

Area Market Survey Summary

Printed as of 09/04/16 at 3:37pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016) , Sold Off MLS (8/1/2016 to 8/31/2016)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	4	41	Minimum	\$218,000	Maximum	\$11,988,000
\$250,000 thru \$299,999	4	62	Average	\$820,590	Median	\$424,500
\$300,000 thru \$349,999	6	52				
\$350,000 thru \$399,999	7	25				
\$400,000 thru \$449,999	6	32				
\$450,000 thru \$499,999	4	48				
\$500,000 thru \$549,999	1	142				
\$550,000 thru \$599,999	3	77				
\$600,000 thru \$649,999	1	20				
\$650,000 thru \$699,999	3	85				
\$700,000 thru \$749,999	1	73				
\$750,000 thru \$799,999	1	5				
\$850,000 thru \$899,999	1	153				
\$900,000 thru \$949,999	1	13				
\$1,000,000 thru \$1,249,999	1	28				
\$1,250,000 thru \$1,499,999	1	61				
\$2,250,000 thru \$2,499,999	1	351				
\$2,750,000 thru \$2,999,999	1	197				
\$10,000,000 or More	1	126				
	48	61				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	287	Minimum	\$115,000	Maximum	\$2,145,000
\$200,000 thru \$249,999	3	99	Average	\$483,865	Median	\$399,000
\$250,000 thru \$299,999	3	127				
\$300,000 thru \$349,999	5	50				
\$350,000 thru \$399,999	4	86				
\$400,000 thru \$449,999	3	52				
\$450,000 thru \$499,999	1	78				
\$500,000 thru \$549,999	3	37				
\$550,000 thru \$599,999	2	42				
\$600,000 thru \$649,999	1	52				
\$650,000 thru \$699,999	1	23				
\$700,000 thru \$749,999	3	52				
\$2,000,000 thru \$2,249,999	1	188				
	31	78				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$250,000 thru \$299,999	1	48	Minimum	\$299,950	Maximum	\$1,088,000
\$300,000 thru \$349,999	1	32	Average	\$518,717	Median	\$385,000
\$350,000 thru \$399,999	3	56				
\$450,000 thru \$499,999	1	109				
\$600,000 thru \$649,999	1	25				
\$650,000 thru \$699,999	1	109				
\$1,000,000 thru \$1,249,999	1	30				
	9	58				

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 U.S. Patent 6,910,045

Summary

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Printed

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	32	Minimum	\$197,970	Maximum	\$1,950,000
\$200,000 thru \$249,999	1	54	Average	\$503,652	Median	\$444,500
\$250,000 thru \$299,999	1	73				
\$300,000 thru \$349,999	2	66				
\$350,000 thru \$399,999	5	67				
\$400,000 thru \$449,999	6	45				
\$450,000 thru \$499,999	6	85				
\$500,000 thru \$549,999	3	43				
\$550,000 thru \$599,999	1	58				
\$600,000 thru \$649,999	2	45				
\$650,000 thru \$699,999	1	27				
\$750,000 thru \$799,999	1	52				
\$850,000 thru \$899,999	1	90				
\$1,750,000 thru \$1,999,999	1	18				
	32	58				

Last Month

MEDIAN = \$420,000 + 5.83%

SOLD = 33 -3%

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 U.S. Patent 6,910,045

Market Statistics Report

Printed as of 09/04/16 at 3:38pm

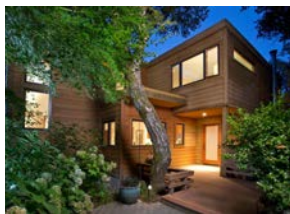
Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016) , Sold Off MLS (8/1/2016 to 8/31/2016)

Residential

	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	46	26	6	1	79
Average List Price	\$659,270	\$613,682	\$1,201,833	\$895,000	\$688,457
Average Market Time	59	68	118	153	68
Average Square Feet	1045	1706	2560	2716	1399
All Off Market					
#Units	22	16	3	0	41
Pending					
#Units	4	5	0	0	9
Average List Price	\$381,363	\$628,600	\$0	\$0	\$518,717
Average Market Time	57	59	0	0	58
Average Square Feet	1383	1593	0	0	1500
Sold					
#Units	18	11	3	0	32
Dollar Value	\$8,049,870	\$6,643,000	\$1,424,000	\$0	\$16,116,870
Average List Price	\$444,604	\$601,727	\$514,667	\$0	\$505,183
Average Sold Price	\$447,215	\$603,909	\$474,667	\$0	\$503,652
Average Market Time	60	58	52	0	58
Average Square Feet	999	1324	1679	0	1175
% of List Price	100.59	100.36	92.23	0.00	99.70
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

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316826 **5601 Eastside Rd** **Forestville, 95436-9577 / B0700** **S Farms/Ranch** **DOM/CDOM:** 18/18 **LP** \$1,950,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** U **Lot Sz:** 210830/4.8400 **OLP:** \$1,950,000
Stories: 2 Story **YB:** 1980 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-010-053 **HOA/\$:** No
U/B/L:
OMD: 08/04/16 **PD:** 08/22/16 **COE:** 08/23/16 **SP:** \$1,950,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

On nearly 5 acres in the heart of the Russian River Valley, this artfully designed contemporary residence is just 8 miles from downtown Healdsburg. The design and landscaping represent the best of indoor/outdoor wine country living, with attention to detail and quality materials throughout. The land has ideal southern exposure, serene views, redwoods, creeks and a rare Zen-like pond. Includes gated privacy, pool and additional space for guests.

[Additional Pictures](#)

Location: Minutes drive South of Healdsburg. Old Redwood Highway to Eastside Road. Next to Shone Farms. **Subd:**

307661 **15635 Riverside Dr** **Guerneville, 95446 / B0700** **S Single Family** **DOM/CDOM:** 90/90 **LP** \$850,000



BD: 2 **BA:** 1/1 **FP:** No **Pool:** No **SqFt:** 1653 R **Lot Sz:** 24002/0.5510 **OLP:** \$945,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-100-046 **HOA/\$:** No
U/B/L:
OMD: 04/29/16 **PD:** 07/28/16 **COE:** 08/04/16 **SP:** \$850,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Deep Water Riverfront property w/Private Dock! This dramatic stretch of the Russian River is a rare find. Magical 2BR, 1 & 1/2 bath plus workout room. Relax on your deck and look at the incredible views. Fishing from your dock is in a most unique location. Easy access to Guerneville, restaurants, bars, entertainment and Internationally Distinguished Wineries. Cheers!

[Additional Pictures](#)

Location: River Road to Riverside Rd turn on first right on Riverside. Across from DaDa Hardware. **Subd:**

312953 **21600-21604 Moscow Rd** **Monte Rio, 95462 / B0700** **S Single Family** **DOM/CDOM:** 52/52 **LP** \$684,500



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 679 R **Lot Sz:** 5040/0.1157 **OLP:** \$684,500
Stories: 1 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-091-016 **HOA/\$:** No
U/B/L:
OMD: 06/03/16 **PD:** 07/25/16 **COE:** 08/11/16 **SP:** \$755,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Views AND Location! Like the Secret Garden, once you step through the gate you are in a sanctuary all your own. This warm home has an artisan painted interior opening to a 650sf+ wrap around deck with spectacular river views. From a large, gently sloping lawn a meandering path leads you over a foot bridge down to easy access to the water and a seasonal island! Possibly the most beautiful & unique property on the river. Includes 2 parcels/3+ acres

[Additional Pictures](#)

Location: Hwy. 116 west to Monte Rio. Go left on Bohemian Hwy --> right on Main St --> Moscow. House on right **Subd:**

315450 **17515 Woods Ave** **Guerneville, 95446 / B0700** **S Single Family** **DOM/CDOM:** 27/27 **LP** \$697,000



BD: 2 **BA:** 2/1 **FP:** No **Pool:** No **SqFt:** 2124 B **Lot Sz:** 37026/0.8500 **OLP:** \$697,000
Stories: 2 Story **YB:** 2006 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-174-043 **HOA/\$:** No
U/B/L:
OMD: 07/01/16 **PD:** 07/28/16 **COE:** 08/09/16 **SP:** \$697,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

WOODS RETREAT in a bucolic setting! Large private parcel (.85 acre) w/ridge-top views, SECLUSION and serene setting. Newer contemporary home w/soaring 2 story ceilings and VAST VIEWS thru the floor-to-ceiling windows. Extensive chef's kitchen, large loft area, immense master suite, oversized laundry room & 2 car garage. Enjoy outdoor living all year long on the covered porch and wrap around deck. Close to town but you feel like away from it all!

[Additional Pictures](#)

Location: Hwy 116 to Old Monte Rd., Right on Park, left on Summit. Left on Woods. 2nd driveway **Subd:**

315960 **9 Camp Thayer Ln** **Cazadero, 95421 / B0700** **S Single Family** **DOM/CDOM:** 29/29 **LP** \$579,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1516 R **Lot Sz:** 91476/2.1000 **OLP:** \$579,000
Stories: 2 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 105-020-010 **HOA/\$:** No
U/B/L:
OMD: 07/09/16 **PD:** 08/07/16 **COE:** 08/10/16 **SP:** \$630,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Austin Creekside Retreat. Picture yourself in a 2+ acre Redwood forest with amazing frontage on pristine Austin Creek. Lovely architecture with a Japanese Country flair. Open lofted ceiling in living room, full amenity kitchen, Wood floors and large fireplace. Two bedrooms plus a large loft. House is an operating vacation rental, licensed for 6 people. Large deck with hot tub. Outside shower. Unusual and fun property.

[Additional Pictures](#)

Location: Hwy 116 to Cazadero Hwy. 2 Miles to Thayer Lane. Gated drive. **Subd:**

314845 **11928 Pine Ridge Rd** **Forestville, 95436 / B0700** **S** **Single Family** **DOM/CDOM:** 60/60 **LP** \$695,000
BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1309 R **Lot Sz:** 56628/1.3000 **OLP:** \$695,000
Stories: 2 Story **YB:** 1929 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 081-281-049 **HOA/\$:** Yes/\$600.00/Ye
U/B/L:
OMD: 06/25/16 **PD:** 08/24/16 **COE:** 08/24/16 **SP:** \$625,000 **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is
1.3 acre sunny hilltop retreat with separate guest cottage. Views of the vineyards and walk to Summerhome Park beach. Private beach access, hot tub and sauna. Peaceful zen garden. This home has it all. Great vacation rental potential or full time home. Plenty of storage and parking. Beach access to both Summerhome Park Beach and Highcroft Beach.



[Additional Pictures](#)

r: River Road to forest Hills Rd. right Rummerhome Park, L Laurel, R Pine ridge to top of the hill

Subd:

313759 **15454 Bay Ave** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 58/58 **LP** \$575,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1291 B **Lot Sz:** 7100/0.1630 **OLP:** \$590,000
Stories: Multi Lev **YB:** 1935 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-230-094 **HOA/\$:** No
U/B/L:
OMD: 06/13/16 **PD:** 08/10/16 **COE:** 08/12/16 **SP:** \$568,000 **TIC:** No **2nd Unit:** No
Sale Cond: None
Remarkably beautiful home in the heights of Rio Nido. Original Craftsman cottage remodeled with care. Substantial addition in 2010 with incredible quality and attention to detail. Balanced floor plan has bedroom and bath at each wing, separated by main living spaces. 2 garages with parking and storage, plus bonus room for office or flex space. Splendid peaceful gardens, decks, hand-laid flagstone upper patio. Turn key for year round or vacation.



[Additional Pictures](#)

r: River Road turn into Rio Nido. Canyon 7 to Willow to Bay Avenue

Subd:

313057 **11 Rosewood Cir** **Cazadero, 95421-9688 / B0700** **S** **Single Family** **DOM/CDOM:** 38/38 **LP** \$539,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1628 N **Lot Sz:** 165964/3.8100 **OLP:** \$539,000
Stories: Split Lev **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-090-026 **HOA/\$:** No
U/B/L:
OMD: 06/06/16 **PD:** 07/14/16 **COE:** 08/03/16 **SP:** \$539,000 **TIC:** No **2nd Unit:** No
Sale Cond: None
Spa Resort meets Classic River Cabin in this private 3.8 acre hillside home. The living room features a wall of windows, high ceiling and wood burning stove. The large Master Bedroom Suite features slider to deck, skylights, wood floor and exquisite Bat Split level floor plan. Large entertaining deck with BBQ area off living room/kitchen. Central heat. Enjoy a night under the stars in the glam platform tent. Walk to Austin Creek.



[Additional Pictures](#)

r: Cazadero Hwy, right on Austin Creek Rd, left on Redwood Heights Dr, stay left up the hill. Go Slow!!

Subd:

313559 **9204 Mesa Way** **Monte Rio, 95462 / B0700** **S** **Single Family** **DOM/CDOM:** 32/32 **LP** \$449,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1711 A **Lot Sz:** 16000/0.3673 **OLP:** \$449,000
Stories: Multi Lev **YB:** Against **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-112-010 **HOA/\$:** No
U/B/L:
OMD: 06/17/16 **PD:** 07/19/16 **COE:** 08/02/16 **SP:** \$505,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Your private rural retreat awaits, complete with redwood fairyring, hottub overlooking creek with seasonal waterfalls, extensive decks, circular driveway, and rhodies galore. And that's just outside! The updated multi-level home has knotty-pine living room, formal dining room, remodeled kitchen and bathroom, and master bedroom, with two bedrooms and bathroom downstairs. Central heat for comfort, fireplace and woodstove for romantic evenings.



[Additional Pictures](#)

r: Cross Monte Rio bridge, rt. on Main St., follow directional arrows from just before firehouse.

Subd:

315391 **17530 River Ln** **Guerneville, 95446-9715 / B0700** **S** **Single Family** **DOM/CDOM:** 59/59 **LP** \$499,000
BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1326 R **Lot Sz:** 3001/0.0689 **OLP:** \$525,000
Stories: 2 Story **YB:** 1995 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-230-015 **HOA/\$:** No
U/B/L:
OMD: 07/01/16 **PD:** 08/29/16 **COE:** 08/29/16 **SP:** \$500,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Vacation Beach Craftsman Bungalow with SUN and WALKING DISTANCE TO THE RIVER!. Move in ready 3 bedroom 2 bath home, just start enjoying. Great vacation rental potential. Close to Guerneville, great restaurants and the wine country. Great river access at Vacation Beach. Live the river life now! Municipal sewer and water.



[Additional Pictures](#)

r: Neely road right on Orchard, right on River Lane.

Subd:

308679 8204 Park Ave Forestville, 95436-9645 / B0700 S Single Family DOM/CDOM: 104/104 LP \$497,000



BD: 3 BA: 2/1 FP: No Pool: No SqFt: 1631 R Lot Sz: 3485/0.0800 OLP: \$499,000
Stories: 2 Story YB: 2005 #Gar Sp: 1 #CP Sp: 0 APN: 082-034-037 HOA/\$: No
U/B/L:

OMD: 04/21/16 PD: 08/03/16 COE: 08/16/16 SP: \$492,000 TIC: No 2nd Unit: No
Sale Cond: None

Top of the Hill Living-Wonderful bright Home. Located in one of Forestville's best locations. Only 15 min to Santa Rosa or Guerneville. Close to Russian River. Warm & Sunny location w/ a sense of community & care. Surrounded by great views & nice homes. A great place to settle in & enjoy year round. Cozy on a rainy day and beautiful on a sunny day. Pardon our dust. New Carpet and fresh paint on the way.

[Additional Pictures](#)

Dir: River rd to Mirabel Ave - left on Park.

Subd:

310874 14226 Cherry St Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 74/74 LP \$520,000



BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1536 R Lot Sz: 6299/0.1446 OLP: \$539,000
Stories: 2 Story YB: 1984 #Gar Sp: 1 #CP Sp: 1 APN: 072-150-015 HOA/\$: No
U/B/L:

OMD: 05/22/16 PD: 08/04/16 COE: 08/18/16 SP: \$485,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Resplendent 3 bedroom home placed on a gently terraced and colorfully landscaped hillside. Vibrant cobalt Talavera & Tepic sinks in baths. Cooling Italian porcelain tiling in kitchen & baths. Exposed ceiling beams downstairs with interesting angles up above. Distinctly unique architecture built in the 80's by Ralph Wholey. Interior lovingly redesigned by current owners. Beaches tennis, golf, canoeing, restaurants & wineries at your fingertips.

[Additional Pictures](#)

Dir: Old Monte Rio Rd to IMMEDIATE row of mailboxes, turn R, house is on the end of UPPER Cherry on the

Subd:

312317 18 Springhill Dr Cazadero, 95421-9618 / B0700 S Single Family DOM/CDOM: 90/90 LP \$519,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1392 R Lot Sz: 18400/0.4224 OLP: \$539,000
Stories: 2 Story YB: 1988 #Gar Sp: 0 #CP Sp: 1 APN: 097-220-062 HOA/\$: No
U/B/L:

OMD: 05/29/16 PD: 08/27/16 COE: 08/31/16 SP: \$480,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Beautiful, enchanting gardens frame this wonderfully appointed home. Contemporary finishes make the kitchen a place you will love spending time in. Both bathrooms are smartly outfitted with stylish features and materials. The spacious deck lures you out to dine and entertain with friends and family. Enjoy the generous outdoor space around the house. Lots of great perks here and genuine pride of ownership glows inside and out.

[Additional Pictures](#)

Dir: Hwy 116 to Austin Creek Rd to Silvia Dr & then 1st left onto Springhill Dr. House farther down on rt

Subd:

310831 1145 Cazadero Hwy Cazadero, 95421-9719 / B0700 S Single Family DOM/CDOM: 80/80 LP \$469,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 800 R Lot Sz: 44431/1.0200 OLP: \$478,000
Stories: 2 Story YB: 1964 #Gar Sp: 2 #CP Sp: 0 APN: 097-060-042 HOA/\$: No
U/B/L:

OMD: 05/18/16 PD: 08/06/16 COE: 08/13/16 SP: \$459,000 TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Live in Fern Gully. This listing is for the purchase of 1145 & 1135 Cazadero Hwy. Each lot is approximately an acre+. Main house is approximately 1500+ sq ft per owner and is 2 stories, not indicated in tax records. Downstairs can be used as a separate unit, only access to upstairs is via the outside staircase. The Cottage is approx. 120 sq ft.

[Additional Pictures](#)

Dir: Down River Rd to where it turns into Hwy 116. Continue on Hwy 116 and turn right on Cazadero Hwy.

Subd:

315812 7210 Highway 116 Hwy Forestville, 95436-9226 / B0700 S Single Family DOM/CDOM: 49/49 LP \$449,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1480 R Lot Sz: 10785/0.2476 OLP: \$449,000
Stories: 1 Story YB: 1964 #Gar Sp: 1 #CP Sp: 0 APN: 084-031-017 HOA/\$: No
U/B/L:

OMD: 07/08/16 PD: 08/26/16 COE: 08/31/16 SP: \$450,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Welcome to Forestville! This beautiful home sits on almost 1/4 acre, and is a bathed in sunshine; a true gardener's delight! The house is very close to downtown Forestville, with its charming shops, excellent schools, immediate access to the West County trail and only about a mile from the Russian River. The house is move-in ready, featuring wood floors and new dual-pane windows and has been lovingly maintained by its current owner.

[Additional Pictures](#)

Dir: From downtown Forestville, proceed on Hwy 116 for about 1/2 mile towards Guerneville. House on left.

Subd:

309426 9479 Argonne Way Forestville, 95436-9530 / B0700 S Single Family DOM/CDOM: 110/110 LP \$450,000



BD: 2 BA: 1 FP: No Pool: Yes SqFt: 1368 R Lot Sz: 14496/0.3328 OLP: \$475,000
Stories: 1 Story YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 082-061-026 HOA/\$: No
U/B/L:

OMD: 04/29/16 PD: 08/17/16 COE: 08/19/16 SP: \$450,000 TIC: No 2nd Unit: No

Sale Cond: None

This home is the definition of a diamond in the rough. Seller has continually upgraded property for the last 19 years. House is located on dead end street, away from the main road, allowing minimal traffic. Enjoy privacy while you feel like you are living in a luxury tree house suite. HUGE master bedroom provides room for sitting or office area. Recently upgraded kitchen, flooring, windows. Close by seasonal pool available for fee.

[Additional Pictures](#)

Location: River Rd to Trenton, DIRECTLY across from Steelhead beach entrance. At fork, uphill rd is Argonne. **Subd:**

313425 6105 Austin Creek Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 63/63 LP \$439,000



BD: 4 BA: 2/1 FP: Yes Pool: No SqFt: 1717 R Lot Sz: 15682/0.3600 OLP: \$352,000
Stories: 2 Story YB: 1943 #Gar Sp: 0 #CP Sp: 0 APN: 106-070-065 HOA/\$: No
U/B/L:

OMD: 06/09/16 PD: 08/11/16 COE: 08/17/16 SP: \$439,000 TIC: No 2nd Unit: No

Sale Cond: None

Relax on the deck of this multi-level Russian River home in serene forested Cazadero. Incredibly this house features private entrances to almost every room (including 4 bedrooms), an outdoor hot tub, bonus office, unattached workshop for pottery, music or meditation, and a new Morso Woodburning stove. Very close to a playground & tennis court, easy access to the Sonoma coast. A perfect family residence or vacation home, offering privacy for all.

[Additional Pictures](#)

Location: Cazadero HWY into Town, after tennis courts at Caz General Store, sharp LEFT. Property up on RIGHT **Subd:**

315972 10555 Woodside Dr Forestville, 95436-9724 / B0700 S Single Family DOM/CDOM: 33/33 LP \$419,000



BD: 3 BA: 1 FP: No Pool: No SqFt: 885 R Lot Sz: 8002/0.1837 OLP: \$419,000
Stories: 1 Story YB: 1947 #Gar Sp: 0 #CP Sp: 0 APN: 082-170-002 HOA/\$: No
U/B/L:

OMD: 07/08/16 PD: 08/10/16 COE: 08/19/16 SP: \$435,000 TIC: No 2nd Unit: No

Sale Cond: None

Imagine a quiet back road on top of a hill with no close neighbors and a lovely view. Complete the picture with plenty of garden space on your .18 acre fenced sunny parcel. Large country kitchen with separate dining area and a view living room with a sunset balcony. Three bedrooms plus basement shop with laundry area. All this on a close to town parcel in Forestville. Sunny and private. New septic tank 2001, new gas heater, 2016. Bamboo floors.

[Additional Pictures](#)

Location: Canyon Drive to top of hill-turn rt on Woodside. Lft on gravel drive (rd goes thru) **Subd:**

310260 15240 Rio Nido Rd Guerneville, 95446-9568 / B0700 S Single Family DOM/CDOM: 71/71 LP \$439,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1680 R Lot Sz: 9701/0.2227 OLP: \$449,000
Stories: 2 Story YB: 1990 #Gar Sp: 0 #CP Sp: 1 APN: 070-200-027 HOA/\$: No
U/B/L:

OMD: 06/02/16 PD: 08/12/16 COE: 08/15/16 SP: \$429,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Magnificent Redwoods! Restyled inside/out and ready for action this woodland garden home is alive at every angle. From the master suite's spa like bath and cozy wood stove, to the welcoming central living area staircase that interestingly engages the kitchen, this large home is ready for Russian River Vacation or year round living! Come see forested nature at it's best with bonus room upstairs (possible 3rd bdrm use), workshop/storage, carport.

[Additional Pictures](#)

Location: River Road to Rio Nido Rd to corner of Azure Way, or Armstrong Rd to Rio Nido Rd, to Azure Way. **Subd:**

314808 10725 Old River Rd Forestville, 95436-9773 / B0700 S Single Family DOM/CDOM: 39/39 LP \$389,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1268 R Lot Sz: 6098/0.1400 OLP: \$389,000
Stories: 1 Story YB: 1960 #Gar Sp: 1 #CP Sp: 0 APN: 082-260-009 HOA/\$: No
U/B/L:

OMD: 06/23/16 PD: 08/01/16 COE: 08/12/16 SP: \$418,000 TIC: No 2nd Unit: No

Sale Cond: None

Indoors Meets Outdoors Windows to the world. Enjoy the beautiful Redwoods and view from your living and kitchen no matter what the weather. Light and bright Forestville living. Close to Mothers Beach and a local market. This 3 bedroom 2 bath home has it all. You can choose from a sunny yard or cool down on a lightly shaded deck. Walk to the Russian River or the market. The one car garage makes for a great place to store your bicycles and kayaks.

[Additional Pictures](#)

Location: River Road west. Left on Forest Hills Rd. Left onto Old River Rd. **Subd:**

315163 21502 Highland Ter Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 28/28 LP \$385,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 784 R Lot Sz: 4792/0.1100 OLP: \$385,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 095-113-009 HOA/\$: No
U/B/L:

OMD: 06/30/16 PD: 07/28/16 COE: 08/15/16 SP: \$405,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Custom Rebuilt Cottage in a park-like setting where redwoods & forest views abound. La Refugio" rustically modern with an open floor plan. Enjoy a wrap around deck w/ covered area for grilling or bar. Sun & shade; dappled light, No stairs, woodstove & skylights. Two master suites, 2 parcels totaling .20 of an acre. In the terraced hills. Plenty of off street parking. Perfect getaway or full time living. How fabulously Zen! Your house matters.

[Additional Pictures](#)

r: Main St. to Starrett Hill, L Middle Terrace, R Rio Vista, Left Huckelberry, R Highland

Subd:

315012 10860 Forest Hills Rd Forestville, 95436-9499 / B0700 S Single Family DOM/CDOM: 33/33 LP \$399,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1120 R Lot Sz: 8059/0.1850 OLP: \$399,000
Stories: 2 Story YB: 1985 #Gar Sp: 1 #CP Sp: 0 APN: 082-252-018 HOA/\$: No
U/B/L:

OMD: 06/25/16 PD: 07/28/16 COE: 08/12/16 SP: \$400,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Well built newer home located near the iconic Hacienda Bridge. This is a great full time residence or getaway. If you're looking for a quality home on a large, level lot, this is it! Close to local market and River access. Big lot with many possibilities. Avoid the Guerneville traffic with an easy commute to Santa Rosa & SF. Many upgrades and a commanding wood stove. Tankless water heater, skylights and a garage with plenty of under home storage.

[Additional Pictures](#)

r: River Rd. to Forest Hills Rd.

Subd:

309710 11144 Ice Box Canyon Rd Forestville, 95436-9766 / B0700 S Single Family DOM/CDOM: 98/98 LP \$389,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1710 N Lot Sz: 5750/0.1320 OLP: \$389,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 081-150-015 HOA/\$: No
U/B/L:

OMD: 05/04/16 PD: 08/10/16 COE: 08/17/16 SP: \$389,000 TIC: No 2nd Unit: No

Sale Cond: None

Living Large at an Affordable Price. 3 Bed2 Bath 1700sq ft home in Forestville at a great value. Large patio deck w/ off street parking. Spacious living room & a bedroom w/ sitting area, private entrance that could act as a second living space. Double door in upstairs living room leads to a deck made for entertaining. Bed and bath upstairs and 2 bedrooms, large bath & laundry close downstairs. Set among the trees yet high above the shade

[Additional Pictures](#)

r: River rd- Forest Hills rd. - rt on Summer home park - left onto Ice Box Canyon.

Subd:

305594 14561 Cherry St Guerneville, 95446-9617 / B0700 S Single Family DOM/CDOM: 137/137 LP \$389,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 864 R Lot Sz: 9738/0.2236 OLP: \$417,000
Stories: 1 Story YB: 1954 #Gar Sp: 1 #CP Sp: 0 APN: 072-140-068 HOA/\$: No
U/B/L:

OMD: 03/21/16 PD: 08/05/16 COE: 08/12/16 SP: \$378,500 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Delightful cottage with a one car garage, on a larger sized lot. Kitchen cabinets/counters have been revamped. Newer roof, skylights, furnace, hot water heater & carpet. Large bath with separate shower and tub. Wonderful tiered decks and garden setting. Relax in the hot tub, or go to the middle deck and soak up the sun and for the hot days of summer go to the top deck which offers shade. Additional Lot APN#072-140-06, both APN's total 9,748 sq

[Additional Pictures](#)

r: Highway 116 West to Right Lover's Lane, Right on Cherry

Subd:

314108 21920 Duncan Rd Monte Rio, 95462-9769 / B0700 S Single Family DOM/CDOM: 39/39 LP \$383,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 594 R Lot Sz: 3485/0.0800 OLP: \$383,000
Stories: 2 Story YB: 1959 #Gar Sp: 0 #CP Sp: 0 APN: 094-026-004 HOA/\$: No
U/B/L:

OMD: 06/23/16 PD: 08/01/16 COE: 08/16/16 SP: \$365,000 TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Gorgeous river views! View wildlife, redwoods, dancing water; look down on an osprey nest. Romantic & updated 2 story cottage, w/ decks, hot tub & separate artist studio. This compact property offers everything the Russian River promises: Discreet spaces, sense of privacy, easy access to the River & the Ocean. A hop skip & jump to everywhere, yet a feeling of drifting miles away above it all. Funky, fine, sweet, A nature lovers delight. Yours

[Additional Pictures](#)

r: Hwy 116-West of Monte Rio - Sharp R - Duncan. Use neighbor driveway to turn around.

Subd:

317214 14464 Western Ave Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 34/34 LP \$410,000



BD: 4 BA: 3 FP: Yes Pool: No SqFt: 2012 R Lot Sz: 9583/0.2200 OLP: \$430,000
Stories: 2 Story YB: 1972 #Gar Sp: 1 #CP Sp: 1 APN: 071-022-008 HOA/\$: No
U/B/L:

OMD: 07/22/16 PD: 08/25/16 COE: 08/31/16 SP: \$360,000 TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

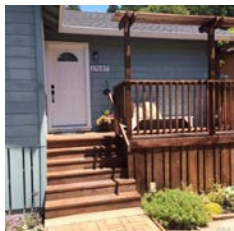
Remarkable views and two houses on one sun drenched parcel. Just shy of a quarter acre and a walk to the Russian River. Sweet neighborhood. Larger home is a raised mobile home with 3 bedrooms and two full baths. Second home is a one bedroom guest house. Plenty of parking for boat, RV. Fruit trees abound. Property overlooks Williams Selyem vineyards.

[Additional Pictures](#)

r: Pocket Canyon to Drake at Pee Wee golf. End of Drake turn L. on Western. House on L.

Subd:

312322 17687 Orchard Ave Guerneville, 95446-9168 / B0700 S Single Family DOM/CDOM: 27/27 LP \$347,500



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 768 R Lot Sz: 3999/0.0918 OLP: \$347,500
Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 071-240-034 HOA/\$: No
U/B/L:

OMD: 06/14/16 PD: 07/11/16 COE: 08/02/16 SP: \$355,000 TIC: No 2nd Unit: No

Sale Cond: None

A shiny penny" among properties with majestic Redwoods in view, but in the sun, this is a move-in ready 2/1 with amenities galore: just completed decks and fences, scraped bamboo hardwood flooring, soothing landscaping, modern, stylish fixtures and appliances, French drains. An alleyway behind the back yard leads to 2 wide gates and RV or boat parking. Solar controlled exhaust fans in attic. This may be just what you are looking for. Come see.

[Additional Pictures](#)

r: Take Neely Road to Montesano, then turn left onto Orchard.

Subd:

314375 15420 Hay Ln Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 51/51 LP \$307,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 664 R Lot Sz: 5998/0.1377 OLP: \$307,000
Stories: 1 Story YB: 1940 #Gar Sp: 0 #CP Sp: 0 APN: 070-230-004 HOA/\$: No
U/B/L:

OMD: 06/27/16 PD: 08/17/16 COE: 08/23/16 SP: \$325,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

This charming, vintage Russian River home features 2 bedrooms and 1 bathroom, plus a sunny loft and bonus half bath for guest or office. Vaulted ceilings enhance the sense of space and light in the open floor plan living area. Ideal for your weekend getaway or full-time residence and conveniently located just minutes from Rio Nido entertainment & recreation, the Russian River, and lively downtown Guerneville.

[Additional Pictures](#)

r: Canyon 7 Rd to Willow Rd to Bay Ave to Hay Ln

Subd:

313114 15641 Old River Rd Guerneville, 95446-9545 / B0700 S Single Family DOM/CDOM: 80/80 LP \$329,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 6000/0.1377 OLP: \$329,000
Stories: 3 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 070-100-012 HOA/\$: No
U/B/L:

OMD: 06/06/16 PD: 08/25/16 COE: 08/31/16 SP: \$315,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

May qualify for SPECIAL financing! This SOLID Russian River home is conveniently located and was extensively remodeled/elevated in 2011! Private lot offers many options with redwood deck on three sides, plenty of parking, fruit trees, sunny garden space, tranquil shaded areas, storage sheds and huge water storage tank with accessories. Possible RV parking and hookups. Nice garage with workshop area and extra storage or bonus room at back of gar

[Additional Pictures](#)

r: Bonita to Old River

Subd:

312118 21348 Monte Cristo Ave Monte Rio, 95462-9735 / B0700 S Single Family DOM/CDOM: 73/73 LP \$309,900(Auc)



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1105 N Lot Sz: 10498/0.2410 OLP: \$309,900
Stories: 2 Story YB: 1977 #Gar Sp: 0 #CP Sp: 0 APN: 094-062-016 HOA/\$: No
U/B/L:

OMD: 05/29/16 PD: 08/10/16 COE: 08/10/16 SP: \$260,400 TIC: No 2nd Unit: No

Sale Cond: REO

Rustic cozy charming home nestled among the redwoods. Nice open flat backyard. Feels far away but very close to town. Large area under the house for shop or storage. Make this your vacation home or a year-round retreat!

[Additional Pictures](#)

r: Hwy 116 to Monte Cristo. .8 miles from Welcome to Monte Rio sign

Subd:

314258 **21537 Highland Ter** **Monte Rio, 95462 / B0700** **S** **Single Family** **DOM/CDOM:** 54/54 **LP** \$210,000



BD: 0 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 420 R **Lot Sz:** 5201/0.1194 **OLP:** \$210,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-114-011 **HOA/\$:** No
U/B/L:

OMD: 06/17/16 **PD:** 08/10/16 **COE:** 08/23/16 **SP:** \$210,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Charming Tiny House! If you are looking for a unique weekend retreat or studio, look no further. This charming creekside bungalow sits high above the street nestled in the redwoods. Always cool during the summer and magic in the winter. The owner has cared for the cottage with love. Upgrades include a concrete perimeter foundation and a steel roof with seamless gutters. New on demand water heater.

[Additional Pictures](#)

r: Bohemian Hwy to Starrett Hill Dr, l on Middle, r on Rio Vista, l on Huckleberry, r on Highland.

Subd:

316193 **18138 Fair View Ave** **Cazadero, 95421 / B0700** **SO** **Single Family** **DOM/CDOM:** 32/87 **LP** \$199,970



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 552 R **Lot Sz:** 19315/0.4434 **OLP:** \$199,970
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-080-029 **HOA/\$:** No
U/B/L:

OMD: 07/09/16 **PD:** 08/10/16 **COE:** 08/12/16 **SP:** \$197,970 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

r: Cazadero Hwy to left Bei Rd up to left on Fair View

Subd:

317500 **18001 Old Cazadero Rd** **Guerneville, 95446 / B0700** **P** **Single Family** **DOM/CDOM:** 30/30 **LP** \$1,088,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2329 R **Lot Sz:** 314068/7.2100 **OLP:** \$1,088,000
Stories: 1 Story **YB:** 1999 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 106-210-016 **HOA/\$:** No
U/B/L:

OMD: 07/25/16 **PD:** 08/24/16 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: None

Lavish Mediterranean-Style Oasis. One-of-a-Kind Gated Residence is majestically set on 7 acres. 1000 ft. elevation w/ spectacular 180 degree views. Signature floorplan flows brilliantly in & out for unforgettable entertaining. 2 indulgent bedrooms - den, detached 2400 case wine cellar + walk-in pantry, large greenhouse, 1100 sf. garage & workshop, 150 ft. private well, high speed satellite, room for a pool. 4 miles to downtown GVL. Unprecedented.

[Additional Pictures](#)

r: HWY 116 thru town, RIGHT on Old Caz, All the way up & back. Gate on RIGHT.

Subd:

310690 **18955 King Ridge Rd** **Cazadero, 95421-8302 / B0700** **P** **Single Family** **DOM/CDOM:** 109/109 **LP** \$695,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 1828 R **Lot Sz:** 99317/2.2800 **OLP:** \$732,000
Stories: 2 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 106-260-035 **HOA/\$:** No
U/B/L:

OMD: 05/11/16 **PD:** 08/28/16 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: None

Ravishing Country Villa set along Austin Creek. Alluring 1963 Manor with stately character & broad versatility is perfect for memorable entertaining & undisturbed play. Sparkling Pool, Blazing Sun, Crystal-clear Creek frontage, Secluded Privacy and it's own Well. Experience this rare combination of elements, all beautifully interconnected for your absolute pleasure. Easy access to Recreation, Dining, World Class Wineries & the Sonoma Coast.

[Additional Pictures](#)

r: Cazadero Highway thru town, bear right onto King Ridge - right at T. Private Drive on Left.

Subd:

317774 **14176 Woodland Dr** **Guerneville, 95446-9582 / B0700** **P** **Single Family** **DOM/CDOM:** 25/25 **LP** \$625,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1607 A **Lot Sz:** 3485/0.0800 **OLP:** \$625,000
Stories: 2 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-080-005 **HOA/\$:** No
U/B/L:

OMD: 08/08/16 **PD:** 09/02/16 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Mountain Views! Entertain in style in this exceptional hillside home. Open floor plan w separation of space. Custom master suite is private Gorgeous wrap around deck w expansive views for perfect indoor/outdoor use. Terraced fenced back yard w hot tub. Premier neighborhood. Stroll down to the vibrant gourmet Guerneville. Ez access to wine country & the ocean. Perfect vacation or full time living. Live the Russian River dream! Your house matters.

[Additional Pictures](#)

r: Armstrong Woods to Woodland

Subd:

307409 11719 Skyline Rd Forestville, 95436-9743 / B0700 P Single Family DOM/CDOM: 109/109 LP \$499,000



BD: 2 BA: 1 FP: Yes Pool: Yes SqFt: 2184 R Lot Sz: 145055/3.3300 OLP: \$499,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 2 APN: 081-010-004 HOA/\$: No
U/B/L:
OMD: 04/08/16 PD: 07/26/16 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Property includes AP #'s 081-010-002,003,004,081-032-002 &081-035-001 for a total of 10.28 acres. Older home and other structures on property. Beautiful views.

[Additional Pictures](#)

r: River Road to McPeak to Skyline

Subd:

314903 11885 Ridgeway Rd Forestville, 95436 / B0700 P Single Family DOM/CDOM: 61/61 LP \$385,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1007 O Lot Sz: 9148/0.2100 OLP: \$385,000
Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 081-271-053 HOA/\$: No
U/B/L:
OMD: 07/02/16 PD: 09/01/16 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Welcome to Summerhome Park! Charming original 1920's cottage with hardwood floors, full length covered porch for outdoor living & enjoying the serene wooded views, plenty of light. Wood burning cobblestone fireplace, spacious living room, bonus room perfect for guests or hobby room. Upstairs bathroom has stall shower accessed from outdoors. Short walk to Lounge, Comm. Center, Museum, outdoor theater and private Sandy Beach.

[Additional Pictures](#)

r: River Rd. to River Dr. L to Summerhome Park Rd. R to Laurel Rd. L to Hillcrest, Ridgeway on R.

Subd:

316768 11365 Terrace Dr Forestville, 95436-9368 / B0700 P Single Family DOM/CDOM: 39/39 LP \$379,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1764 R Lot Sz: 19341/0.4440 OLP: \$379,000
Stories: 2 Story YB: Against #Gar Sp: 0 #CP Sp: 0 APN: 081-162-025 HOA/\$: No
U/B/L:
OMD: 07/15/16 PD: 08/23/16 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Distinctive Forestville Retreat. This private, spacious 2bd, 2ba home is loaded with classic river charm, Wood floors and artistic touches. Big living room with wood floors, large skylight, brick fireplace and a wood stove to keep you warm. Large versatile cook's kitchen, separate dining area, covered porch with peek-a-boo river views. Property is very private and dappled in sunshine. Jetted tub in downstairs bath, Outdoor BBQ area and more!

[Additional Pictures](#)

r: River 2 Forest Hills Rd RT@Old River Rd straight on Summerhome Park Road, L@Ice Box. RT@terrace

Subd:

312772 14622 Rio Nido Rd Guerneville, 95446-9537 / B0700 P Single Family DOM/CDOM: 69/69 LP \$350,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1196 R Lot Sz: 5663/0.1300 OLP: \$350,000
Stories: Other YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 070-293-034 HOA/\$: No
U/B/L:
OMD: 06/25/16 PD: 09/02/16 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 The perfect Russian River get away! Wonderfully updated home with a cozy cabin like feel. Large basement with many possibilities! Granite kitchen counters, newer appliances and a nice deck for those evening barbecues. Even has easy river access!

[Additional Pictures](#)

r: River Rd to Rio Nido Rd.

Subd:

315978 23440 Millwood Rd Cazadero, 95421 / B0700 P Single Family DOM/CDOM: 32/32 LP \$347,500



BD: 1 BA: 1 FP: No Pool: No SqFt: 901 R Lot Sz: 43996/1.0100 OLP: \$347,500
Stories: 1 Story YB: 1978 #Gar Sp: 0 #CP Sp: 0 APN: 097-260-003 HOA/\$: No
U/B/L:
OMD: 07/28/16 PD: 08/29/16 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 IMMACULATE cottage on 2 acres! This 1+ bdrm home has been completely remodeled using quality materials. Features include granite and stainless kitchen, tiled bath, central heat and Marvin windows & doors. Open floorplan w/skylights and an extra room for office or guests. Engineered 2 bdrm septic so potential for a granny unit or tiny house? Ideally located close to Austin Creek, the Russian River and the Coast. Great MOVE IN READY getaway!!

[Additional Pictures](#)

r: Cazadero Hwy 1st left on Old Duncans Grade Rd approx 1/4 mile rt on Old Mill driveway 1st right

Subd:

311805 15647 Old River Rd Guerneville, 95446-9545 / B0700 P Single Family DOM/CDOM: 48/48 LP \$299,950



BD: 2 BA: 2 FP: No Pool: No SqFt: 684 R Lot Sz: 7405/0.1700 OLP: \$299,950
Stories: 2 Story YB: 1975 #Gar Sp: 0 #CP Sp: 0 APN: 070-100-033 HOA/\$: No

OMD: 05/26/16 PD: 07/13/16 COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Two detached homes on one large lush green lot with apple, fig and plum trees. Each unit is one bedroom with front and back decking and ample storage below. Unoccupied house has a large walk-in bedroom closet plus an oversized utility closet. Occupied unit is a tad larger and includes a washer and dryer.

[Additional Pictures](#)

r: Old River Road behind Dada Hardware.

Subd:

318323 6270 Van Keppel Rd Forestville, 95436-9575 / B0700 CN Single Family DOM/CDOM: 18/18 LP \$736,000



BD: 4 BA: 3 FP: Yes Pool: No SqFt: 2774 O Lot Sz: 13299/0.3053 OLP: \$695,000
Stories: 2 Story YB: Against #Gar Sp: 2 #CP Sp: 0 APN: 083-060-015 HOA/\$: No

OMD: 08/17/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Gracious living in Forestville brings you this craftsman style home. Features a vaulted open beam ceiling great room, large stone fireplace, natural wood flooring, exposed open balcony. Chef's kitchen, S/S appliances, granite, travertine flooring, nook, wine fridge & pantry. Central Heat & A/C. Lower level Master BR/BA w/heated floor. Fam Rm & Den. Upper level 2 BR/1BA. Exterior covered decking overlooking 1/3 acre sunny yard w/raised garden beds

[Additional Pictures](#)

r: Covey Rd. to Van Keppel Rd.

Subd:

316130 16340 Cutten Dr Guerneville, 95446-9229 / B0700 CN Single Family DOM/CDOM: 52/52 LP \$649,000



BD: 4 BA: 3 FP: Yes Pool: No SqFt: 1445 R Lot Sz: 7405/0.1700 OLP: \$649,000
Stories: 2 Story YB: 2006 #Gar Sp: 2 #CP Sp: 0 APN: 069-280-055 HOA/\$: No

OMD: 07/14/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Sleepy Bear Lodge-First class luxury and style in this Turn key newer home w/ income poss. This sanctuary offers soothing view perched upon a tranquil ridge above the Armstrong Valley. Beautifully Fully furnished home w/ high-end rustic decor included in sale. Move in ready. Plantation shutters to Bosch appliances & Restoration Hardware/ Pottery Barn furnishings take this home to a higher level. 1 owner -Pristine like new. Mint Condition

[Additional Pictures](#)

r: Armstrong wds road- left on Laughlin- veer left on Cutten- Left at fork. Top of hill.

Subd:

310368 14934 Canyon 1 Rd Guerneville, 95446 / B0700 CN Single Family DOM/CDOM: 26/26 LP \$300,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1085 R Lot Sz: 4792/0.1100 OLP: \$300,000
Stories: 2 Story YB: 1952 #Gar Sp: 1 #CP Sp: 0 APN: 070-261-015 HOA/\$: No

OMD: 05/09/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: None

Hidden gem. Cute and clean! Single-family or multi-family retreat. Two beds, one full bath home upstairs with nice butcher block counters in updated kitchen. Great Room w/skylights & cozy gas stove. Classic knotty pine. Open studio with full bath & hook-ups for future kitchen at street level. Short walk to Russian River, community pool, Roadhouse Pub, tennis courts, Pee Wee golf dog park and community garden. Low maintenance property. No Flood!

[Additional Pictures](#)

r: River Road to Rio Nido, North on Canyon 2, past first Canyon 1 to second Canyon 1. Third house left.

Subd:

313834 17358 Park Ave Guerneville, 95446-9621 / B0700 CN Single Family DOM/CDOM: 86/86 LP \$259,500



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 810 R Lot Sz: 4500/0.1033 OLP: \$287,500
Stories: 1 Story YB: 1961 #Gar Sp: 0 #CP Sp: 1 APN: 072-160-015 HOA/\$: No

OMD: 06/10/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is,REO

Cute 1 bedroom Russian River cabin on a sunny lot with parking for 2 cars. Lots of decks to relax, close to town and the Russian River, perfect for year round living or weekend get-a-ways! Needs a little TLC but completely worth the investment.

[Additional Pictures](#)

r: 116 to Old Monte Rio Rd to Park

Subd:

307672 17278 Summit Ave Guerneville, 95446-9086 / B0700 CN Single Family DOM/CDOM: 145/145 LP \$219,900



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 691 R Lot Sz: 3999/0.0918 OLP: \$230,000
Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 1 APN: 072-160-030 HOA/\$: No
U/B/L:
OMD: 04/07/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: REO

Wonderful 3 Bed / 1 Bath Home perfect place to relax from busy city life. Light, bright with a nice open feeling. Great inside Laundry area. Cozy wood burning stove. Just a short drive to Shopping and Dining down town.

[Additional Pictures](#)

r: Take Old Monte Rio to Park Ave. From Park Ave turn onto Summit Ave.

Subd:

314607 8110 Tyrone Rd Monte Rio, 95462 / B0700 CN Single Family DOM/CDOM: 75/75 LP \$200,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 764 R Lot Sz: 28314/0.6500 OLP: \$200,000
Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 2 APN: 074-250-022 HOA/\$: No
U/B/L:
OMD: 06/21/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Short Sale

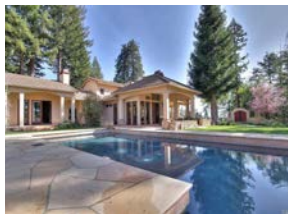
Cottage with 2 bedrooms and 1 bath, large deck overlooking the mountains, lots of privacy.

[Additional Pictures](#)

r: Bohemian Hwy to Tyrone road.

Subd:

303049 140 Marigold Ln Forestville, 95436-9321 / B0700 CC Single Family DOM/CDOM: 188/188 LP \$2,145,000



BD: 4 BA: 5 FP: Yes Pool: Yes SqFt: 3416 R Lot Sz: 293594/6.7400 OLP: \$2,145,000
Stories: Split Lev YB: 1999 #Gar Sp: 2 #CP Sp: 0 APN: 085-050-043 HOA/\$: No
U/B/L:
OMD: 02/25/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Stunning ridge top estate overlooking the Russian River Valley. Spacious Mediterranean compound built with quality and designed for indoor/outdoor living. Resort style grounds with pool & spa in a banana belt climate. Serene setting with expansive views and gated privacy. Minutes to airport, Healdsburg, wineries or the coast. A rare opportunity for extended family, retreat or year round living.

[Additional Pictures](#)

r: River Rd to Westside Rd. Down to the left to McPeak. then up Marigold Lane. Gated entrance.

Subd:

315645 6741 Lavon Ct Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 61/61 LP \$729,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 2002 R Lot Sz: 11761/0.2700 OLP: \$739,000
Stories: Tri Level YB: 1986 #Gar Sp: 2 #CP Sp: 0 APN: 083-110-024 HOA/\$: No
U/B/L:
OMD: 07/05/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Charming Forestville home in park-like setting. French doors in formal dining opens to spacious backyard, perfect for entertaining! Vaulted ceiling with exposed wood beam, solid hardwood flooring. Walk in master closet with built ins, plus additional closet. Large master suite overlooks the private backyard and tranquil pool. Ample parking with room for an RV. Walking distance to downtown Forestville. Come see the stunning sunset views!

[Additional Pictures](#)

r: River Rd. to left on Mirabel Rd. to left at Speers Ranch Rd. to Lavon Ct.

Subd:

314449 6518 Wayne Ct Forestville, 95436-9443 / B0700 CC Single Family DOM/CDOM: 76/76 LP \$719,000



BD: 4 BA: 3 FP: Yes Pool: No SqFt: 2345 R Lot Sz: 14667/0.3367 OLP: \$739,000
Stories: 2 Story YB: 1996 #Gar Sp: 3 #CP Sp: 0 APN: 083-110-055 HOA/\$: No
U/B/L:
OMD: 06/20/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

In the peaceful town of Forestville you'll find this Well Kept 4 BR, 3 BA home built in 1996. The home is 2,345 sf. It sits on a 14,666 sf lot. There's also a detached 1,000 +/- sf studio/office w/ rental possibilities. Main home: 1 BR & a Full BA down, Master Ste w/ King-Sized Master BA & large walk-in closet, up. Updated Kitchen w/ granite counters & island. Motorhome/RV/Boat parking, along w/ a 3 car garage. Yes, a lot to offer here.

[Additional Pictures](#)

r: From the town of Forestville, (R) on Mirabel, then (R) on Speer Ranch Rd., to (R) on Wayne Ct.

Subd: Speers Sub

318874 **2724 Cazadero Hwy** **Cazadero, 95421-9733 / B0700** **CC Single Family** **DOM/CDOM: 23/23** **LP** **\$667,000**



BD: 4 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 1680 R **Lot Sz:** 25112/0.5765 **OLP:** \$667,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 105-070-035 **HOA/\$:** No
U/B/L:
OMD: 08/12/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Premier Victorian on charming Austin Creek. Exquisite detailing throughout the home: Inlaid hardwood floors, crown moulding, marble fireplace, granite kitchen. Classic gingerbread accents, inside and out. Plenty of room for family and friends with 4 bdrm and 3 full baths. Soak in the hot tub, frolic in Austin Creek, sip your morning coffee on the covered porch or curl up with a good book on the deck. Great environment to play, relax, entertain

[Additional Pictures](#)

Location: Hwy 116. Left on Cazadero. 2.7 miles to property

Subd:

314932 **12866 River Rd** **Guerneville, 95446-9277 / B0700** **CC Single Family** **DOM/CDOM: 72/409** **LP** **\$598,000**



BD: 3 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** 1461 R **Lot Sz:** 39400/0.9045 **OLP:** \$598,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 070-370-002 **HOA/\$:** No
U/B/L:
OMD: 06/24/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Classic, substantial, circa 1939 Russian River Bungalow. Extensive remodeling of Kitchen, bathrooms, hardscape with walkway and inground pool. Two fireplaces (spacious living room has remote starter, Master bedroom wood burning). Master bathroom is stunning. As a vacation rental it fetches \$325/night. But would make fabulous year round residence. Fun Shed has hot tub + Sauna adjacent to the inground pool. 9/10ths of an acre with shed/storage.

[Additional Pictures](#)

Location: across from Odd Fellows rd (Summerbridge), turn in at Sonoma Orchard Inn and then immediate left.

Subd:

318892 **8502 Orchard Rd** **Forestville, 95436-9508 / B0700** **CC Single Family** **DOM/CDOM: 11/11** **LP** **\$555,000**



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 10711/0.2459 **OLP:** \$555,000
Stories: 1 Story **YB:** Against **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-125-005 **HOA/\$:** No
U/B/L:
OMD: 08/24/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

MODERN COMPOUND on 1/4-acre. 2 homes Mid-Century single-level, 2 separate LOTS drenched in sun. Open floor plans. Clean lines. Bright & airy. Stainless appliances. Gorgeous wood and quality throughout. Plenty of level parking plus garage. Two homes could be sold separately yet visually tied together. Large swim spa -cool in summer -hot in winter. Air-conditioning X 2. Low maintenance. Thoughtfully retro-designed for indoor/outdoor entertaining.

[Additional Pictures](#)

Location: River Road to Champs de Elysees. Right at top T of hill. Becomes Orchard. Homes on left.

Subd:

318550 **15011 Cherry St** **Guerneville, 95446-9671 / B0700** **CC Single Family** **DOM/CDOM: 27/27** **LP** **\$549,000**



BD: 3 **BA:** 3/1 **FP:** No **Pool:** No **SqFt:** 2283 R **Lot Sz:** 7501/0.1722 **OLP:** \$549,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-028 **HOA/\$:** No
U/B/L:
OMD: 08/08/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Another Beautiful LBL remodel. 3 bedrooms, 3 1/2 baths. Office, Bonus Room. Large lot. Check out the video on the Virtual Medial link above.

[Additional Pictures](#)

Location: Highway 116 to Lovers Lane, keep right onto Cherry.

Subd:

316802 **10527 Woodside Dr** **Forestville, 95436-9724 / B0700** **CC Single Family** **DOM/CDOM: 49/49** **LP** **\$549,000**



BD: 1 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2756 N **Lot Sz:** 13713/0.3148 **OLP:** \$629,000
Stories: 2 Story **YB:** 2001 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-180-022 **HOA/\$:** No
U/B/L:
OMD: 07/17/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Huge home in Perfect condition on a level double lot. Perfectly clean with a clear pest report. Lots of parking and lots of sun on 13,700 square foot lot. Room for everybody inside, Room for all your RVs, cars and toys outside. The photos look good but the house looks even better, you must see it to believe. The home was built in 2001.

[Additional Pictures](#)

Location: Scenic, immediate right on Old River Rd to 10527 Woodside Dr. OR Old River to Canyon Dr to Woodside **Subd:**

316270 14932 Cherry St Guerneville, 95446-9615 / B0700 CC Single Family DOM/CDOM: 34/34 LP \$545,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2248 R Lot Sz: 4000/0.0918 OLP: \$545,000
Stories: 2 Story YB: Against #Gar Sp: 0 #CP Sp: 2 APN: 072-040-033 HOA/\$: No
OMD: 08/01/16 PD: COE: SP: \$ TIC: No 2nd Unit: No



Sale Cond: None

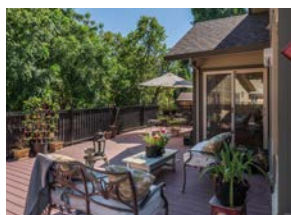
Vintage two story home with classic wood paneling. Living room with fireplace/insert, separate dining area with custom window coverings. Galley kitchen, Dynasty stove, custom cabinetry, tile counters plus an eating area with private deck. Main floor has 2 bedrooms and 1 bath. Interior spiral staircase to family room with kitchenette and third bedroom and second bath and laundry room. Detached 2 car drive through carport add to the charm.

[Additional Pictures](#)

r: Highway 116 to Lovers Lane, keep to the right onto Cherry Street.

Subd:

315532 14263 Mill Ct Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 60/60 LP \$447,000
BD: 3 BA: 2 FP: No Pool: No SqFt: 1504 R Lot Sz: 6438/0.1478 OLP: \$447,000
Stories: 1 Story YB: 2012 #Gar Sp: 2 #CP Sp: 0 APN: 070-020-048 HOA/\$: No
OMD: 07/06/16 PD: COE: SP: \$ TIC: No 2nd Unit: No



Sale Cond: None

Sun-Drenched & Stylish In-Town Palace! Bright open floorplan with walk-out to large entertainment deck. Lush & lovely outlooks thru large picture windows & luxury finishes throughout. Newer construction details. Elevated above flood. Super sized garage + bonus work loft. Great neighborhood w/ easy access to Cafes, Entertainment, Beaches & Nightlife! A brilliant full-time residence or relaxing vacation home. Fantastic Summer memories start now!

[Additional Pictures](#)

r: Downtown Guerneville - Mill St to Mill Ct

Subd:

316530 20460 Chapel Dr Monte Rio, 95462-9725 / B0700 CC Single Family DOM/CDOM: 52/52 LP \$438,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1808 R Lot Sz: 5798/0.1331 OLP: \$438,000
Stories: 2 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 094-122-016 HOA/\$: No
OMD: 07/14/16 PD: COE: SP: \$ TIC: No 2nd Unit: No



Sale Cond: None

Lovely Two Story View Home. Tastefully remodeled & well maintained with large, versatile floorplan. Both levels have private entrances. Lower level deck & wet bar for gracious entertaining. Forced air heat & whole house A/C make for all year comfort. Fireplace adds warm ambiance to the large living room. Sunny yard boasts apple and plum trees. Hilltop views of Monte Rio. Quiet end of road location yet just steps to the Beach, Rio Theatre & Eats!

[Additional Pictures](#)

r: HWY 116 West, Right on D, Left on Foothill, stay right to Chapel.

Subd:

317315 3035 Cazadero Hwy Cazadero, 95421-9665 / B0700 CC Single Family DOM/CDOM: 44/44 LP \$419,000
BD: 2 BA: 1/1 FP: No Pool: No SqFt: 1432 R Lot Sz: 131116/3.0100 OLP: \$419,000
Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 1 APN: 105-080-017 HOA/\$: Yes/\$860.00/Year
OMD: 07/22/16 PD: COE: SP: \$ TIC: No 2nd Unit: No



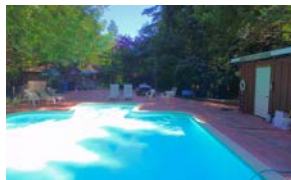
Sale Cond: Offer As Is

Stunning, private 3 acre oasis in the redwoods. Secluded, set back from road. 2 bedroom, 1.5 bathrooms, hot tub, cabana, plenty of off-street parking, deck with forest views, storage shed, locked tool room, car-port, 2 wood burning stoves, propane water furnace and electric baseboard heaters. New improvements: range, stainless steel refrigerator, 4 skylights, granite and butcher block kitchen counters, kitchen tile, 4 LED lights, baseboard heaters.

[Additional Pictures](#)

r: Take 116 West 7.2 miles from Guerneville. Right on Cazadero Highway, go 3.1 miles. Use 2ND Driveway. **Subd:**

313719 19668 Redwood Dr Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 83/83 LP \$399,000
BD: 1 BA: 1 FP: Yes Pool: Yes SqFt: 400 N Lot Sz: 35663/0.8187 OLP: \$399,000
Stories: 1 Story YB: 1980 #Gar Sp: 0 #CP Sp: 0 APN: 094-250-051 HOA/\$: Yes/\$100.00/Year
OMD: 06/13/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes



Sale Cond: None

Party time- Huge pool with two separate one bedroom cabins. Use as it is or build your dream. Approved septic plans for a three bedroom house on entry part of this .81 acre parcel. Plans allow you to retain the cabin on the left past the pool. Cabins are fun! but have great charm-skylights, fireplaces. Pool is quite large- approx. 80,000 gallons (deep end is 11 feet).

[Additional Pictures](#)

r: Turn off Hwy 116 at Northwood Lodge-road goes to Redwood Drive. Turn right- on the right

Subd:

313084 835 Cazadero Hwy Cazadero, 95421-9716 / B0700 CC Single Family DOM/CDOM: 91/368 LP \$398,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1064 V Lot Sz: 77972/1.7900 OLP: \$425,000
Stories: 2 Story YB: 1977 #Gar Sp: 1 #CP Sp: 0 APN: 097-230-005 HOA/\$: No
U/B/L:
OMD: 06/05/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is, None

Creek Front Property - Private getaway house in the redwoods located on Austin Creek with over 1.79 acres including 50 yards of creek frontage. This 2 bd./2 ba. house has vaulted, wood beamed ceilings, custom wine bar, breakfast bar, skylights, large wrap around deck. Full creek access. Beautiful wood floors, custom ceramic tile & many updates. Oversized garage w/ adj laundry room.

[Additional Pictures](#)

Directions: Take Hwy. 116, through Monte Rio toward Jenner. Turn right down Cazadero Hwy. **Subd:**

313154 10601 Old River Rd Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 90/90 LP \$379,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1000 N Lot Sz: 86684/1.9900 OLP: \$425,000
Stories: Multi Lev YB: 1961 #Gar Sp: 0 #CP Sp: 1 APN: 082-260-036 HOA/\$: No
U/B/L:
OMD: 06/06/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Charming light filled rustic contemporary home set up on a hill and offering complete peace and privacy. Beautiful wood accents, skylights, a large deck and a useful approximate 12 x 25 outbuilding with electricity.

[Additional Pictures](#)

Directions: River Road to Gray's Ct to Gray's Rd to Old River Road. **Subd:**

313840 17805 Beach Ave Guerneville, 95446-9773 / B0700 CC Single Family DOM/CDOM: 81/81 LP \$359,000



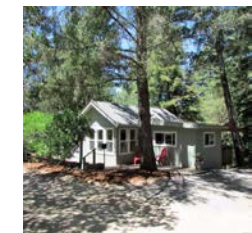
BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1141 R Lot Sz: 4356/0.1000 OLP: \$379,000
Stories: Multi Lev YB: 1960 #Gar Sp: 1 #CP Sp: 0 APN: 071-250-017 HOA/\$: No
U/B/L:
OMD: 06/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Sunny home within walking distance of the beach and local park with a huge backyard and deck.

[Additional Pictures](#)

Directions: Neeley Rd to Beach Rd. **Subd:**

316650 11800 Ridge Dr Guerneville, 95446-9724 / B0700 CC Single Family DOM/CDOM: 51/51 LP \$339,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 660 N Lot Sz: 4918/0.1129 OLP: \$349,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 085-122-005 HOA/\$: No
U/B/L:
OMD: 07/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Cottage on the hill. The perfect year round or getaway home. Wood floors, loads of light, new septic and on-demand hot water heater. Dual glazed windows, gas heat and plenty of gardening room. Sweet spot in a nice neighborhood. Second bedroom has been opened to the living room for use as an office or family room. Freestanding gas heater. LBX on rail in front yard.

[Additional Pictures](#)

Directions: Hwy 116 between FV & GV, turn rt on Tunstall Rd. Rt at fork up the hill, rt on Ridge **Subd:**

318726 17870 Hwy 116 Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 26/26 LP \$335,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 781 R Lot Sz: 34848/0.8000 OLP: \$335,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 072-211-019 HOA/\$: No
U/B/L:
OMD: 08/09/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Marvelous Chalet in the Redwoods. Polished Lodge-Style accents accompany thoughtful design & finish details that make this a romantic & private sanctuary. Floor to ceiling windows for lush natural outlooks, beautiful skylights, warm wood burning fireplace large interconnected entertainment deck, stylish eat-in kitchen, bonus office space & laundry plus a dense, large lot with seasonal creek. BEACH @ Summer Crossing + 1.5 miles to downtown GVL!

[Additional Pictures](#)

Directions: HWY 116 thru Downtown. 1.5 Miles on right. **Subd:**

314395 15120 Canyon 2 Rd Rio Nido, 95446 / B0700 CC Single Family DOM/CDOM: 77/77 LP \$324,500



BD: 3 BA: 2 FP: No Pool: No SqFt: 1350 R Lot Sz: 6970/0.1600 OLP: \$329,000
Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 070-257-003 HOA/\$: No
U/B/L:
OMD: 06/19/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Fabulous potential for extended family, office or extra space. Sweet 2 bedroom 1 bath upstairs with great natural light & tree top views. Pretty kitchen, big bedrooms, cute bath & comfortable living space. Downstairs is a studio setup with full bath, possible kitchenette & little eating area. Laundry hookups in back & storage shed for toys. Good off-street parking for 2. End of road but just minutes to community pool & restaurant.

[Additional Pictures](#)

r: River Rd to Canyon 2. Left on Canyon 2 past the Lodge. Stay right & follow signs. Right at last fork Subd:

314698 14835 Old Cazadero Rd Guerneville, 95446-9668 / B0700 CC Single Family DOM/CDOM: 71/71 LP \$324,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 930 R Lot Sz: 5502/0.1263 OLP: \$349,000
Stories: 1 Story YB: 1927 #Gar Sp: 2 #CP Sp: 1 APN: 072-040-015 HOA/\$: No
U/B/L:
OMD: 06/25/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

You'll love this near-town, sunny location with only 11 stairs to the front door. Public water and sewer and not in the flood plain! Lovingly cared for with brand new carpet, kitchen counters and fresh paint. Spacious living room with an electric fireplace and peaceful views. Two car garage plus a carport and abundant storage. Perfect location close to Armstrong Woods, Guerneville Duncan Mills and the Coast.

[Additional Pictures](#)

r: River Road to Old Cazadero Rd Subd:

309472 6175 Cazadero Hwy Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 118/118 LP \$299,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 828 R Lot Sz: 3485/0.0800 OLP: \$319,000
Stories: 1 Story YB: 1912 #Gar Sp: 1 #CP Sp: 0 APN: 106-090-083 HOA/\$: No
U/B/L:
OMD: 05/09/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Located in historic downtown Cazadero, this home was built in 1912, per tax records. The gated home is private and not visible from the highway. Lush landscaping compliments lovely views of mountains and trees. The two bedroom home offers plenty of storage below the home and loads of off street parking. There is also easy access to the home from behind the property. There is a detached one car garage. Property is on a mutual water system.

[Additional Pictures](#)

r: Cazadero Highway to Downtown Cazadero, first property on the left after the post office. Subd:

304536 11744 Saratoga Ave Guerneville, 95448 / B0700 CC Single Family DOM/CDOM: 177/249 LP \$289,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1000 O Lot Sz: OLP: \$299,000
Stories: 2 Story YB: 1928 #Gar Sp: 0 #CP Sp: 0 APN: 085-060-012 HOA/\$: Yes/\$200.00/Mo
U/B/L:
OMD: 03/11/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

First time available in 34 years. Fantastic opportunity to own a membership in The Odd Fellows Recreation Club. You will have exclusive use of a two bedroom, two bath cabin with a large redwood deck nestled in the forest above the Russian River. This private, gated community, includes ownership of the cabin on a lot in a 300+ acre park. Stunning private beaches, lodge, tennis, bocce, baseball plus. Year around beauty and family fun.

[Additional Pictures](#)

r: Hwy 116 to Odd Fellows Park Road, right on Saratoga Ave, on left Subd:

314356 8499 Nazielle Rd Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 78/78 LP \$235,000



BD: 3 BA: 1 FP: No Pool: No SqFt: 651 R Lot Sz: 4234/0.0972 OLP: \$235,000
Stories: 1 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 082-104-022 HOA/\$: No
U/B/L:
OMD: 06/18/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

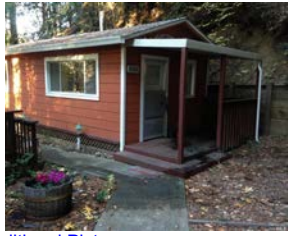
Sale Cond: Offer As Is

Wonderful opportunity in the hills of peaceful Forestville. Cute house on Quiet lot. Tons of potential.

[Additional Pictures](#)

r: River Rd., L onto Champs De Elyses. Top of hill, go rt. Merge into Nazielle. House on rt. side. Subd:

527321 15131 Drake Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 287/287 LP \$115,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 370 N Lot Sz: 5009/0.1150 OLP: \$125,000
Stories: 1 Story YB: 1941 #Gar Sp: 0 #CP Sp: 2 APN: 071-070-060 HOA/\$: No
U/B/L:
OMD: 11/13/15 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Short Sale

Darling little Hansel and Gretel cottage nestled amongst the redwood trees with privacy and sun. Well built. 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 and the serene setting of the redwoods. Private and peaceful.

[Additional Pictures](#)

r: From Forestville: Highway 116 to Drake (make rt) From Guerneville: take Hwy 116 to Drake (make left) Subd:

514322 14990 Cherry St Guerneville, 95446-9615 / B0700 CR Single Family DOM/CDOM: 78/451 LP \$479,900



BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2436 R Lot Sz: 5998/0.1377 OLP: \$479,900
Stories: 2 Story YB: 2006 #Gar Sp: 2 #CP Sp: 0 APN: 072-040-046 HOA/\$: No
U/B/L:
OMD: 06/18/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Custom home shines in this peaceful neighborhood. Custom oak cabinetry throughout. Downstairs entertainment Great Room with wet bar, half bath & wine closet can easily fit a pool table and more. Tile flooring in all baths, ceiling fans, french doors, hot tub off of Master Bedroom and a two car garage finish this lovely house in this bucolic setting.

[Additional Pictures](#)

r: Old Cazadero Rd to the top. Turn left onto Cherry, house on right. Subd:

507735 19540 King Ridge Rd Cazadero, 95421-9613 / B0700 A Single Family DOM/CDOM: 126/126 LP \$11,988,000



BD: 2 BA: 3 FP: Yes Pool: No SqFt: 5070 R Lot Sz: 31481683/722.7200 OLP: \$11,988,000
Stories: 2 Story YB: 2010 #Gar Sp: 3 #CP Sp: 0 APN: 106-240-020 HOA/\$: No
U/B/L:
OMD: 05/01/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Double Bar Z Ranch the perfect medley of sustainability, casual luxury and interdependence with nature. Own your own lodge style dream home on 722 glorious acres. Ephemeral ponds, views for miles and some of the most desired land in Sonoma County. Property backs up to Austin Creek state preserve, guaranteeing privacy. Separate Gate house (vacation rental), roman cabin and ponds. One of the most exclusive ranches in Sonoma County awaits you.

[Additional Pictures](#)

r: Hwy 116 to Cazadero Highway to King Ridge Rd. Subd:

503241 5850 Anderson Rd Forestville, 95436-9632 / B0700 A Farms/Ranch DOM/CDOM: 197/197 LP \$2,895,000



BD: 3 BA: 3/1 FP: Yes Pool: Yes SqFt: 5165 O Lot Sz: 507038/11.6400 OLP: \$3,095,000
Stories: 2 Story YB: 2001 #Gar Sp: 3 #CP Sp: 0 APN: 083-040-084 HOA/\$: No
U/B/L:
OMD: 02/20/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: None

Russian River area, 2 elec gates, Custom Mediterranean home, 40 ft salt & solar pool, Cabana w/full kitchen & granite & stone Viking BBQ, Studio, Office bldg, 1500 sq/ft barn w/slab floor. 3 acres plantable for Pinot Noir or Chard. Lush tropical landscape 24 zone auto sprinkler system. Priced \$1 mill under appraised value. 20 minutes from Healdsburg, 1 hour+- to SF, 7 minutes to Charles Schultz Airport. Whole foods 10 minutes

[Additional Pictures](#)

r: 101, River Road west, pass Farm House Inn, next Left, First Left, Right on Anderson to end to gate Subd:

522078 6941 Ellen Ln Forestville, 95436 / B0700 A Farms/Ranch DOM/CDOM: 351/351 LP \$2,295,000



BD: 4 BA: 3/1 FP: No Pool: Yes SqFt: 3700 O Lot Sz: 699138/16.0500 OLP: \$2,750,000
Stories: Multi Lev YB: 1971 #Gar Sp: 1 #CP Sp: 0 APN: 084-031-041 HOA/\$: No
U/B/L:
OMD: 09/15/15 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Hilltop estate view home with huge income from long term grape contracted through 2025. This nets the owner \$45k per year with 1.5% annual increases (this pays for a lot of a mortgage payment)! There are also 2-3 acres of premier plantable land. The 3,700 sq ft home features game room, pizza oven in the kitchen, 1,300 bottle wine cellar, integrity series windows etc. Outside includes Inground pool and 9 Acre ft pond.

[Additional Pictures](#)

r: Take US-101 N, CA-12 W, Occidental Rd and CA-116 W to Hidden Lake Rd in Forestville. Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016) , Sold Off MLS (8/1/2016 to 8/31/2016)

21614501 **10255 Hwy 116** **Forestville, 95436 / B0700** **A Single Family** **DOM/CDOM:** 61/61 **LP** \$1,497,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 2145 O **Lot Sz:** 130680/3.0000 **OLP:** \$1,650,000
Stories: 1 Story, **YB:** 2002 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 085-180-016 **HOA/\$:** No
U/B/L:

OMD: 07/05/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Sun, seclusion, privacy, gorgeous gardens, pool & pool house, over-sized garage with 600sf multi-purpose rm. w/bath. RV parking by the creek. Home has an open floor plan with a loft w/office area and pool table area. A kitchen to please the gourmet. Large pantry. Master is large: walk in closet, tiled bathroom. Laundry rm has sink and glass door to the garden. Custom double carport is located across from outdoor fireplace. This property has it all

[Additional Pictures](#)

Dir: Hwy 116 Just past Green Vally Rd. on the Rt from F'ville town

Subd:

21618638 **9801 Hillside Dr** **Forestville, 95436-9774 / B0700** **A Single Family** **DOM/CDOM:** 28/28 **LP** \$1,200,000



BD: 2 **BA:** 2/1 **FP:** Yes **Pool:** Yes **SqFt:** 1752 R **Lot Sz:** 46174/1.0600 **OLP:** \$1,200,000
Stories: 2 Story **YB:** 1973 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 083-180-026 **HOA/\$:** No
U/B/L:

OMD: 08/07/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Unique 1 Acre Income-producing property, just moments from the Russian River, Epic Wineries, Beaches & idyllic Sonoma County amenities. Abundant rich landscaping, mature trees, views and a rich Southern sunlit Exposure, replete with state-of-the-art growing technology. The entire facility is exceptionally well thought out, with top of the line Production Equipment. Main house includes studio apartment & full kitchen, ideal for seasonal employees

[Additional Pictures](#)

Dir: Northwest on River Rd., Left on Scenic Dr., Left on Hillside Dr. to the end of road. Private Gate.

Subd:

21619177 **18200 Sweetwater Springs** **Guerneville, 95446-8915 / B0700** **A Single Family** **DOM/CDOM:** 13/13 **LP** \$949,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1264 R **Lot Sz:** 2631460/60.4100 **OLP:** \$949,000
Stories: 2 Story **YB:** 1990 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-110-015 **HOA/\$:** No
U/B/L:

OMD: 08/22/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Your opportunity to own an entire mountain, with all the peace and total sense of privacy that affords, yet located under 4 miles from downtown. The contemporary rustic gated home boasts commanding, spectacular, and panoramic views from most windows and the expansive deck. Develop some of the 60+ acres or leave it all natural. Public utilities, with backup generator and well. Garage and workshop. Experience the Sonoma Co. lifestyle few achieve.

[Additional Pictures](#)

Dir: Armstrong Woods Rd. 1.8mi to Sweetwater Springs Rd., 1.9mi on left.

Subd:

21606880 **24951 Hwy 116** **Duncans Mills, 95430 / B0700** **A Single Family** **DOM/CDOM:** 153/335 **LP** \$895,000



BD: 5 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2716 R **Lot Sz:** 31002/0.7117 **OLP:** \$945,000
Stories: 2 Story **YB:** 1890 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-160-012 **HOA/\$:** No
U/B/L:

OMD: 04/04/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

[Additional Pictures](#)

Dir: West on highway 116 from Monte Rio, take first right past fire station.

Subd:

21620439 **15960 Riverlands Rd** **Guerneville, 95446-9416 / B0700** **N A Single Family** **DOM/CDOM:** 5/5 **LP** \$799,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 10890/0.2500 **OLP:** \$799,000
Stories: 2 Story **YB:** 1944 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-140-011 **HOA/\$:** No
U/B/L:

OMD: 08/30/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Nestled in the mighty redwoods, this large riverfront home boasts a private pier, views of the Russian River, three outdoor decks, yard and close proximity to parks, popular beaches, and vibrant downtown Guerneville. Original upstairs level has updated kitchen, bathroom, living/dining room, loft and bedrooms including master suite. Added downstairs level currently configured as bonus living space, game room, and garage.

[Additional Pictures](#)

Dir: From Highway 116, turn onto Drake Road. Follow Drake Road to Riverlands Road and take a left.

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016), Sold Off MLS (8/1/2016 to 8/31/2016)

21614882 **19475 REDWOOD Dr** **Monte Rio, 95462-9760 / B0700** **A** **Single Family** **DOM/CDOM:** 73/73 **LP** \$725,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1152 R **Lot Sz:** 7841/0.1800 **OLP:** \$725,000
Stories: 2 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 094-190-009 **HOA/\$:** No
U/B/L:
OMD: 06/23/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

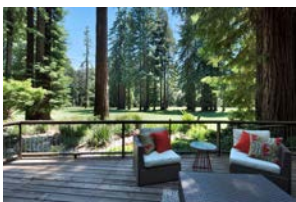
LOCATION & ACCESS! This large-lot retreat has it all: Overlook the river, or meander down to swim & kayak. Finish up a fun day with a round of golf - or watch others duff from the side porch. Top Level is 3/2 w/ washer/dryer next to side door (just in case kids try to bring the beach or golf course in with them). 3 entry points on main floor w/wrap around deck. Bottom Level is designer ready with brick fireplace, full bath, and own entry

[Additional Pictures](#)

Dir: Hwy 116 to Redwood Dr (Northwood Golf Course)

Subd: Northwood

21615338 **11051 Golf Ct** **Monte Rio, 95462-9743 / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP** \$697,000



BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1388 R **Lot Sz:** 6534/0.1500 **OLP:** \$697,000
Stories: 2 Story **YB:** 1979 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-190-040 **HOA/\$:** Yes/\$150.00/Ye
U/B/L:
OMD: 07/14/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

SPECTACULAR setting on the scenic Northwood Golf Course! This lovely home offers a spacious open floor plan flowing out to a large deck with dramatic golf course VIEWS! 2 en-suite bedrooms and a chef's kitchen with s/s appliances. Zen-like landscaping and towering redwoods create a feeling of serenity and calm. Minutes from the Russian River, Sonoma coast or wine/dine destinations this enchanting property is a dream come true! COME OUT AND PLAY!

[Additional Pictures](#)

Dir: River Rd to Redwood Dr to Golf Ct.

Subd:

21604418 **19625 Redwood Dr** **Monte Rio, 95462-9712 / B0700** **B A** **Single Family** **DOM/CDOM:** 58/58 **LP** \$659,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1172 R **Lot Sz:** 18901/0.4339 **OLP:** \$699,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-250-012 **HOA/\$:** Yes/\$0.00/Se
U/B/L:

OMD: 04/01/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Gorgeous riverfront in Northwood complete with an upgraded septic system & a BRAND NEW DECK overlooking the RUSSIAN RIVER. Cozy wood burning stove, den, LUSCIOUS GRASSY YARD great for dogs and kids, SPACIOUS garage, and so much more! This home is the epitome of RIVER CHARM. Would make a great VACATION GETAWAY!

[Additional Pictures](#)

Dir: Hwy 116 Redwood Dr.

Subd:

21607586 **21538 Moscow Rd** **Monte Rio, 95462-9790 / B0700** **A** **Single Family** **DOM/CDOM:** 144/144 **LP** \$659,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2400 R **Lot Sz:** 7841/0.1800 **OLP:** \$659,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-152-046 **HOA/\$:** No
U/B/L:

OMD: 04/13/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: None

Turn Key Vacation Rental-Fully Furnished & heavily booked! Average over \$40k/yr - Aprx \$17k in bookings for July & August. This 3 bed 2 bath 2 story home has it all. 2 bedroom plus loft area w/ kitchen and living space upstairs & 1 bedroom plus living space & kitchenette downstairs. Wood burning fireplace and beautiful views of the river makes even the rainiest of days an incredible place to be. Complete with Hot Tub & Man Cave. (furnished garage)

[Additional Pictures](#)

Dir: Hwy 116 west, rt on Bohemian hwy. rt on Main st. rt on Moscow rd.

Subd:

21618860 **16730 Center Way** **Guerneville, 95446-9796 / B0700** **A** **Single Family** **DOM/CDOM:** 20/20 **LP** \$625,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 2209 R **Lot Sz:** 5227/0.1200 **OLP:** \$625,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-192-027 **HOA/\$:** No
U/B/L:

OMD: 08/15/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

This luxurious Vacation Beach home nestled into the redwoods can be used as primary residence, or turn-key vacation rental, VRBO or AirBnB. Thoughtful details and designer touches highlight the stunning features such as the Quartz and Granite counters, quality cabinetry, upgraded flooring, and flowing floor plan. The exterior features a newly-extended livable deck, french doors, and zen garden with hot tub. 2 car garage and additional parking!

[Additional Pictures](#)

Dir: Hwy 116 to Neely Rd to Center Way

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016) , Sold Off MLS (8/1/2016 to 8/31/2016)

21613159 3985 Cazadero Hwy Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 90/90 LP \$599,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1122 R Lot Sz: 8925/0.2049 OLP: \$650,000
Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 2 APN: 105-180-003 HOA/\$: No
U/B/L:

OMD: 06/06/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Creek front with beach! Looking for privacy, tranquility and charm, this special property easily has all that and so much more. This premier beach front property is your own private bend of Austin Creek with a spectacular view and sense of nature as only Cazadero can provide. There is no other spot like this on Austin Creek. Open decks for outdoor living. Outdoor BBQ/kitchen and bar. Grass sunshine and room for guests. One of a kind opportunity!

[Additional Pictures](#)

Dir: Hwy 116 right on Cazadero Highway, across street from boy scout camp.

Subd:

21614204 19230 Fort Ross Rd Cazadero, 95421-9695 / B0700 A Single Family DOM/CDOM: 76/76 LP \$579,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 868 R Lot Sz: 102366/2.3500 OLP: \$599,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 106-260-001 HOA/\$: No
U/B/L:

OMD: 06/20/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: None

Looking for a unique and private property? This spacious cottage on 2.35 sunny acres includes a guest house adjacent to the main house with shared deck. Huge deck on main house overlooks the vineyard and fabulous views. Deck also has a hot tub and gazebo. 2nd unit on property plus large greenhouse/shop with 220 power & water. Ward Creek runs through the lower section of the property & has a deep swimming hole. Family vineyard and many fruit trees

[Additional Pictures](#)

Dir: Hwy. 116 to Cazadero Hwy thru town of Cazadero. Continue up Ft. Ross Rd. 1 mile.

Subd:

21613973 17505 Summit Ave Guerneville, 95446 / B0700 B A Single Family DOM/CDOM: 65/65 LP \$565,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1230 R Lot Sz: 15246/0.3500 OLP: \$565,000
Stories: 2 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 072-180-047 HOA/\$: No
U/B/L:

OMD: 07/01/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

STUNNING hilltop home nestled on a PRIVATE gated property. Exquisite entertaining deck overlooking the Russian River Valley. This SUNNY multi-level home features bedrooms that open to deck, large fireplace, open beamed ceiling and a European Radiant heat stove. Immaculate OPEN kitchen with views. Your guests will enjoy their own private guest suite below. Public sewer/water. Walk to the Russian River. Capture the essence of River Living!!

[Additional Pictures](#)

Dir: Hwy 116 to Old Monte Rio Rd to Park Ave to Left up Summit.

Subd:

21608147 7266 Harmon Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 142/142 LP \$500,000



BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 2300 O Lot Sz: 14000/0.3214 OLP: \$500,000
Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 4 APN: 850-000-165 HOA/\$: Yes/\$2500.00/Year
U/B/L:

OMD: 04/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Other

vacation/ 2nd home getaway. You are buying membership rights in Odd Fellows Recreation Club, private organized as a non profit corp. Membership includes rights to use a specific Club owned lot and to own the cabin on the lot. The cabin is non deeded personal Property. Membership applicants must be approved by the Club, meet credit & background check criteria and provide proof of membership in an Odd Fellows Rebekahs, Masons or Eastern Star Lodge

[Additional Pictures](#)

Dir: Hwy 116 Guerneville, to Odd Fellows Park Rd, past gate on Richardson, turn on Wildely to harmon

Subd:

21620457 26682 Guerneville Jenner Duncans Mills, 95430 / B0700 N A Single Family DOM/CDOM: 6/6 LP \$499,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 840 R Lot Sz: 11700/0.2686 OLP: \$499,000
Stories: 1 Story YB: 1964 #Gar Sp: 1 #CP Sp: 1 APN: 096-090-022 HOA/\$: No
U/B/L:

OMD: 08/29/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

This wonderful River front home comes to the market for the very first time. 2 parcels covering over 1/2 acre with a 2 bed 1 bath 840 sq ft. home. Large deck for entertaining. perfect setting to get away from it all. New roof. Home was elevated after 1997 flood and has a certificate of elevation. Newer Septic system was also installed at the time. Home is located approx. 2 miles west of the beautiful town of Duncan's Mill.

[Additional Pictures](#)

Dir: Approximately 2 miles West of Duncan's Mill

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016), Sold Off MLS (8/1/2016 to 8/31/2016)

21619074 **15 Huckleberry Hts** **Cazadero, 95421-9681 / B0700** **A** **Single Family** **DOM/CDOM:** 24/24 **LP** \$495,000



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1198 R **Lot Sz:** 102802/2.3600 **OLP:** \$495,000
Stories: 1 Story **YB:** 1969 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-040-019 **HOA/\$:** No
U/B/L:

OMD: 08/11/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Charming, private home on large 2.36 acres with enough space to build on a potential barn, or garage. Plenty of room for boat or RV. This private 2 bedroom, 1.5 bath house has a nice deck off of the dining room with space to BBQ on a warm summer afternoon. Open beam ceilings, a cozy wood burning stove and a spacious open floor plan lend to the charm that inundates the home.

[Additional Pictures](#)

Dir: Highway 116 right on Cazadero Highway, left on Huckleberry Heights

Subd:

21615084 **21902 Russian River Ave** **Monte Rio, 95462 / B0700** **A** **Single Family** **DOM/CDOM:** 69/69 **LP** \$469,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 767 A **Lot Sz:** 8891/0.2041 **OLP:** \$510,000
Stories: 1 Story **YB:** 1909 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-041-017 **HOA/\$:** No
U/B/L:

OMD: 06/27/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Quaint early 1900's Riverfront Cottage in Villa Grande. Owned by the same family for over 90 years. Old world charm meets modern convenience. Beautiful detailed wood with built in cabinet in living area. Updated kitchen and bath, forced air furnace and laundry area. Large back deck area for afternoons in the sun and evening BBQ's. Additional sleeping room for guests. Property consists of a mix of sun and shade. Large grass area to River.

[Additional Pictures](#)

Dir: Moscow Rd to Russian River Ave.

Subd:

21612670 **15572 Riverside Dr** **Guerneville, 95446-9579 / B0700** **A** **Single Family** **DOM/CDOM:** 91/91 **LP** \$460,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2114 R **Lot Sz:** 4356/0.1000 **OLP:** \$525,000
Stories: 2 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-120-039 **HOA/\$:** No
U/B/L:

OMD: 06/05/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

3 bed 2 bath two story private home tucked between Riverside Dr and River Rd has an additional in-law unit with 1 bedroom 1 full bath, living room and kitchen. Set up with its own utility source and mailing address. Perfect for family or rental unit.

[Additional Pictures](#)

Dir: Turn onto Bonita Ave. At the end of the road turn left on to Riverside Dr.

Subd:

21617650 **11060 Terrace Dr** **Forestville, 95436-9768 / B0700** **A** **Single Family** **DOM/CDOM:** 37/37 **LP** \$449,500



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 972 O **Lot Sz:** 4539/0.1042 **OLP:** \$459,500
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-280-026 **HOA/\$:** No
U/B/L: Lot 1, Block 4

OMD: 07/29/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Nice upgraded remodeled home in Forestville. This property has had additional square footage legally added. The property is now a two bedroom, two bath with lots of upgrades. New square footage is approximately 972. The property has an additional lot with lots of room and parking. New roof, kitchen with all new GE appliances, all new bathrooms, new deck, skylights throughout, on demand tank-less water heater, all new plumbing and electrical.

[Additional Pictures](#)

Dir: River Road, Forest Hills, Right on Old River Road/Summerhome Park, Left on Ogburn, Right on Terrace. **Subd:**

21620161 **15213 Wee Way** **Guerneville, 95446-8411 / B0700** **A** **Single Family** **DOM/CDOM:** 10/10 **LP** \$435,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1157 R **Lot Sz:** 7501/0.1722 **OLP:** \$435,000
Stories: 2 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-080-034 **HOA/\$:** No
U/B/L:

OMD: 08/25/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Excellent Guerneville location for this 2 bed, 2 bath home with an office room that could be used as a third bedroom. Totally upgraded kitchen, baths and flooring. New central heating and cooling for comfortable year round living. Two large decks and yard space with privacy and sun offer lots of outdoor living space. Off street parking for at least 3 cars. Neat and clean and ready to move into. Offers reviewed September 6 at noon.

[Additional Pictures](#)

Dir: Down Drake Road past Glandy Glen to 15213. Turn right up small street (Wee Way) to house on left. **Subd:**

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016) , Sold Off MLS (8/1/2016 to 8/31/2016)

21618522 **14290 Old Cazadero Rd** **Guerneville, 95446-9608 / B0700** **A** **Single Family** **DOM/CDOM:** 30/30 **LP** \$425,000



BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1265 R **Lot Sz:** 3920/0.0900 **OLP:** \$425,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-090-026 **HOA/\$:** No
U/B/L:
OMD: 08/05/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

An easy walk to downtown Guerneville this extensively remodeled home is perfect for a full time residence, 2nd home or vacation rental. On mutual water, sewer and gas. Newer furnace, dual pane windows, tankless water heater, plumbing, wiring & electrical panel. New kitchen & upgraded baths. Freshly painted & new carpets. Lifted to FEMA standards. 1 car garage & large basement area. Extra large garage door could allow for possible enclosed RV storage

[Additional Pictures](#)

Dir: River Road to Old Cazadero Rd (1/2 mile west of downtown Guerneville).

Subd:

21619129 **8943 Argonne Way** **Forestville, 95436-9379 / B0700** **A** **Single Family** **DOM/CDOM:** 23/23 **LP** \$424,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 776 R **Lot Sz:** 3049/0.0700 **OLP:** \$424,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 082-072-030 **HOA/\$:** No
U/B/L:
OMD: 08/12/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Come in to this cozy cabin and experience the convenience of Forestville. This 1 bedroom, 1 bathroom home gets its charm from the knotty pine interior. Includes a large bonus room with its own access to wash room. Expansive workshop downstairs is a craftsman's dream. Walking distance to Steelhead Beach, Burke's Canoe Rentals, or a short drive to Mom's beach!

[Additional Pictures](#)

Dir: West on River Rd, Left on Argonne Way. First property on Left.

Subd:

21618816 **20073 Beech Ave** **Monte Rio, 95462-9795 / B0700** **A** **Single Family** **DOM/CDOM:** 15/15 **LP** \$422,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1281 R **Lot Sz:** 5663/0.1300 **OLP:** \$422,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-090-016 **HOA/\$:** No
U/B/L:
OMD: 08/20/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Sweet home from the 40's with many upgrades, new flooring, crown molding, nice slider to a covered porch. Gas insert in fireplace keeps whole house cozy. Large livingroom has been opened to dining area giving more room for entertaining. Backyard has covered deck area for outside dining & a 2 room shed that gives storage and workshop space. Nice year round living in Monte Rio. Walking distance to the school, the movie theatre & the center of town.

[Additional Pictures](#)

Dir: River Road west through Monte Rio to Beech Ave.

Subd:

21614813 **13992 Fern Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 74/74 **LP** \$419,520



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2315 A **Lot Sz:** 3049/0.0700 **OLP:** \$480,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-120-038 **HOA/\$:** No
U/B/L:
OMD: 06/22/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is, REO

Beautifully situated atop Guerneville is this 3 bedroom delight. Main floor has 2 br/1 ba, living room, dining area and kitchen. Deck off the living room overlooks the trees. Take the interior stairs down to the lower level (w/locking door to separate the two levels) you find a bedroom & bath, living area, laundry and huge storage area off kitchenette and has a separate exterior entrance. Needs TLC but well worth the investment.

[Additional Pictures](#)

Dir: River Road to Fern Road

Subd:

21620632 **16200 Cutten Dr** **Guerneville, 95446 / B0700** **N A** **Single Family** **DOM/CDOM:** 2/2 **LP** \$399,900



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2580 R **Lot Sz:** 8477/0.1946 **OLP:** \$399,900
Stories: 1 Story **YB:** 2001 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-280-012 **HOA/\$:** No
U/B/L:
OMD: 09/02/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This is a Lovely Manufactured home with full foundation and a great location. Large Kitchen opened to Family Room with wood burning fireplace. Dining Room opening up to the living room with lots of windows to let the light in. Master has its own office space with gas burning fireplace for both rooms and large private bath! 2 more bedrooms for family or guest & 1 1/2 bath. Great outdoor space and parking area. This home has a lot to offer!!

[Additional Pictures](#)

Dir: River Road to Armstrong Road to Laughlin Rd. Right at cul de sac house is on the left

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016) , Sold Off MLS (8/1/2016 to 8/31/2016)

21615124 11731 Madrona Rd Forestville, 95436-9765 / B0700 A Single Family DOM/CDOM: 68/68 LP \$395,000
BD: 1 BA: 1 FP: Yes Pool: No SqFt: 681 R Lot Sz: 5218/0.1198 OLP: \$395,000
Stories: 2 Story YB: 1915 #Gar Sp: 0 #CP Sp: 0 APN: 081-272-002 HOA/\$: Yes/\$500.00/Ye
U/B/L:
OMD: 06/28/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



In the historical enclave of Summer Home Park sits this lovely 2 story home. Lovingly maintained, many upgrades. Kitchen appointments include a wet bar & gas stove for the chef. Half bath up & 1 bath down. Two sleeping areas up and 2 sleeping areas down. Sharp outdoor patio. Many areas to share w/company. Private Beach access with HOA. First time on the market in 70 years. This home has a great heritage. Some furnishings available.

[Additional Pictures](#)

Dir: River Rd to Forest Hills Rd. to Summer Home Park to Madrona Rd.

Subd:

21620594 17455 Orchard Ave Guerneville, 95446-9717 / B0700 N A Single Family DOM/CDOM: 4/4 LP \$384,900
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 976 A Lot Sz: 4792/0.1100 OLP: \$384,900
Stories: 1 Story YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 071-220-037 HOA/\$: No
U/B/L:
OMD: 08/31/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Wonderful Vacation Beach cottage that has been lovingly cared for over the years. Tranquil garden setting offers a relaxing escape to your own private oasis. Storage shed and potential parking for another car or boat are some of the many benefits of this well-designed property. Vacation-style living with a secluded public beach only a few blocks away. Please come enjoy this delightful, sunny property!

[Additional Pictures](#)

Dir: Gravenstein Highway North (116), south on Neeley Road, Right on Orchard Avenue, on left.

Subd: Vacation Beach

21620802 8181 Park Ave Forestville, 95436-9374 / B0700 N A Single Family DOM/CDOM: 2/2 LP \$382,000
BD: 2 BA: 1 FP: No Pool: No SqFt: 576 R Lot Sz: 4251/0.0976 OLP: \$382,000
Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 082-035-005 HOA/\$: No
U/B/L:
OMD: 09/02/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Charming, refurbished home located in Mirabel Heights. This property features a level lot with white picket fence enclosing the front yard and a lovely front porch where you can enjoy the views of the hills and vineyards across the way. Plenty of off street parking and room to garden and relax in the back yard. Convenient location to Speers Market and Russian River. This home is move in ready. Perfect as weekend get away or year round home

[Additional Pictures](#)

Dir: River Rd to Mirabel Rd. Left on Park Ave. OR, River Rd to Mirabel Ave to left on Park Ave.

Subd:

21616676 11946 Hillside Rd Forestville, 95436-9759 / B0700 A Single Family DOM/CDOM: 51/51 LP \$380,000
BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 648 R Lot Sz: 3920/0.0900 OLP: \$380,000
Stories: 1 Story YB: 1966 #Gar Sp: 0 #CP Sp: 0 APN: 081-281-018 HOA/\$: No
U/B/L:
OMD: 07/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is



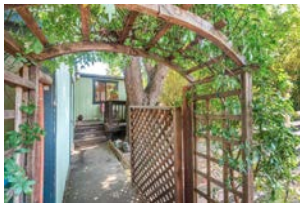
Located in Sonoma County is the perfect place to either cozy up indoors or go out and explore nature, wineries or hip destinations like Guerneville, the Hideaway is a gorgeous property that comfortably sleeps four in the main cottage and 2 in the studio in the desirable area of Summer Home Park. Nestled in the redwoods, the Hideaway consists of the main house, a charming cabin, breathtaking decks, an outdoor grill, a hot tub and more.

[Additional Pictures](#)

Dir: River Rd to Summerhome Park to Laurel to Pine Ridge to Hillside

Subd:

21620325 14601 Eastern Ave Guerneville, 95446-9413 / B0700 A Single Family DOM/CDOM: 8/8 LP \$378,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1136 R Lot Sz: 3999/0.0918 OLP: \$378,000
Stories: 1 Story YB: 1951 #Gar Sp: 1 #CP Sp: 0 APN: 071-024-009 HOA/\$: No
U/B/L:
OMD: 08/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Delightful home with inspired Mid-Century lines features cathedral ceilings in living and family rooms, sunny deck, detached garage and gardening galore on level lot that kisses the neighboring apple orchard. Convenient to neighborhood river access and beach in Drake Estates and gourmet Guerneville!

[Additional Pictures](#)

Dir: Hwy 116 to Drake to Eastern.

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016) , Sold Off MLS (8/1/2016 to 8/31/2016)

21617642 **2070 Cazadero Hwy** **Cazadero, 95421-9727 / B0700** **A** **Single Family** **DOM/CDOM:** 38/38 **LP** \$369,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1630 R **Lot Sz:** 23004/0.5281 **OLP:** \$369,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-030-002 **HOA/\$:** No
U/B/L: Block 3, Lot 7,8
OMD: 07/28/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Rustic Russian River house on over a half acre on Austin Creek. This property has plenty of parking and direct river front access to Austin Creek from the property. Two bedrooms and two bathrooms. Property tax records show 2/1. Property is located on a large open lot with lots of natural sunlight.

[Additional Pictures](#)

Dir: River Road to Cazadero Highway.

Subd:

21613258 **10665 River Rd** **Forestville, 95436-9749 / B0700** **A** **Single Family** **DOM/CDOM:** 100/162 **LP** \$349,900



BD: 1 **BA:** 1/1 **FP:** No **Pool:** No **SqFt:** 1080 R **Lot Sz:** 2622/0.0602 **OLP:** \$385,000
Stories: Other **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-241-003 **HOA/\$:** No
U/B/L:

OMD: 05/27/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: None

Ideal Live/Work property in picturesque Forestville. This commercially zoned property is perfect for Wine Tasting, Coffee Shop or other food/retail service. Includes multiple display rooms w/cabinets and a balcony sitting area. Also, charming studio unit w/updated kitchen, living area & private entry. Located close to the Russian River and Recreational area. There's unlimited potential for this unique property, just bring your imagination!

[Additional Pictures](#)

Dir: 10665 River Road, next to Berry's Market. Nearest cross street is Forest Hills Road.

Subd:

21616674 **10 Silvia Dr** **Cazadero, 95421-9633 / B0700** **B A** **Single Family** **DOM/CDOM:** 52/52 **LP** \$349,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 972 R **Lot Sz:** 43560/1.0000 **OLP:** \$399,000
Stories: 2 Story **YB:** 1976 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 097-220-040 **HOA/\$:** No
U/B/L:

OMD: 07/14/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Nestled in a lovely stand of redwoods this 2 bedroom/1 bath 972 sq. ft. two-story home would make a perfect weekend getaway or even a permanent residence if quiet is what you seek! Comes with a full acre of property and is situated high above any flood zone. Be sure to check this one out!

[Additional Pictures](#)

Dir: Highway 116 to Austin Creek Road then right on Silvia Drive.

Subd:

21612079 **22154 Moscow Rd** **Monte Rio, 95462 / B0700** **B A** **Single Family** **DOM/CDOM:** 110/110 **LP** \$349,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 11051/0.2537 **OLP:** \$375,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-200-029 **HOA/\$:** No
U/B/L:

OMD: 05/16/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

PRICE REDUCTION!!!! Come soak up the SUN & play in the river on this charming 1/4 acre of your very own RIVERFRONT! Complete with SPACIOUS DECKS off the SUN-ROOM, you can take in the RIVER VIEW. This 2 bed 1 bath home, complete with DUAL PANE windows is close to two charming towns, both MONTE RIO & DUNCAN'S MILLS. Need RV Parking? Bring your kayaks, canoes, or whatever floats your boat, and paddle all the way to the OCEAN!

[Additional Pictures](#)

Dir: Hwy 116, go across bridge in Monte Rio, R on Main St., R on Moscow, about 1.8 miles down Moscow.

Subd:

21618341 **14251 Old Cazadero Rd** **Guerneville, 95446-9608 / B0700** **N A** **Single Family** **DOM/CDOM:** 5/5 **LP** \$339,900



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 916 R **Lot Sz:** 5502/0.1263 **OLP:** \$339,900
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-090-016 **HOA/\$:** No
U/B/L:

OMD: 08/30/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: None

Charming 2 bedroom river cottage, boasts gleaming knotty pine walls, large fireplace with insert, and nice kitchen and bath. Bonus room off bedroom could be office/storage, hobby room, etc. Cozy covered front porch allows you to sit and enjoy the neighborhood. Also includes nice deck for bar-b-q-ing and a private back patio. Huge storage area below and off street parking. Perfect weekend retreat/vacation rental or year round living.

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero Rd

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016) , Sold Off MLS (8/1/2016 to 8/31/2016)

21618702 **17436 Guerneville Hwy** **Guerneville, 95446 / B0700** **A Single Family** **DOM/CDOM: 27/27** **LP** **\$339,000**



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 856 R Lot Sz: 4199/0.0964 OLP: \$349,000
Stories: 2 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-033 HOA/\$: No
U/B/L:
OMD: 08/08/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Adorable cottage with open floor plan and loft area. Totally remodeled and ready to go. All new kitchen and bath with 1 bedroom down stairs and a large loft bedroom up with seating area. Open and plenty of natural light throughout. Vaulted ceiling in living area. Gas fireplace. Nice wrap around covered porch overlooking the large fenced in yard. Close to downtown Guerneville and above flood.

[Additional Pictures](#)

Dir: Hwy 116 to Guerneville Ln. Access home from Guerneville Lane. Across street from Dubrava.

Subd:

21618514 **15410 Canyon 3 Rd** **Guerneville, 95446 / B0700** **A Single Family** **DOM/CDOM: 20/20** **LP** **\$308,000**



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1165 R Lot Sz: 4291/0.0985 OLP: \$308,000
Stories: 1 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 070-253-008 HOA/\$: No
U/B/L:
OMD: 08/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Price reduction - Open House Sat 9/3 1-4pm. Make this spacious 3 bedroom cabin in Rio Nido your full time home or vacation retreat. Begin your day with a cup of coffee on the sun drenched side deck and end your day in front of the inviting wood burning fireplace. Large open kitchen and living room with skylights, exposed beams and lots of windows. Plenty of parking and a full storage under living space with potential. Quiet street with easy access

[Additional Pictures](#)

Dir: Take River Rd to Canyon Two Rd for 0.3 Miles. Take a left on Canyon Tree Rd.

Subd:

21616818 **77 Sunrise Mountain Rd** **Cazadero, 95421-9682 / B0700** **A Single Family** **DOM/CDOM: 47/47** **LP** **\$284,000**



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 971 R Lot Sz: 47480/1.0900 OLP: \$299,000
Stories: Split Lev YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 105-120-017 HOA/\$: Yes/\$215.00/Qu
U/B/L:
OMD: 07/19/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

High atop Sunrise Mountain awaits your rustic retreat cabin in the redwoods, in move-in condition and value-priced. With near end-of-road privacy and serenity, create your own one-acre redwood forest preserve. The wood-paneled, eat-in Kitchen with new cabinets opens onto an enormous front Deck. All-new floor coverings. Abundant off-street parking. The Utility Room, as well as a Workshop with laundry hookups and extra storage, complete the package

[Additional Pictures](#)

Dir: Hwy. 116 to Cazadero Hwy., 2.7 mi. to Sunrise Mtn. Rd., 0.5 mi. to house on left.

Subd:

21611961 **14091 Old Cazadero Rd** **Guerneville, 95446-9398 / B0700** **A Single Family** **DOM/CDOM: 99/99** **LP** **\$279,900**



BD: 2 BA: 1 FP: No Pool: No SqFt: 812 R Lot Sz: 6752/0.1550 OLP: \$319,900
Stories: 2 Story YB: 1940 #Gar Sp: 1 #CP Sp: 0 APN: 072-100-009 HOA/\$: No
U/B/L:
OMD: 05/24/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: REO

Fannie Mae owned property. Spacious 2br 1ba home in desirable Russian River location. Open floor plan, large deck, good size lot. Perfect for a 2nd home or vacation home, tons of activities in this highly sought after resort area.

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero Road

Subd:

21618616 **14940 Canyon 2 Rd** **Guerneville, 95446 / B0700** **A Single Family** **DOM/CDOM: 29/29** **LP** **\$259,999**



BD: 1 BA: 1 FP: No Pool: No SqFt: 543 N Lot Sz: 2500/0.0574 OLP: \$259,999
Stories: 2 Story YB: 1997 #Gar Sp: 0 #CP Sp: 0 APN: 070-256-002 HOA/\$: No
U/B/L:
OMD: 08/06/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

This charming 1 bedroom/1 bath chalet can be found under the beautiful redwood trees, with beautiful trims, gorgeous cathedral ceilings, installed security system and many recent updates. The pride of ownership shines throughout this home, come see for yourself and make this your perfect getaway or year round home! Only a short stroll from the Rio Nido Roadhouse, Pee Wee Golf, dog park, community garden, community pool and much more!

[Additional Pictures](#)

Dir: River Road to Canyon 2.

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2016 to 8/31/2016) , Sold Off MLS (8/1/2016 to 8/31/2016)

21614477 **14972 Canyon 2 Road Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 73/73 **LP** \$255,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 680 R **Lot Sz:** 5502/0.1263 **OLP:** \$269,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 070-256-019 **HOA/\$:** No
U/B/L:
OMD: 06/23/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Located in popular Rio Nido is this cabin cozy 2 bed/1 bath house AND Junior 1 bed/1 bath granny unit in back. Spacious driveway, some newer windows, 2 separate meters, 1 water bill, roof about 5-7 years old. Needs a little TLC. Walking distance to the Rio Nido pool, nearby restaurants and fun Guerneville entertainment. No Flood Zone.

[Additional Pictures](#)

Dir: River Rd to Canyon 2 Rd. Left on Canyon 2 past the Lodge.

Subd: Eagle Nest Rio Nido

21611761 **14291 Laurel Rd** **Guerneville, 95446-9378 / B0700** **A** **Single Family** **DOM/CDOM:** 108/108 **LP** \$249,900



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 928 R **Lot Sz:** 3049/0.0700 **OLP:** \$304,900
Stories: 1 Story **YB:** 1927 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-090-030 **HOA/\$:** No
U/B/L:
OMD: 05/19/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is,REO

Cute Guerneville cottage with Russian River charm. This 2 bedroom 2 bath home is a few blocks for downtown Guerneville and the Russian River. There are laminate floors throughout, knotty wood ceilings and a pellet stove to cozy up to on cold nights. Tucked behind your white picket fence is room for planting in the raised beds. Worth the investment for this little piece of heaven.

[Additional Pictures](#)

Dir: 116 to Old Cazadero Rd to Laurel Rd

Subd:

21620064 **15500 Willow Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP** \$249,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** Yes **SqFt:** 570 O **Lot Sz:** 1869/0.0429 **OLP:** \$249,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-252-001 **HOA/\$:** No
U/B/L:
OMD: 08/26/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Vintage charm and warmth with designer touches! Come and see this turnkey, sun drenched 1930's cottage. Fully furnished and ready for you to call home! Perfect for full time use or a weekend get away. 1 lg bdrm. living rm with gorgeous old world fireplace. Vintage wood windows and close to the pool and Road House restaurant. Less than 2 miles to downtown Guerneville, Armstrong Woods park, Wineries and recreation! And only a few blocks to the river.

[Additional Pictures](#)

Dir: River road west, Right on Canyon 2, Immediate left on Canyon 7, right on Willow. House is on right.

Subd:

21617293 **15271 Canyon 3 Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 44/44 **LP** \$244,900



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 528 R **Lot Sz:** 2548/0.0585 **OLP:** \$249,900
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-042 **HOA/\$:** No
U/B/L:
OMD: 07/22/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Sweet home larger than tax records show. Super cozy home in peaceful setting. Plenty of newer deck space to relax and read a book. New roof, 1 year old. Newer paint, 3-4 years old. Newer breaker box. New sweet white picket fence. And, new oven hood. Very nicely kept front yard. Pride of ownership. Walking distance to fun Rio Nido Roadhouse pool! Pest inspection complete and clearing in process!

[Additional Pictures](#)

Dir: Take left on Canyon 2 past pool. Left on Canyon 3, house on left.

Subd:

21620649 **14926 Cherry St** **Guerneville, 95446-9615 / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP** \$218,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 827 R **Lot Sz:** 5227/0.1200 **OLP:** \$218,000
Stories: 1 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-039 **HOA/\$:** No
U/B/L:
OMD: 09/01/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Charming Guerneville fixer with loads of upside potential! Superior overall layout offers 2 bedrooms & large, open living room with wood stove. Original details throughout including romantic windows with picturesque Redwood views. Vintage eat-in kitchen with walk-out side deck to upper landing and outdoor grill. On Municipal Sewer and Water. Super location in desirable close-knit neighborhood with immediate access to town, beaches & recreation.

[Additional Pictures](#)

Dir: HWY 116 past Safeway - RIGHT on Lover's Lane to Cherry (bear right). Past Hidden Valley on Left.

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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