitchen, three bedrooms upstairs, inside laundry, and a gorgeous stone fireplace in the great room. Located at the end of a culdesac with a sweeping deck for entertaining it backs into a lush mountain of ferns and forest. Not a lot of upkeep and a beautiful serene place to call home

DIR: River Road to Canyon 4 to Willow to Bay Ave. to Hay Lane. **UBL:** **Subd:** **TBM:** , 21319764

15008 Canyon 2 Rd **XSt:** River Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 222/222 **LP:** \$189,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 779 R **Lot Sz:** 5001/0.1148 **OLP:** \$199,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-256-026 **HOA/\$:** No
OMD: 06/28/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Great starter home in good Rio Nido location. Nestled in the Redwood trees with plenty of parking. 2 bedrooms, 1 bathroom, living room, kitchen. Walk to pool, restaurant and bar.

DIR: River Road to Rio Nido **UBL:** **Subd:** **TBM:** , 21314741

17997 Old Monte Rio Rd **XSt:** Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$183,900
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 932 R **Lot Sz:** 9026/0.2072 **OLP:** \$183,900
Stories: 2 Story, Mul **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-220-011 **HOA/\$:** No
OMD: 01/10/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Incomplete remodel, opportunities abound, however not for the faint of heart. There are a lot of original qualities to this 19?? river home. Multiple stories with attic/loft space. Beautiful free standing gas stove in living room and newer kitchen cabinets.

DIR: Hwy 116 to Old Monte Rio Road **UBL:** **Subd:** **TBM:** , 21400635

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Client 5-Up Residential

Listings as of: 02/05/2014 4:28 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2014 to 1/31/2014)

35905 Hauser Bridge Rd



XSt: Kruse Ranch Rd. Cazadero / B0700 A Single Family DOM/CDOM: 589/589 LP: \$159,000
 BD: 1 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: A Lot Sz: 5532120/127.0000 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

15131 Drake Rd



XSt: Leasowe Guerneville / B0700 A Single Family DOM/CDOM: 81/81 LP: \$155,000
 BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 312 R Lot Sz: 5009/0.1150 OLP: \$180,000
 Stories: 1 Story YB: 1941 #Gar Sp: 0 #CP Sp: 2 APN: 071-070-060 HOA/\$: No
 OMD: 11/16/13 PD: COE: SP: TIC: No 2nd Unit: No

Darling little Hansel and Gretel well built cottage nestled amongst the redwood trees with privacy and sun. Includes a beautiful sturdy double-car carport for off street parking. Size of home measures larger than tax records show. Brand new carpet, laundry room with hookups. Home has charm.

DIR: From Forestville: Highway 116 to Drake (make rt) From Guerneville: take Hwy 116 to Drake (make left) UBL: Subd: TBM: 361, D3 21325501

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 U.S. Patent 6,910,045