

Area Market Survey Summary

Listings as of 09/17/17 at 7:30pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	3	44	Minimum	\$184,900	Maximum	\$5,999,000
\$200,000 thru \$249,999	1	40	Average	\$860,443	Median	\$524,450
\$250,000 thru \$299,999	3	46				
\$300,000 thru \$349,999	3	25				
\$350,000 thru \$399,999	9	42				
\$400,000 thru \$449,999	6	88				
\$450,000 thru \$499,999	4	49				
\$500,000 thru \$549,999	7	63				
\$600,000 thru \$649,999	2	41				
\$650,000 thru \$699,999	1	101				
\$700,000 thru \$749,999	1	5				
\$750,000 thru \$799,999	4	44				
\$800,000 thru \$849,999	2	10				
\$850,000 thru \$899,999	6	45				
\$900,000 thru \$949,999	2	54				
\$950,000 thru \$999,999	2	46				
\$1,000,000 thru \$1,249,999	3	78				
\$1,500,000 thru \$1,749,999	1	74				
\$3,000,000 thru \$3,249,999	1	93				
\$4,750,000 thru \$4,999,999	2	156				
\$5,000,000 thru \$5,999,999	1	32				
	64	55				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	368	Minimum	\$185,000	Maximum	\$1,145,000
\$200,000 thru \$249,999	1	104	Average	\$479,952	Median	\$474,900
\$250,000 thru \$299,999	1	66				
\$300,000 thru \$349,999	3	34				
\$350,000 thru \$399,999	2	64				
\$400,000 thru \$449,999	3	43				
\$450,000 thru \$499,999	5	65				
\$500,000 thru \$549,999	2	57				
\$550,000 thru \$599,999	3	42				
\$850,000 thru \$899,999	1	14				
\$1,000,000 thru \$1,249,999	1	156				
	23	71				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	1	7	Minimum	\$225,000	Maximum	\$1,199,000
\$250,000 thru \$299,999	1	13	Average	\$498,856	Median	\$402,000
\$300,000 thru \$349,999	1	33				
\$350,000 thru \$399,999	1	29				
\$400,000 thru \$449,999	1	99				
\$450,000 thru \$499,999	1	36				
\$600,000 thru \$649,999	1	25				
\$1,000,000 thru \$1,249,999	1	92				
	8	42				

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
Information has not been verified, is not guaranteed, and is subject to change.
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U.S. Patent 6,910,045

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Listings as of 09/17/17 at 7:30pm

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Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	78	Minimum	\$180,000	Maximum	\$1,050,000
\$250,000 thru \$299,999	2	67	Average	\$498,648	Median	\$462,000
\$300,000 thru \$349,999	4	51				
\$350,000 thru \$399,999	3	71				
\$400,000 thru \$449,999	7	44				
\$450,000 thru \$499,999	7	36				
\$500,000 thru \$549,999	3	36				
\$550,000 thru \$599,999	3	66				
\$600,000 thru \$649,999	3	56				
\$650,000 thru \$699,999	1	27				
\$700,000 thru \$749,999	2	73				
\$850,000 thru \$899,999	2	158				
\$1,000,000 thru \$1,249,999	1	15				
	39	56				

LAST MONTH

MEDIAN = 475,000 - 2.74%

SOLD = 32 +21.88%

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U.S. Patent 6,910,045

Market Statistics Report

Listings as of 09/17/17 at 7:31pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	47	31	5	4	87
Average List Price	\$444,991	\$1,220,537	\$747,200	\$905,000	\$759,853
Average Market Time	60	64	32	55	59
Average Square Feet	1056	1980	2506	2503	1535
All Off Market					
#Units	34	10	3	0	47
Pending					
#Units	5	2	1	0	8
Average List Price	\$362,400	\$489,925	\$1,199,000	\$0	\$498,856
Average Market Time	37	29	92	0	42
Average Square Feet	1286	1381	2390	0	1448
Sold					
#Units	29	8	2	0	39
Dollar Value	\$13,642,900	\$4,914,375	\$890,000	\$0	\$19,447,275
Average List Price	\$456,129	\$633,106	\$512,450	\$0	\$495,320
Average Sold Price	\$470,445	\$614,297	\$445,000	\$0	\$498,648
Average Market Time	49	82	52	0	56
Average Square Feet	992	1391	1740	0	1112
% of List Price	103.14	97.03	86.84	0.00	100.67
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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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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21715813 22753 Sylvan Way Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 15/15 LP \$885,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1386 N Lot Sz: 11761/0.2700 OLP: \$885,000
Stories: 1 Story YB: 1955 #Gar Sp: 2 #CP Sp: 0 APN: 096-180-006 HOA/\$: No

OMD: 07/10/17 PD: 07/25/17 COE: 08/08/17 SP: \$1,050,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: None

Upscale river front home recently remodeled. Enter through the privacy gates into the lush garden to the front door. Once inside, you will be awed at the interior colors, the sophisticated finishes and the spectacular river views that make this so magnificent. Two large decks, one with a hot tub! Stroll down a few easy steps, past the fire pit to the Kayak storage structure then down to your very own Boat dock! Close to Wineries and coastal beaches too.

Additional Pictures

Dir: Hwy 116/River Road to Laurel Dell to left on Sylvan Way.

Subd:

21710851 8990 Highway 116 Forestville, 95436 / B0700 S Single Family DOM/CDOM: 65/65 LP \$950,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 2368 R Lot Sz: 217800/5.0000 OLP: \$1,100,000
Stories: 1 Story YB: 1980 #Gar Sp: 4 #CP Sp: 1 APN: 084-230-007 HOA/\$: No

OMD: 06/07/17 PD: 08/11/17 COE: 08/18/17 SP: \$880,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is

One of a kind custom built mountaintop retreat in Pocket Canyon area. Prepare to be wowed by this unique solidly designed & spacious 2,368sf cedar home, large 4 car garage, original charming shed & carport, many fruit trees, decks, patios, open space & enviable water storage system. Ample flat area for parking, playing, planting, and animals. Enjoy 5 acres of PRIVACY, SERENITY, beauty, charm year round or as weekend retreat. DON'T MISS THIS OPPORTUNITY!

Additional Pictures

Dir: Hwy. 116 to property. Look for brown sign on 116 which has address 9000. Home at top of gated road.

Subd:

21625897 15015 Armstrong Woods Guerneville, 95446-9529 / B0700 S Single Family DOM/CDOM: 251/251 LP \$995,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1878 R Lot Sz: 415562/9.5400 OLP: \$995,000
Stories: 1 Story YB: 2002 #Gar Sp: 2 #CP Sp: 2 APN: 069-210-014 HOA/\$: No

OMD: 11/09/16 PD: 08/04/17 COE: 08/11/17 SP: \$860,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: None

Custom built single level home on over 9 acres of serenity complete with your own redwood grove. Incredible panoramic views, solar. If you are interested in an equestrian property, you will enjoy the sand arena, 5 stall barn w/ water/ electricity, tack room, plus an additional workshop barn with more stalls if you need them! Close to town. Lots of flat and usable land for that perfect garden, entertaining, parking or privacy public water OR pvt well

Additional Pictures

Dir: River Road to Armstrong Woods Road

Subd:

21714165 9218 Argonne Way Forestville, 95436-9381 / B0700 S Single Family DOM/CDOM: 29/29 LP \$750,000



BD: 3 BA: 3 FP: Yes Pool: No SqFt: U Lot Sz: 7601/0.1745 OLP: \$750,000
Stories: Multi Lev YB: 2014 #Gar Sp: 0 #CP Sp: 0 APN: 082-081-001 HOA/\$: No

OMD: 06/21/17 PD: 07/20/17 COE: 08/01/17 SP: \$725,000 TIC: No U/B/L: 2nd Unit: Yes
Sale Cond: None

Masterfully Renovated to BRAND NEW. Quality craftsmanship & sparkling finishes adorn this 2BR/2BA main residence PLUS lower-level 1BA/1BA. Impeccable interiors incl. volume ceilings w/ bright skylights, custom in & outdoor lighting, hot water on demand - everything is brand new! Exceptional decks for lounging or entertaining. Super versatile for added income, overflow guests or larger family. A thoughtful mini-compound in a great neighborhood!

Additional Pictures

Dir: River Road to Argonne Way (just across from Steelhead Beach)

Subd:

21706873 100 SUNRISE Mtn Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 117/117 LP \$744,900



BD: 3 BA: 3 FP: Yes Pool: No SqFt: 2164 R Lot Sz: 104108/2.3900 OLP: \$769,000
Stories: 2 Story YB: 1980 #Gar Sp: 2 #CP Sp: 0 APN: 105-120-006 HOA/\$: Yes/\$72.00/Mo

OMD: 04/14/17 PD: 08/09/17 COE: 08/11/17 SP: \$721,375 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is, None

Secluded Paradise Mountaintop Retreat with spectacular views. Colorful in-bloom outdoor gardens & fountains wind along the periphery of property. Second story includes 3 bedrooms, 2 full baths including delightful jetted tub. Downstairs has complete bath with sleeping room. Striking granite kitchen back-splash & counter-tops with stainless steel appliances. Sizable pantry in kitchen hallway. 2 car garage. 2.39 sunny acres with open, level space.

Additional Pictures

Dir: 6 miles from Guerneville to Caz. Hwy. Sunrise on L. almost 3 miles. Right before Babe Ruth statue.

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 (8/1/2017 to 8/31/2017), Sold Off MLS (8/1/2017 to 8/31/2017)

21714830 **18355 Old Monte Rio Rd** **Guerneville, 95446-9033 / B0700** **S** **Single Family** **DOM/CDOM:** 27/27 **LP** \$582,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1385 R **Lot Sz:** 39022/0.8958 **OLP:** \$582,000
Stories: 2 Story **YB:** 1956 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-250-017 **HOA/\$:** No
U/B/L:

OMD: 06/29/17 **PD:** 07/26/17 **COE:** 08/04/17 **SP:** \$675,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

NATURE'S BEAUTY surrounds you in this PRIVATE oasis on almost an acre. Multiple decks allow for serene, outdoor living. Perfect for entertaining friends or having quiet time with your morning coffee. Country home in a country setting. Interior features a glassed-in dining area, living room fireplace, high-end finishes in baths, master suite w/fireplace, granite countertops and lots of windows. Fencing and landscaping. Close to river & downtown.

[Additional Pictures](#)

Dir: Hwy 116 to Cnopius. Last driveway on Cnopius before Old Monte Rio Rd

Subd:

21715291 **19616 Redwood Dr** **Monte Rio, 95462 / B0700** **S** **Single Family** **DOM/CDOM:** 34/34 **LP** \$649,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2807 R **Lot Sz:** 8276/0.1900 **OLP:** \$649,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 094-250-008 **HOA/\$:** Yes/\$150.00/Se
U/B/L:

OMD: 07/10/17 **PD:** 08/13/17 **COE:** 08/28/17 **SP:** \$649,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Sophisticated Elegance greets you from this fabulous home in one of our most prestigious neighborhoods at the Northwood Golf Course. Recently redone from top to bottom to create an entertainers delight! Huge deck for twilight dinner parties or soaking up the sunshine and gazing at our majestic redwoods. Versatile custom designed floorplan has room for everyone. 3 car garage plus workshop storage. We even have a dumbwaiter! Come live the good life

[Additional Pictures](#)

Dir: Hwy 116 to Redwood Dr.

Subd:

21714161 **15900 Sunshine Ct** **Guerneville, 95446-9195 / B0700** **S** **Single Family** **DOM/CDOM:** 39/39 **LP** \$695,000



BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1941 R **Lot Sz:** 13220/0.3035 **OLP:** \$695,000
Stories: 1 Story **YB:** 1961 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-310-044 **HOA/\$:** No
U/B/L:

OMD: 06/19/17 **PD:** 07/28/17 **COE:** 08/07/17 **SP:** \$640,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Beautiful remodeled single story in desirable Guerneville location (not in flood zone). 4bd/2ba, 1,941 sq ft home built in 1962 on a 13,220 sq ft lot. 2-car detached garage, city water, public sewer & propane. Remodeled in 2017: dual-pane windows, laminate flooring, carpet, light fixtures, interior/exterior paint, refinished deck, kitchen counters, dishwasher, microwave, cooktop stove, landscaping, & more. Original owner/first time on market.

[Additional Pictures](#)

Dir: Drake Road to Birkhofer Road to Sunshine Court

Subd:

21710527 **9357 Champs De Elysees** **Forestville, 95436-9518 / B0700** **S** **Single Family** **DOM/CDOM:** 96/96 **LP** \$639,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1715 R **Lot Sz:** 10890/0.2500 **OLP:** \$675,000
Stories: 2 Story **YB:** 1992 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-102-004 **HOA/\$:** No
U/B/L:

OMD: 05/11/17 **PD:** 08/15/17 **COE:** 08/30/17 **SP:** \$629,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Gorgeous 3 Bed/2 Bath Contemporary style home with open floor plan, stunning hardwood & tile floors throughout & remodeled kitchen that sits on a .25 acre lot with a park like setting. A full bed & bath downstairs is ideal for in-law suite or home office. Beautiful windows line the 2nd floor dining area & living room to capture the amazing views. A spacious deck runs along the home w/a private hot tub area & huge yard. Garage and lots of parking!

[Additional Pictures](#)

Dir: Hwy 101 North to River Road to Champs de Elysees, Stay Left to Stop Sign then turn Right.

Subd:

21713825 **22669 Sylvan Way** **Monte Rio, 95462-9797 / B0700** **S** **Single Family** **DOM/CDOM:** 40/40 **LP** \$519,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 840 N **Lot Sz:** 10559/0.2424 **OLP:** \$519,000
Stories: 1 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-180-012 **HOA/\$:** No
U/B/L:

OMD: 06/17/17 **PD:** 07/27/17 **COE:** 08/10/17 **SP:** \$570,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Water is life! Fabulous riverfront setting, flat, sunny, quiet, abundance of birds and life. Super neighborhood, a place to call home or vacation, charming and inviting. Enjoyable house, prime spot on the river! Enjoy your life, Expensive yet priceless....

Dir: West on River Road, aprox 2 miles west of Monte Rio turn Left on Laurel Dell, Left on Sylvan Way

Subd:

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21706630 21654 Moscow Rd Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 86/86 LP \$574,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1024 R Lot Sz: 2749/0.0631 OLP: \$597,000
Stories: 1 Story YB: 1924 #Gar Sp: 0 #CP Sp: 0 APN: 095-091-030 HOA/\$: No

OMD: 04/02/17 PD: 06/27/17 COE: 08/02/17 SP: \$565,000 TIC: No 2nd Unit: No
Sale Cond: None

Relax in an enchanting writer's retreat along the Russian River. A successful vacation rental with the river at your feet. Built in 1924, this 2 bedroom cottage has been lovingly restored and meets the expectation of the most discerning traveler. Hottub has been added with stair towards the river by the current owner. Nothing to do here but enjoy Sonoma County or share it with vacationers.

[Additional Pictures](#)

Dir: Hwy 116 to Bohemian Hwy. West on Moscow Road

Subd:

21711479 11940 Hillside Rd Forestville, 95436-9759 / B0700 S Single Family DOM/CDOM: 71/71 LP \$497,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 2088 R Lot Sz: 6268/0.1439 OLP: \$497,000
Stories: Multi Lev YB: 1927 #Gar Sp: 3 #CP Sp: 0 APN: 081-281-050 HOA/\$: No

OMD: 06/15/17 PD: 08/25/17 COE: 08/25/17 SP: \$556,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

High on a hill overlooking Summerhome Park sits this lovely large recently renovated home. It includes a huge kitchen, warm open living area and sunny enclosed porch. Currently configured as a 4 bdrm it is ideal for hosting large groups. SHP has been a destination for over 100 years and membership allows access to the private beach, historic lodge and events. The perfect place for family and friends to gather and enjoy all the River has to offer!

[Additional Pictures](#)

Dir: River Rd to Forest Hills Rd right on Summerhome Park Rd to Laurel Rd to Pine Ridge Rd to Hillside Rd

Subd:

21713581 17753 Orchard Ave Guerneville, 95446-9799 / B0700 S Single Family DOM/CDOM: 31/31 LP \$565,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1140 R Lot Sz: 3920/0.0900 OLP: \$565,000
Stories: 2 Story YB: 1989 #Gar Sp: 2 #CP Sp: 0 APN: 071-240-079 HOA/\$: No

OMD: 07/14/17 PD: 08/14/17 COE: 08/28/17 SP: \$540,000 TIC: No 2nd Unit: No
Sale Cond: None

This three bedroom, two bathroom home is located in one of Guerneville's most coveted neighborhoods. The Vacation Beach Beauty boasts nearly 1200 sq. ft. of living space, cathedral ceilings in the kitchen, family room and dining room, large master bedroom, with a stall shower in the en suite, beautifully landscaped front and rear yards, with decking, awesome views of the surrounding mountains and woods, finished garage and so much more.

[Additional Pictures](#)

Dir: Hwy 116 to Neeley Rd, R/ on Montesano, L/ Orchard

Subd:

21713543 10661 Woodside Dr Forestville, 95436-9795 / B0700 S Single Family DOM/CDOM: 41/41 LP \$549,900



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1296 R Lot Sz: 18700/0.4293 OLP: \$549,900
Stories: 1 Story YB: 1957 #Gar Sp: 0 #CP Sp: 1 APN: 081-190-016 HOA/\$: No

OMD: 06/16/17 PD: 07/27/17 COE: 08/16/17 SP: \$537,900 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Location!Location!Location! Private, sunny, hilltop sanctuary in an area of higher priced homes on 18,700 sq ft. terraced lot surrounded by private woodlands. Newly updated and renovated its boast high vaulted ceilings, granite counters, stainless steel appliances, new dual pane windows, floors, carpets and fresh paint throughout. Close to Russian River beaches, fine dining and many world class wineries. Once you arrive, you won't want to leave

[Additional Pictures](#)

Dir: River Rd to Scenic R on Old River L up Canyon to Scenic/Canyon stay R to Woodside/Canyon L on Cany

Subd:

21716842 15650 Old River Rd Guerneville, 95446-9545 / B0700 S Single Family DOM/CDOM: 37/70 LP \$489,950



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1162 R Lot Sz: 11400/0.2617 OLP: \$489,950
Stories: 1 Story YB: 1946 #Gar Sp: 0 #CP Sp: 0 APN: 070-110-026 HOA/\$: No

OMD: 07/18/17 PD: 08/24/17 COE: 08/31/17 SP: \$502,000 TIC: No 2nd Unit: No
Sale Cond: None

Wonderful 2 bedroom Russian River home just minutes from the water and downtown! Home offers remodeled kitchen and baths, new propane system, newer dual pane windows, upgraded interior paint, crown moulding, large private patio, and tons of extras.

[Additional Pictures](#)

Dir: 116 across bridge turns into Old River when you cross over River Road.

Subd:

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21715831 25 Huckleberry Hts Cazadero, 95421-9681 / B0700 S Single Family DOM/CDOM: 24/256 LP \$499,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1620 O Lot Sz: 152896/3.5100 OLP: \$499,000
Stories: 2 Story YB: 1958 #Gar Sp: 0 #CP Sp: 0 APN: 097-040-006 HOA/\$: No

U/B/L:

OMD: 07/07/17 PD: 07/31/17 COE: 08/04/17 SP: \$499,000 TIC: No 2nd Unit: No
Sale Cond: None

Looking for your perfect home in the woods? Find this warm & sunny home high on a hill on 3.5+/- acres. It has large, open rooms & many up-grades. Super quiet, but close to the town of Cazadero, the Russian river & the ocean. The updated kitchen has Oak Butcher Block counter tops, SS appliances, & tons of storage. Custom designed, tile walk-in shower. Cozy stove for winter nights. Light & bright with dual pane windows & skylights. Super sweet!

[Additional Pictures](#)

Dir: Cazadero Hwy to Huckleberry Hts.

Subd:

21716677 11450 Terrace Extension Forestville, 95436-9369 / B0700 S Single Family DOM/CDOM: 18/18 LP \$399,000



BD: 1 BA: 2 FP: Yes Pool: No SqFt: A Lot Sz: 13469/0.3092 OLP: \$399,000
Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 081-162-035 HOA/\$: No

U/B/L:

OMD: 07/17/17 PD: 08/04/17 COE: 08/04/17 SP: \$484,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Feels like you are living in a tree house with private views of the trees out every window. 1 bed 2 bath with bonus room and separate art studio, two lots. Plenty of privacy and sunshine with this quality hilltop retreat. close to the Russian River and wineries.

[Additional Pictures](#)

Dir: Rvr Rd to Forest Hills, R Summerhome Prk. L Icebox R Terrace Ext Past switch back way up top of hill

Subd:

21717732 14993 Merry Ln Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 24/24 LP \$419,995



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 922 R Lot Sz: 3001/0.0689 OLP: \$419,995
Stories: 2 Story YB: 1963 #Gar Sp: 0 #CP Sp: 0 APN: 071-070-028 HOA/\$: No

U/B/L:

OMD: 07/31/17 PD: 08/24/17 COE: 08/25/17 SP: \$469,000 TIC: No 2nd Unit: No
Sale Cond: None

Turnkey and beautifully remodeled hillside cottage with private beach access 100 yards down the road. Chefs high end Kitchen with Viking combination oven, (steam, microwave and convection) Viking induction cook top, drawer refrigerators, drawer freezer, Bosch whisper dishwasher, marble counters and hardwood floors with light from every angle. Located above the flood and at end of the road for privacy. Private hot tub and decks to enjoy the outdoors!

[Additional Pictures](#)

Dir: Hwy 116 to Drake Road to Right on Merry Lane. Approximately 1 mile from Hwy 116.

Subd:

21715969 17785 Santa Rosa Ave Guerneville, 95446-9066 / B0700 S Single Family DOM/CDOM: 25/25 LP \$440,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 860 R Lot Sz: 18526/0.4253 OLP: \$440,000
Stories: 2 Story YB: 1952 #Gar Sp: 1 #CP Sp: 0 APN: 072-214-016 HOA/\$: No

U/B/L:

OMD: 07/13/17 PD: 08/07/17 COE: 08/18/17 SP: \$467,000 TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Go ahead. Walk through the gate. Your classic vintage river cottage awaits. Delightful. Funky. Fine. Over .42 acres of private yard in the style of a romantic English country garden. Ample decks for entertaining. A detached granny. There are mountain views, redwoods, & sun awaiting you in this private oasis. The winding country road is a prelude to the bounty of earthly delights for your glorious compound. Garage included. Your house matters.

[Additional Pictures](#)

Dir: River Rd to Cnopious, Right on Old Monte Rio Rd, Left on Santa Rosa Ave. Exit back same way

Subd:

21709127 26682 Guerneville Jenner Duncans Mills, 95430 / B0700 S Single Family DOM/CDOM: 125/125 LP \$489,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 840 R Lot Sz: 11700/0.2686 OLP: \$489,000
Stories: 1 Story YB: 1964 #Gar Sp: 1 #CP Sp: 0 APN: 096-090-022 HOA/\$: No

U/B/L:

OMD: 04/27/17 PD: 08/30/17 COE: 08/31/17 SP: \$462,000 TIC: No 2nd Unit: No
Sale Cond: None

This wonderful River front home comes to the market for the very first time. 2 parcels 096-090-023 & 096-090-022 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 Mills.

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 (8/1/2017 to 8/31/2017), Sold Off MLS (8/1/2017 to 8/31/2017)

21716524 14792 Northern Ave Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 11/11 LP \$398,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 756 N Lot Sz: 6970/0.1600 OLP: \$398,000
Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 1 APN: 071-025-008 HOA/\$: No

OMD: 07/16/17 PD: 07/27/17 COE: 08/11/17 SP: \$460,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Vacation rental Russian River Bungalow with BACKYARD RIVER ACCESS in the desirable neighborhood of DRAKE ESTATES. Relax in the tropical yard, or unwind in the HOT TUB on your back deck. Stroll down to the river on your very own trail, or ride your bike into town to one of the many delicious restaurants in Gourmet Guerneville. Home comes complete with A/C unit, washer/dryer, & your very own canoe for exploring the Russian River.

[Additional Pictures](#)

Dir: Hwy 116 to Drake Rd. About 2.2 miles down Drake, L on Western, R on Northern

Subd:

21717482 9212 Argonne Way Forestville, 95436-9381 / B0700 S Single Family DOM/CDOM: 22/22 LP \$405,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 912 R Lot Sz: 9583/0.2200 OLP: \$405,000
Stories: 1 Story YB: 1947 #Gar Sp: 0 #CP Sp: 0 APN: 082-072-021 HOA/\$: No

OMD: 07/26/17 PD: 08/17/17 COE: 08/28/17 SP: \$454,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Sweet home with large fenced lot. Plenty of room for gardening. Lot is mainly flat and sunny. The kitchen has a green house window, new stove, refrigerator and linoleum. There is a service porch with washer and dryer hook ups. The large living room has french doors and a fireplace with a mantle. There is new carpet with wood floors under the carpet.

[Additional Pictures](#)

Dir: River Rd. to Argonne Way

Subd:

21714041 9334 Champs De Elysees Forestville, 95436-9518 / B0700 S Single Family DOM/CDOM: 50/50 LP \$425,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 833 V Lot Sz: 5001/0.1148 OLP: \$425,000
Stories: 1 Story YB: 1942 #Gar Sp: 0 #CP Sp: 2 APN: 082-104-049 HOA/\$: No

OMD: 06/16/17 PD: 08/05/17 COE: 08/16/17 SP: \$430,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is, None

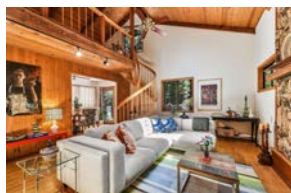
Immediately upon walking in the door, you'll notice the living space flooding with light through the multiple skylights and many windows. The home was designed for easy living in mind with its open floor plan, updated finishes, stainless steel appliances, and gorgeous counter tops. This 2 bedroom/1 bath home plus loft is surrounded by mature trees, offering an outdoor oasis with a backyard full of privacy and sun! Close to wineries and the river.

[Additional Pictures](#)

Dir: Take River Road, Turn on Champs De Elysees go up the hill. Property on right hand side.

Subd:

21715547 15180 Willow Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 26/26 LP \$399,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 888 R Lot Sz: 4792/0.1100 OLP: \$399,000
Stories: 2 Story,S YB: 1982 #Gar Sp: 0 #CP Sp: 2 APN: 070-230-038 HOA/\$: No

OMD: 07/07/17 PD: 08/02/17 COE: 08/14/17 SP: \$425,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Ready, Set, Go! This is the place you have been waiting for! Enchanting & magical home tucked in the Redwoods with custom spiral staircase, high ceilings, skylights & beautiful finishes throughout. Features include 2 bdrms (1 bdrm & 1 loft space), updated kitchen w/new appliances, remodeled bath and a setting that just cannot be replaced. Relax outside on the wonderful deck. Completed w/2 car covered carport pkg, washer/dryer and tranquil garden.

[Additional Pictures](#)

Dir: River Road to Canyon 2, left on Canyon 7, Right on Willow Road.

Subd:

21714098 10490 Cozey Ct Forestville, 95436-9725 / B0700 S Single Family DOM/CDOM: 28/28 LP \$415,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 780 N Lot Sz: 10019/0.2300 OLP: \$415,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 1 APN: 082-180-029 HOA/\$: No

OMD: 06/20/17 PD: 07/18/17 COE: 08/11/17 SP: \$415,000 TIC: No 2nd Unit: No
Sale Cond: None

A charming cottage on 2 parcels totaling .23 acres near the Russian river and the village of Forestville. Offering many improvements and upgrades while retaining much of the 30's charm. A period knotty pine kitchen w/ eat-in benches, vintage sliding wood windows and sun deck add to the personality of the setting. A large private yard for landscaping, sun bathing or entertaining. Just minutes to the Russian river, wineries, biking & dining

[Additional Pictures](#)

Dir: River Rd to L-Scenic. Very quick R-Old River. L-Canyon to the top. R-Woodside to Cozey Ct.

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 (8/1/2017 to 8/31/2017), Sold Off MLS (8/1/2017 to 8/31/2017)

21713278 10607 River Rd Forestville, 95436-9749 / B0700 S Single Family DOM/CDOM: 39/39 LP \$429,000

BD: 3 BA: 3 FP: Yes Pool: No SqFt: 1393 R Lot Sz: 5998/0.1377 OLP: \$429,000
Stories: 1 Story YB: 1944 #Gar Sp: 1 #CP Sp: 0 APN: 082-242-003 HOA/\$: No



U/B/L:
OMD: 06/12/17 PD: 07/21/17 COE: 08/02/17 SP: \$415,000 TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Great investment opportunity! Large three bedroom, three bath home on a 6,000 square foot lot. Legally two units, so it can also be used as a two bedroom, two bath and a one bedroom, one bath. Two PG&E meters. Less than mile to public beach access. Lots of off street parking. Fully fenced. Tons of storage or area for a workshop. 10 miles to Highway 101, 17 miles to the ocean. Front and back decks. Whole house fan for the hot days!

[Additional Pictures](#)

Dir: Located on River Road approximately 3 homes east of Grays Court.

Subd:

21716666 20281 Railroad Ave Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 20/20 LP \$388,000

BD: 1 BA: 1 FP: Yes Pool: No SqFt: 684 R Lot Sz: 4535/0.1041 OLP: \$388,000
Stories: 1 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 095-225-027 HOA/\$: No



U/B/L:
OMD: 07/19/17 PD: 08/08/17 COE: 08/21/17 SP: \$410,000 TIC: No 2nd Unit: No
Sale Cond: None

Lush & Lovely Monte Rio Sanctuary! Peacefully situated in picturesque wooded splendor this 1BR/1BA cottage w/ detached garage is the perfect romantic getaway. Large sheltered decks compliment deep wood interiors to create a relaxed & expressive ambience. Glass doors open to green outlooks, handsome rock fireplace warms the night, tiered landscaping & water fountain, private rear yard backs to the Bohemian Grove. A wonderful opportunity to relax!

[Additional Pictures](#)

Dir: HWY 116 across Monte Rio Bridge continue straight on Boho HWY - Left on Boho Ave - Left on Railroad **Subd:**

21716044 8255 Tyrone Rd Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 36/36 LP \$429,000

BD: 1 BA: 1 FP: Yes Pool: No SqFt: 864 R Lot Sz: 24385/0.5598 OLP: \$429,000
Stories: 1 Story YB: 2002 #Gar Sp: 0 #CP Sp: 0 APN: 074-264-005 HOA/\$: No



U/B/L:
OMD: 07/11/17 PD: 08/16/17 COE: 08/24/17 SP: \$410,000 TIC: No 2nd Unit: No
Sale Cond: None

Situated in the redwoods with an abundance of sunlight, this cozy cottage is suitable for weekend retreats or year round living in Wine Country. Built ground up in 2002, this home is solidly constructed with all the infrastructure in place. It is ready for your cosmetic improvements to complete one of the more special homes in the area. Sale includes apn# 074-294-012 creating a serene, private and peaceful acre+ get away.

[Additional Pictures](#)

Dir: Bohemian Hwy to Tyrone to Main (House is off Main up the hill). First house on the left hand side.

Subd:

21707741 9210 Rio Vista Rd Forestville, 95436-9512 / B0700 S Single Family DOM/CDOM: 111/111 LP \$399,000

BD: 2 BA: 1 FP: No Pool: No SqFt: 660 R Lot Sz: 2104/0.0483 OLP: \$449,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 082-121-055 HOA/\$: No



U/B/L:
OMD: 04/20/17 PD: 08/09/17 COE: 08/18/17 SP: \$405,000 TIC: No 2nd Unit: No
Sale Cond: None

This charming bungalow sits among the triumphant redwoods situated in the heart of the Russian River AVA, minutes from two river beaches and wineries. This 2 bedroom, 1 bath home has been tastefully remodeled - tile floors greet you as you enter the lovely living room making you feel like you just want to stay. The flooring continues into the kitchen that has been upgraded with granite counter tops, marble back splash.

[Additional Pictures](#)

Dir: River Road to Rio Vista Road

Subd:

21714582 21471 Bonita Ter Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 54/54 LP \$375,000

BD: 1 BA: 1 FP: Yes Pool: No SqFt: 794 N Lot Sz: 12550/0.2881 OLP: \$375,000
Stories: 1 Story YB: 1956 #Gar Sp: 0 #CP Sp: 0 APN: 095-142-002 HOA/\$: No



U/B/L:
OMD: 06/22/17 PD: 08/15/17 COE: 08/23/17 SP: \$375,000 TIC: No 2nd Unit: No
Sale Cond: None

Stunning Bonita Terrace Getaway located in the Monte Rio Terraces that surrounded by the redwoods in a peaceful, secluded setting w/ 1 bed/1bath plus a bonus room. Expansive, private 400 sqft deck perched in the woods off the cozy living room creating a great indoor outdoor lifestyle. Beautiful cathedral ceilings, skylights, & a wood burning stove w/ a spacious kitchen and gas burning stove. Huge yard for gardening, outdoor shower, and hot tub!

[Additional Pictures](#)

Dir: Starrett Hill, L-Middle Ter, R-Rio Vista Ter, L-Huckleberry, R-Highland, L-Laurel, R-Bonita Terrace

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21711417 20350 River Blvd Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 35/35 LP \$349,000

BD: 2 BA: 1 FP: No Pool: No SqFt: 759 R Lot Sz: 10258/0.2355 OLP: \$349,000
Stories: 1 Story YB: 1910 #Gar Sp: 0 #CP Sp: 1 APN: 095-231-029 HOA/\$: No



U/B/L:
OMD: 06/26/17 PD: 07/31/17 COE: 08/10/17 SP: \$361,500 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This classic 1910 riverfront cabin awaits a new Owner to carry it into the 21st century. Redwood construction, dine-in Kitchen, western-style bar in Living Room, updated mid-century with Youngstown Kitchen cabinets and matching appliances, classic covered Back Porch with riverviews, septic repaired 3-years ago, no history of flooding in living areas, carport with plenty of off-street parking, large Back Yard, River-access possible.

[Additional Pictures](#)

Dir: Hwy. 116 to Monte Rio, cross bridge, take first L turn, veer L at T, past Field Ln., on L.

Subd:

21708112 20550 Foothill Dr Monte Rio, 95462-9728 / B0700 S Single Family DOM/CDOM: 125/125 LP \$383,000

BD: 2 BA: 1 FP: Yes Pool: No SqFt: 947 N Lot Sz: 5663/0.1300 OLP: \$399,000
Stories: 1 Story YB: 1956 #Gar Sp: 1 #CP Sp: 0 APN: 094-100-005 HOA/\$: No



U/B/L:
OMD: 04/18/17 PD: 08/21/17 COE: 08/23/17 SP: \$359,000 TIC: No 2nd Unit: No
Sale Cond: None

FLAT and SUNNY...Light and Bright 2 bedroom 1 bath with hardwood floors and a sunny backyard large enough to entertain all of your friends and kids & pets too. Gardeners delight. Close to School. 1 car attached garage. Laundry hook ups. On demand water heater. Wood burning stove and central heat. Walking distance to River, Movie Theater, Dining and Park. Year round or Vacation home.. Either way, this home and location is a must see.

[Additional Pictures](#)

Dir: Hwy 116 west of downtown Monte Rio. Right on Beech Right on Foothill.

Subd:

21708747 14662 Cherry St Guerneville, 95446-9673 / B0700 S Single Family DOM/CDOM: 63/63 LP \$359,950

BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1456 R Lot Sz: 4500/0.1033 OLP: \$359,950
Stories: 2 Story YB: 1938 #Gar Sp: 1 #CP Sp: 0 APN: 072-070-051 HOA/\$: No



U/B/L:
OMD: 05/18/17 PD: 07/20/17 COE: 08/03/17 SP: \$349,000 TIC: No 2nd Unit: No
Sale Cond: None

Desirable location Guerneville Park. This two-story home offers a sun filled cozy living room with raised hearth brick gas fireplace, large kitchen with lots of cabinets, counter space and an eating area. Bedroom with walk-in closet and remodeled bath on the main floor. Interior laundry room extra storage. There are two bedrooms and one bath with shower over tub upstairs. Private sitting area in back. Close to town, shopping and great dinin

[Additional Pictures](#)

Dir: Traveling West through town, right on Lovers Lane, turn onto Cherry Street. House will be your left.

Subd:

21719619 14555 Cherry St Guerneville, 95446-9617 / B0700 SO Single Family DOM/CDOM: 26/26 LP \$349,000

BD: 2 BA: 1 FP: Yes Pool: No SqFt: 734 R Lot Sz: 1999/0.0459 OLP: \$349,000
Stories: 1 Story YB: 1932 #Gar Sp: 0 #CP Sp: 0 APN: 072-080-037 HOA/\$: No



U/B/L:
OMD: 07/19/17 PD: 08/14/17 COE: 08/17/17 SP: \$346,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is, None

Remodeled inside and out by Sticks and Stones Properties, LLC. Seasonal creek in back.

[Additional Pictures](#)

Dir: River Rd to Old Monte Rio Rd to Cherry St

Subd:

21715273 14726 Willow Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 20/20 LP \$329,000

BD: 2 BA: 1 FP: Yes Pool: No SqFt: A Lot Sz: 4500/0.1033 OLP: \$329,000
Stories: 2 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 070-261-034 HOA/\$: No



U/B/L:
OMD: 07/01/17 PD: 07/21/17 COE: 08/03/17 SP: \$329,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Two Bedroom one bath home was raised above the flood in 1996. Brand new interior paint, Water heater, carpeting, kitchen cabinets and countertops. Exterior paint and roof/gutters done 2016. Close proximity to Rio Nido roadhouse/pool, Russian River, community park, community garden, bus stop and post office.

[Additional Pictures](#)

Dir: River Road to Canyon 2 road. Left at Rio Nido Lodge onto Wood road, Right at Willo. home is on left.

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21709729 15010 Canyon 6 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 95/95 LP \$319,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 665 N Lot Sz: 4792/0.1100 OLP: \$349,000
Stories: 1 Story YB: 1923 #Gar Sp: 0 #CP Sp: 0 APN: 070-210-050 HOA/\$: No

U/B/L:

OMD: 05/05/17 PD: 08/08/17 COE: 08/11/17 SP: \$319,000 TIC: No 2nd Unit: No

Sale Cond: None

HUGE PRICE REDUCTION of \$20,000!! Great property! Beautifully remodeled. Perfect for vacation getaway or private living. New roof, upgraded electrical & plumbing, refurbished retaining wall, laundry rm, quality materials & workmanship. New appliances, heating & upgrades w/ attractive, stylish knotty pine, private backyard, on quite end of loop road! Near park, community garden, river, wineries, restaurants & swimming pool! Use entry as office?

[Additional Pictures](#)

Dir: River Rd, Rt onto to Canyon 7 Rd. Turn right onto Canyon 6 and veer left to property.

Subd:

21713705 10670 Grays Ct Forestville, 95436-9731 / B0700 S Single Family DOM/CDOM: 69/69 LP \$275,900



BD: 2 BA: 1 FP: No Pool: No SqFt: 792 R Lot Sz: 5998/0.1377 OLP: \$289,900
Stories: 2 Story YB: 1949 #Gar Sp: 1 #CP Sp: 0 APN: 082-243-026 HOA/\$: No

U/B/L:

OMD: 06/13/17 PD: 08/21/17 COE: 08/23/17 SP: \$273,500 TIC: No 2nd Unit: No

Sale Cond: Offer As Is,REO

Opportunity Knocks! This is your chance to fix and flip or hold for a Russian River get-a-way! Walking distance to the Russian River, conveniently located behind Sam's Market, this property offers lots of possibilities.

[Additional Pictures](#)

Dir: River Road to Grays Road, 2nd house after Grays Court street sign.

Subd:

21714364 14551 Canyon 2 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 65/65 LP \$329,900



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 1538 R Lot Sz: 6098/0.1400 OLP: \$329,900
Stories: Multi Lev YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-300-050 HOA/\$: No

U/B/L:

OMD: 06/21/17 PD: 08/25/17 COE: 08/29/17 SP: \$250,000 TIC: No 2nd Unit: No

Sale Cond: Other

Major project in Rio Nido. Close to pool. Double lot with nice garden areas, all fenced. Great decks. Parking for 4 cars off street.

[Additional Pictures](#)

Dir: River Rd to Canyon 2

Subd:

21710358 17464 Old Monte Rio Rd Guerneville, 95446-9024 / B0700 S Single Family DOM/CDOM: 78/78 LP \$229,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 476 R Lot Sz: 10500/0.2410 OLP: \$229,000
Stories: Multi Lev YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 072-160-053 HOA/\$: No

U/B/L:

OMD: 05/18/17 PD: 08/04/17 COE: 08/09/17 SP: \$180,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is,Other

Stairway to Heaven. With a little imagination and sweat equity you can make this vintage charmer your own. This hillside home features a concrete foundation and is serviced by public water and sewer. Lots of bonus space. Parking area. Includes vacant lot nextdoor!

[Additional Pictures](#)

Dir: Hwy 116 west of Guerneville right on old Monte Rio Road

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21712782 15347 Armstrong Woods Guerneville, 95446-9202 / B0700 P Single Family DOM/CDOM: 92/92 LP \$1,199,000



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 2390 R Lot Sz: 169013/3.8800 OLP: \$1,275,000
Stories: 1 Story YB: 2002 #Gar Sp: 2 #CP Sp: 2 APN: 069-200-074 HOA/\$: No

OMD: 06/07/17 PD: 09/07/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Privately situated just outside of town, this gracious resort-style home is a pristine oasis of pure luxury & comfort. Enter through a hidden gate into a secluded park-like setting that will take your breath away! Large custom built 4BR 2BA home is stylishly designed for absolute comfort & unforgettable entertaining. Large 2 Car attached Garage. Enchanting seasonal creek & there's even room for a pool. Access to World-class Wineries & fine Dining.

[Additional Pictures](#)

Dir: Main Intersection of town - Armstrong Woods - on the RIGHT.

Subd:

21715943 8147 Speer Ranch Rd Forestville, 95436-9415 / B0700 P Single Family DOM/CDOM: 25/25 LP \$639,900



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1736 R Lot Sz: 15682/0.3600 OLP: \$685,000
Stories: 1 Story YB: 1986 #Gar Sp: 3 #CP Sp: 1 APN: 083-120-085 HOA/\$: No

OMD: 07/31/17 PD: 08/25/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Great location in Forestville. This single level home sits on an impressive 1/3 acre lot (.36) in a cul de sac. Park your RV, boat, have room to farm, play catch & set up a pool. Over 30 fruit trees! Separate family, living & dining rooms. Granite counters in the kitchen & remodeled bathrooms. The 3 car garage is huge w/ 2 work benches, high ceilings & TONS of storage. Newer roof & windows. Country feel but w/ city services. Walk/roll to town

[Additional Pictures](#)

Dir: Mirabel Rd., to East on Nolan, then quick Left onto Speer Ranch Rd.

Subd:

21718694 20219 Alder Rd Monte Rio, 95462-9707 / B0700 P Single Family DOM/CDOM: 36/36 LP \$488,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1321 R Lot Sz: 8712/0.2000 OLP: \$488,000
Stories: 1 Story YB: 1960 #Gar Sp: 1 #CP Sp: 1 APN: 095-222-012 HOA/\$: No

OMD: 08/10/17 PD: 09/15/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Glorious Monte Rio Haven! Perched in a lush setting of Redwoods & Fruit trees, this smartly updated 2BR/1BA home + Studio Suite is the perfect get-a-way or extended family retreat. Large rooms offer relaxing leisure. Sunny view deck is perfect for experiencing that wonderful connection to nature. Big grassy lawn is perfect for gardening. Additional lower level bonus space & 1 Car attached garage. Stroll to Dining and Beaches. Move-in-Ready!

[Additional Pictures](#)

Dir: From Monte Rio Bridge, 1st left on River Blvd, right on Heller, & 1st left on Alder.

Subd:

21710171 14 Kidd Creek Rd Cazadero, 95421 / B0700 P Single Family DOM/CDOM: 99/99 LP \$439,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1050 R Lot Sz: 48600/1.1157 OLP: \$439,000
Stories: 1 Story YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 105-080-028 HOA/\$: No

OMD: 05/08/17 PD: 08/15/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Private setting in the forest with pristine creek across the street. This home is in great condition and sits on 1.1 acres. Would make a great first time home or vacation getaway. Decks for relaxing lots of windows looking out into the forest.

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Highway left on Kidd Creek

Subd:

21718696 8201 Tyrone Rd Monte Rio, 95462 / B0700 P Single Family DOM/CDOM: 29/29 LP \$365,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1736 R Lot Sz: 10581/0.2429 OLP: \$365,000
Stories: 2 Story YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 074-250-009 HOA/\$: No

OMD: 08/17/17 PD: 09/15/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Creekside cutie is only 3 miles from foodies mecca- Occidental. Perfect as a getaway or full time residence, this home is in move in condition. Spacious open living room with lofty ceilings & wood burning stove is ideal for entertaining. Rejuvenate & recharge, surrounded by towering redwoods while soaking in the hot tub on the large sunny deck. Interior access to laundry & huge bonus space below perfect as family room or overflow for visitors!

[Additional Pictures](#)

Dir: Bohemian Hwy to Tyrone Road

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 (8/1/2017 to 8/31/2017), Sold Off MLS (8/1/2017 to 8/31/2017)

21717442 **17330 Riverside Dr** **Guerneville, 95446-9637 / B0700** **P** **Single Family** **DOM/CDOM:** 33/33 **LP** \$339,950



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1025 R **Lot Sz:** 3250/0.0746 **OLP:** \$339,950
Stories: 1 Story **YB:** 1991 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-190-070 **HOA/\$:** No

U/B/L:

OMD: 08/07/17 **PD:** 09/09/17 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Clean and in move-in condition. Three bedrooms, one bath, approximately 1,025 square foot home. Propane heat or enjoy the wood burning stove. New appliances. Attached garage with large storage or potential workshop area. Approximately 1 mile to downtown Guerneville and shops. Close to the Russian River.

[Additional Pictures](#)

Dir: Highway 116 west of Guerneville. Riverside Drive is just past Dubrava Village.

Subd:

21720427 **640 Austin Creek Rd** **Cazadero, 95421 / B0700** **P** **Single Family** **DOM/CDOM:** 13/13 **LP** \$295,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1116 R **Lot Sz:** 136778/3.1400 **OLP:** \$295,000
Stories: Other **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-070-042 **HOA/\$:** No

U/B/L:

OMD: 08/29/17 **PD:** 09/11/17 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is, Other

This one has great potential for sweat equity. This cozy cabin under the second growth redwoods has a wood stove and room for a garden. Austin Creek is across street! +/- 7 miles to Guerneville. SEE LOWER LEVEL Make it shine and possibly add a living space downstairs. Extra Income? Buyers to do due diligence.

[Additional Pictures](#)

Dir: River Rd, left on Mark West Springs Rd to Main St, Rt onto Austin Creek Rd.

Subd:

21718729 **17860 Santa Rosa Ave** **Guerneville, 95446-9626 / B0700** **P** **Single Family** **DOM/CDOM:** 7/7 **LP** \$225,000



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1207 R **Lot Sz:** 6752/0.1550 **OLP:** \$225,000
Stories: 2 Story **YB:** 1914 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-216-001 **HOA/\$:** No

U/B/L:

OMD: 08/11/17 **PD:** 08/18/17 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Livable Guerneville Fixer on Sewer & Water. Not necessarily for the faint of heart, this property is nestled in wooded splendor and on tax records as a 2BR/2BA. Currently configured as a 1BR/1BA with an upper level that awaits a complete renovation & restyle. Big front deck, fenced rear yard and great sense of privacy. Lower level is turn key with gas fireplace, hot water on demand, totally move-in ready. Plenty of parking. No end of Upside!

[Additional Pictures](#)

Dir: LOOK FOR SIGN (2 houses have same address). Hwy 116 West to Old Monte Rio Rd, R on Santa Rosa.

Subd:

21714812 **17200 Old Cazadero Rd** **Guerneville, 95446 / B0700** **CN** **Single Family** **DOM/CDOM:** 83/83 **LP** \$549,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 728 R **Lot Sz:** 395960/9.0900 **OLP:** \$549,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-210-012 **HOA/\$:** No

U/B/L:

OMD: 06/26/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Enjoy the unprecedented beauty from your very own private 9 acre Oasis. This fully furnished 2 bed 1 bath home looks out on the Cazadero Mountains and California Redwoods. This is the perfect escape from your busy, noisy life where you will surround yourself with the sounds of nature and freshly picked produce from your numerous fruit and olive trees. This escape is just 4 miles from downtown Guerneville at the top of the Guerneville Hills.

[Additional Pictures](#)

Dir: Follow Old Cazadero up about 4 miles. You will see the Gate on the Left. No Sign.

Subd:

21714207 **8355 Mirabel Ave** **Forestville, 95436-9937 / B0700** **CN** **Single Family** **DOM/CDOM:** 85/85 **LP** \$425,000



BD: 4 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1368 R **Lot Sz:** 7963/0.1828 **OLP:** \$425,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-023-051 **HOA/\$:** No

U/B/L:

OMD: 06/19/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This is a duplex, not a single family home. Each unit is 700 sq.ft. and has 2 bedrooms, 1 bath, and yard with deck. Off street parking is in front of units, but there is no garage. Duplex was built in 1950.

[Additional Pictures](#)

Dir: River Road left on Mirabel

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21614607 **8110 Tyrone Rd** **Monte Rio, 95462 / B0700** **CN Single Family DOM/CDOM: 368/368** **LP** \$185,000



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

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 hills, lots of privacy.

[Additional Pictures](#)

Dir: Bohemian Hwy to Tyrone road.

Subd:

21707376 **16100 Old Cazadero Rd** **Guerneville, 95446-9012 / B0700** **CC Single Family DOM/CDOM: 156/156** **LP** \$1,145,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2406 R **Lot Sz:** 592852/13.6100 **OLP:** \$1,145,000
Stories: Multi Lev **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-021-011 **HOA/\$:** No

OMD: 04/13/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

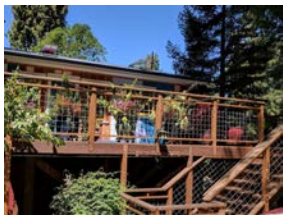
Privately situated in stately splendor & on over 13 gated acres, this custom 3BR 2BA home + media room + barn is pure sophistication & style. Rich handcrafted woodwork, volume open beamed ceilings, dramatic centerstage fireplace, elevated view windows and media space with digital surround-sound. Soak it all in along glorious tiered entertainment decks with sunken hot tub. Private well, detached barn and just moments to downtown Guerneville.

[Additional Pictures](#)

Dir: HWY 116 just past town, RIGHT on Old Cazadero

Subd:

21720875 **16880 Neeley Rd** **Guerneville, 95446-9781 / B0700** **CC Single Family DOM/CDOM: 14/14** **LP** \$879,000



BD: 2 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 1408 O **Lot Sz:** 14802/0.3398 **OLP:** \$789,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-200-015 **HOA/\$:** No

OMD: 09/03/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Fun and whimsical, one of a kind river front property full of life and energy. With attention to every detail, it is a perfect weekend gateway, year round living or vacation rental. Built meticulously by a master carpenter using reclaimed wood it breathes like forest. Featuring 2 bedrooms and a bath, main floor, large great room second level, perfect for weekend guests. Landscaped garden awaits a glamping studio with full bath. Enjoy a private island oasis

[Additional Pictures](#)

Dir: Hwy 116 to Neeley

Subd:

21714219 **14735 Old Cazadero Rd** **Guerneville, 95446-9004 / B0700** **CC Single Family DOM/CDOM: 89/89** **LP** \$599,000



BD: 1 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1315 R **Lot Sz:** 5000/0.1148 **OLP:** \$729,000
Stories: 2 Story, **YB:** 2015 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-070-058 **HOA/\$:** No

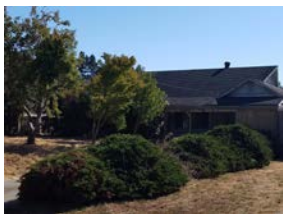
OMD: 06/20/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

[Additional Pictures](#)

Dir: Take River Road exit from Hwy. 101. Head west towards Guerneville, turn right on Old Cazadero Road.

Subd:

21717871 **22925 Conifer Dr** **Monte Rio, 95462 / B0700** **CC Single Family DOM/CDOM: 20/20** **LP** \$595,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1512 R **Lot Sz:** 11761/0.2700 **OLP:** \$595,000
Stories: 1 Story **YB:** 1973 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 096-212-006 **HOA/\$:** No

OMD: 08/28/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Stunning river front property. One of a kind location with incredible views, lots of sun, and plenty of parking. This is a diamond in the rough but could truly become a world class destination property.

[Additional Pictures](#)

Dir: Hwy 116/River Road to Laurel Dell to right on Conifer Drive.

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21717428 6145 Austin Creek Rd Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 17/17 LP \$564,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1964 O Lot Sz: 35719/0.8200 OLP: \$564,000
Stories: Multi Lev YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 106-070-005 HOA/\$: No

U/B/L:
OMD: 08/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Fabulous Cazadero vacation lodge perfect for hosting large groups! Main house includes an impressive great room with vaulted ceilings, a massive stone fireplace and warm wood paneling. Large updated kitchen with adjoining dining room. Across the huge stone courtyard is a charming 1 bed/1 bath suite. Located on a large, private lot it's just a short walk to the Austin Creek and the historic General store. Vintage charm meets modern conveniences!

[Additional Pictures](#)

Dir: River Road to Cazadero Hwy 6 miles to sharp left on Austin Creek Rd home 1/4 mile on right **Subd:**

21719532 16611 Rio Nido Rd Guerneville, 95446-9272 / B0700 CC Single Family DOM/CDOM: 30/30 LP \$525,000



BD: 3 BA: 3 FP: Yes Pool: No SqFt: 2064 A Lot Sz: 34848/0.8000 OLP: \$525,000
Stories: 2 Story YB: 1941 #Gar Sp: 2 #CP Sp: 0 APN: 069-200-072 HOA/\$: No

U/B/L:
OMD: 08/18/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other

Armstrong Valley Gardener's Delight. Over 2000 sq foot home with 3 bedrooms plus a 4th home office or bedroom, 3 baths, huge utility/craft room. Two car garage. New roof on all structures. Newly painted exterior. Come and add your decorator touches. Large full amenity kitchen with eat in dining. Separate small dining area off Living room. Huge weeping willow tree and Rose garden. A rare find. .8 Acre parcel. Room for boats and other toys.

[Additional Pictures](#)

Dir: Armstrong Woods Rd to Rio Nido Rd. Second property on the right **Subd:**

21712268 10275 Field Ln Forestville, 95436-9278 / B0700 CC Single Family DOM/CDOM: 64/64 LP \$499,500



BD: 2 BA: 2/1 FP: Yes Pool: No SqFt: 1877 R Lot Sz: 4792/0.1100 OLP: \$529,500
Stories: 2 Story YB: 1992 #Gar Sp: 0 #CP Sp: 1 APN: 082-202-032 HOA/\$: No

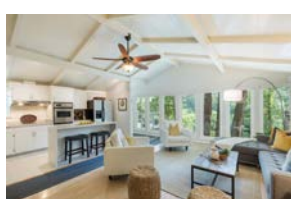
U/B/L:
OMD: 06/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Stunning 1877 square foot designer home is a MUST SEE! Large office on Bedroom level. 3 Baths, Large master suite w/private deck & bath, spacious kitchen and pantry with sliding shelves and lazy Susan,(all appliances included), laundry room (w/d incl.), and bonus rooms. Located within a 1/4 mile of 3 beautiful Russian River beaches. Close to wineries, hike/bike trails, Canoes and parks. NO FLOOD!

[Additional Pictures](#)

Dir: From Santa Rosa: River Rd. West - L River Dr. - L Old River Rd. - R Woodside Rd. - L Field Ln. **Subd:** Hollydale Park

21719273 19765 Highway 116 Hwy Monte Rio, 95462-9718 / B0700 CC Single Family DOM/CDOM: 27/27 LP \$499,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 888 R Lot Sz: 7928/0.1820 OLP: \$499,000
Stories: 1 Story YB: 1960 #Gar Sp: 1 #CP Sp: 0 APN: 094-140-019 HOA/\$: No

U/B/L:
OMD: 08/21/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Floor to ceiling views makes this home a perfect escape from the city for romantic weekends by the Russian River. Enjoy your own private oasis on the spacious deck surrounded by majestic redwoods and a park like landscaped hillside. With an open floor plan, vaulted ceilings, plenty of light and a sophisticated comfort it is already set up for entertaining. See video under Virtual Media. Welcome.

[Additional Pictures](#)

Dir: On Hwy 116 between Northwood & Monte Rio. Exit is a sharp turn in the curve right after sales sign. **Subd:**

21716303 14492 Memory Ln Rio Nido, 95471 / B0700 CC Single Family DOM/CDOM: 65/65 LP \$499,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1480 R Lot Sz: 11792/0.2707 OLP: \$499,000
Stories: Multi Lev YB: 2008 #Gar Sp: 2 #CP Sp: 0 APN: 070-310-034 HOA/\$: No

U/B/L:
OMD: 07/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Just what you're looking for at the River! Well built house in a sunny location with parking. Multi-level, open floor plan, large kitchen w/island, corian-type counters, Alder cabinets, black appliances, pantry. Sunny living room, gas fireplace, cathedral ceiling, skylights, custom wood railings, leafy views. Master bedroom has access to the back yard. Light-filled loft. 50-year steel roof. Garage has room for kayaks, boat, tools, tons of storage

[Additional Pictures](#)

Dir: W on River Rd, turn onto Canyon 2, immediate right is Memory Lane, no street sign. One-Way sign. **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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21719374 14 Silvia Dr Cazadero, 95421-9633 / B0700 CC Single Family DOM/CDOM: 31/31 LP \$483,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1501 R Lot Sz: 18700/0.4293 OLP: \$483,000
Stories: Multi Lev YB: 1987 #Gar Sp: 0 #CP Sp: 0 APN: 097-220-071 HOA/\$: No

U/B/L:

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

Sale Cond: None

Captivating Cazadero Cottage. Situated in an exceptional setting that's perfect for entertaining, this 2BR/2BA Cedar home is pure relaxation & enjoyment. Lower level media/recreation/wine tasting room, w/ overflow accommodations, opens onto an indulgent hot tub & deck. Inspired interiors offer rich woodwork throughout a relaxed & open floor plan. Lush, Private, Sunny. Exceptional recreational access to the Russian River & Sonoma Coast.

[Additional Pictures](#)

Dir: Austin Creek Road to Slivia Drive - Right on Sequoia Ridge - second drive on Right.

Subd:

21709459 590 E Austin Creek Rd Cazadero, 95421-9503 / B0700 CC Single Family DOM/CDOM: 138/138 LP \$474,900



BD: 1 BA: 2 FP: Yes Pool: No SqFt: 1250 N Lot Sz: 14375/0.3300 OLP: \$499,000
Stories: 1 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 105-220-003 HOA/\$: No

U/B/L:

OMD: 05/02/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Tranquil, secluded cabin in the woods along East Austin Creek with bonus space on 1/3 acre. Many updated features including remodeled kitchen with farmhouse sink and sliding barn door. One of the best locations in Cazadero. Views of creek from every room in main house. Awesome swimming hole in front of house. Hot tub, decks, outdoor fire pit and barbecue area. Plenty of room for you and your guests.

[Additional Pictures](#)

Dir: Austin Creek Road to East Austin Creek Rd.

Subd:

21720942 9012 Vellutini (aka Yellow Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 11/11 LP \$425,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 720 R Lot Sz: 47916/1.1000 OLP: \$425,000
Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 083-250-036 HOA/\$: No

U/B/L:

OMD: 09/06/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Peace and quiet in Forestville. Secluded and well kept home on acreage. Has great flat easy parking, sunlight, semi finished detached plumbed building. Home has large bedrooms. Open floor plan. Laundry room. Additional square footage added on prior to seller's ownership not in tax records or listing info. A bathroom recently upgraded to master suite with walk in closet. Tile floors have radiant heat. Come and see what a great home

[Additional Pictures](#)

Dir: Martinelli to Vellutini, at gravel go straight, go left at Yellowbrick Road sign. Up .02 mile +/-

Subd:

21717832 9545 Valle Vista Rd Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 34/34 LP \$422,000



BD: 3 BA: 1 FP: No Pool: No SqFt: 1064 R Lot Sz: 11326/0.2600 OLP: \$422,000
Stories: 1 Story YB: 1948 #Gar Sp: 1 #CP Sp: 0 APN: 082-123-026 HOA/\$: No

U/B/L:

OMD: 08/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Well Kept, Charming vintage single level, family vacation cottage on the top of the hill in the sun, 1/4 acre with the two lots. Fabulous tree top views to Healdsburg. 2 beds/1 bath with an extra sleeping room, fir floors. A warm and friendly home to live or vacation in. More than 5 onsite parking spaces, lots of things for you to update. Wide-plank pine, large deck and a friendly little front stoop.

[Additional Pictures](#)

Dir: Rio Vista Rd to Valle Vista go left. First house on left. Park immediately on left in large on site

Subd:

21718041 365 Summit Ave Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 47/47 LP \$365,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 758 R Lot Sz: 8712/0.2000 OLP: \$365,000
Stories: 1 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 072-160-018 HOA/\$: No

U/B/L:

OMD: 08/01/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Enjoy the RUSSIAN RIVER lifestyle in this fabulous 1-story, 1bedroom, 1.0 bath home. Bonus 2nd bedroom and 2nd bath with separate entrance! Built in 1954 with a great open floor plan. Sits down from the street increasing privacy and parking for 2+ cars. Large corner lot with mature trees and private back deck. Just a few minutes from downtown Guerneville. Visit 365summitave.info for more information!

[Additional Pictures](#)

Dir: West of downtown (R) Old Monte Rio Road (R) Park Ave, (L) Summit, (R) McLane (corner house on right) **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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21715192 19116 Ridgecrest Dr Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 80/80 LP \$359,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1343 R Lot Sz: 7000/0.1607 OLP: \$359,000
Stories: 1 Story YB: 1944 #Gar Sp: 0 #CP Sp: 0 APN: 094-170-021 HOA/\$: No

U/B/L:
OMD: 06/29/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Notice Of Def, Offer As Is

Cute 2 bdrm home on nice lot, surrounded by Redwoods, but with lots of sun. Walk to Northwood golf course! Or the river. Sunny backyard with nice deck, and gorgeous Redwoods to look at. House has vaulted wood ceilings, nice fireplace, cute kitchen, inside utility rm plus hobby room area. The entire area under the house is an improved basement area with windows and a small garage or large storage area. Two driveways with plenty of parking.

[Additional Pictures](#)

Dir: Hwy 116 to Northwood golf course, make a right on Ridgecrest, about 300 yards up the hill by Jasmine **Subd:**

21720431 16250 Drake Extension Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 19/19 LP \$344,500



BD: 2 BA: 1 FP: No Pool: No SqFt: 780 R Lot Sz: 10799/0.2479 OLP: \$344,500
Stories: 2 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 071-170-004 HOA/\$: No

U/B/L:
OMD: 08/29/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Walk to downtown Guerneville and Johnson's beach from this cute, private cottage. Two bedrooms and 1 bath on over 1/4 of an acre of your own private oasis. Fruit trees, gardening and sun. This home is located right on the other side of the river from Guerneville's famous restaurants and shops. Just take the walking bridge into town.

[Additional Pictures](#)

Dir: 116 to Drake left under the bridge Drake Extension. slide gate on right side House is last on right **Subd:**

21716245 18 Hahn Rd Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 65/65 LP \$339,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1219 R Lot Sz: 3454/0.0793 OLP: \$369,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-033 HOA/\$: No

U/B/L:
OMD: 07/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is, None

This sunny, single story home is as cute as it gets! Clean, updated & perfect as a weekend get-away, vacation rental or full-time home. Just minutes to the Russian River, the ocean & Russian River Valley wineries. This home has been updated inside & out with new paint, flooring, fixtures, updated kitchen & baths. W/D stays! Cozy wood stove, huge deck & plenty of parking. Brand new permitted septic system & public water. Incredible value.

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy, past the second bridge right after the Bakery make a left onto Hahn Rd. **Subd:**

21719629 14980 Outlet Dr Guerneville, 95446-8601 / B0700 CC Single Family DOM/CDOM: 19/19 LP \$315,000



BD: 1 BA: 1/1 FP: Yes Pool: No SqFt: 640 R Lot Sz: 4356/0.1000 OLP: \$299,000
Stories: 1 Story YB: 1925 #Gar Sp: 1 #CP Sp: 1 APN: 070-160-033 HOA/\$: No

U/B/L:
OMD: 08/29/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Perfect Get-a-Way. 1 bedroom 1.5 bath cute home with that vacation feel. No flood property is walking distance to River, food, events and shopping. 2 set ups for outdoor living. Wood Deck off of the living room and concrete patio off kitchen. Built in outdoor fireplace. Low maintenance yard. Plenty of storage. Off street parking. This quaint setting makes indoor or outdoor living come alive. Hot tub & wood fireplace, Your romantic getaway awaits.

[Additional Pictures](#)

Dir: River Road between Rio Nido and Guerneville. Outlet is adjacent to Cottages on the River. **Subd:**

21716344 17470 Old Monte Rio Rd Guerneville, 95446-8031 / B0700 CC Single Family DOM/CDOM: 66/66 LP \$299,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 720 R Lot Sz: 1951/0.0448 OLP: \$312,000
Stories: 1 Story YB: 1991 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-012 HOA/\$: No

U/B/L:
OMD: 07/13/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Impeccable Guerneville Hideaway. Secluded tree-top splendor that's situated along a little-known pathway to rest & relaxation. Thoughtfully updated interiors provide bright, open space that incl vaulted ceilings w/ skylights, polished kitchen & a fresh, clean outlook to the Redwoods. Impressive deck creates an inspirational connection to nature. Lower level w/ closet provides creative bonus space. On municipal sewer & water. Close to Town!

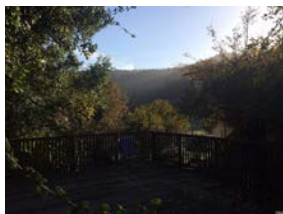
[Additional Pictures](#)

Dir: NOT ON OLD MONTE RIO RD - take HWY 116 WEST of town and look for sign at WEST end of Guerne **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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21713008 20340 Highway 116 Hwy Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 104/255 LP \$249,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 1147 R Lot Sz: 5201/0.1194 OLP: \$249,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 094-129-010 HOA/\$: No

U/B/L:

OMD: 06/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Opportunity knocks, approved plans to be delivered b4 close, in home down to studs! In Beautiful Russian River Town of Monte Rio. Personalize w/ touches you always wanted! Centrally located in Monte Rio, a Stone's Toss away from MR Riverfront Meadow & Russian River. Paddle down the river (quick access), 2 blocks to Rio Theatre, Enjoy Scenic Drive down Bohemian Hwy., bike ride, enjoy redwood lined scenery, catch concert, or wine tast. Plans on file.

[Additional Pictures](#)

Dir: US101 North, Follow US-101 North to Mark West Springs Rd. Take exit 494, Take River Rd to CA-116 W **Subd:**

21717629 123 Nolan Ct Forestville, 95436-9438 / B0700 A Single Family DOM/CDOM: 32/94 LP \$5,999,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 2914 R Lot Sz: 951786/21.8500 OLP: \$5,999,000
Stories: 2 Story YB: 1991 #Gar Sp: 3 #CP Sp: 0 APN: 083-130-078 HOA/\$: No

U/B/L:

OMD: 08/16/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Situated amidst soaring trees and lush vineyards in Sonoma County's Russian River Valley, this 21.85 acre estate holds endless opportunities for any buyer, with zoning that allows everything from Single Family Home, Vacation Rental to a Winery with tasting room and production facility, property already has 3 acres of Pinot Vines With room for more.

[Additional Pictures](#)

Dir: Mirabel to Nolan Rd, Left on Nolan Court.

Subd:

21713424 19540 King Ridge Rd Cazadero, 95421-9613 / B0700 A Single Family DOM/CDOM: 99/452 LP \$4,950,000



BD: 3 BA: 3 FP: Yes Pool: No SqFt: 5070 R Lot Sz: 13009630/298.6600 OLP: \$4,950,000
Stories: 2 Story YB: 2010 #Gar Sp: 3 #CP Sp: 0 APN: 106-240-020 HOA/\$: No

U/B/L:

OMD: 06/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Stunning Ranch featuring a world class estate home that connects strongly with the land & surrounding nature. Done in impeccable taste with the finest finishes, creating indoor/outdoor living at its best with natural stone terraces and tranquil ponds. Breathtaking distant views, perfect privacy, rolling meadows, magnificent forests & vineyard land in the Sonoma Coast AVA. Borders Austin Creek State Park.

[Additional Pictures](#)

Dir: Cazadero Highway to Cazadero approx. 1 mile beyond to beginning of driveway. Mapping Systems R wro **Subd:**

21701379 7800 Giusti Rd Forestville, 95436-9273 / B0700 A Single Family DOM/CDOM: 212/212 LP \$4,950,000



BD: 3 BA: 3/1 FP: Yes Pool: Yes SqFt: 5079 O Lot Sz: 1570774/36.0600 OLP: \$5,250,000
Stories: 1 Story YB: 2004 #Gar Sp: 3 #CP Sp: 0 APN: 083-170-054 HOA/\$: No

U/B/L:

OMD: 02/15/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Exquisite 36.06ac gated estate with a masterfully designed single level home featuring panoramic views of St. Helena, custom built-ins, fireplace, soaring ceilings, travertine floors w/hydronic heating, lrg dbl island ktchn, butlers pntry, formal dining rm, 3 spacious bedrooms w/new carpet & en suite baths, master has gym atchd, office, 1500+/- wine cellar, pool house w/sauna&bath, outdoor ktchn w/pizza oven, 1482sf 3car gar, bocce ct, playground, garden & barn.

[Additional Pictures](#)

Dir: 101 to West on River Rd, Left on Mirabel Rd, Right on Giusti Rd, on the left at end of road.

Subd:

21711537 8781 Martinelli Rd Forestville, 95436-9258 / B0700 A Single Family DOM/CDOM: 93/93 LP \$3,195,000



BD: 3 BA: 3 FP: Yes Pool: No SqFt: 2116 R Lot Sz: 2635816/60.5100 OLP: \$3,195,000
Stories: 1 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 083-200-002 HOA/\$: No

U/B/L:

OMD: 06/16/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Quintessential 3 bedroom, 3 bath farmhouse compound nestled on 75+ acres of a bucolic wine country knoll overlooking mountains and historical vineyards with close proximity to Healdsburg and world class wineries. The property includes 15 acres of vineyard surrounding the main house and a 1 bedroom guest house with kitchenette, a workshop, and two barns. This property is sold with beautifully appointed finishes and high-design furnishings.

[Additional Pictures](#)

Dir: Take 116 West from Forestville and turn Right on Martinelli. House will be on the left.

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21714829 **6361 Trenton Healdsburg** **Forestville, 95436-9613 / B0700** **A** **Single Family** **DOM/CDOM:** 74/74 **LP** \$1,699,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 767092/17.6100 **OLP:** \$1,799,000
Stories: 1 Story **YB:** 1912 **#Gar Sp:** 6 **#CP Sp:** 0 **APN:** 078-010-014 **HOA/\$:** No

OMD: 07/05/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Many possibilities for this 17.61 acre property in 2 parcels. Comfortable home of 3 beds, 3 baths with living room, formal dining and family room. Gorgeous outdoor environment under covered entertaining pavilion with outdoor kitchen, lovely hillside water fall, bocce court and more. Huge garage/shop building for the collector or home based business. A mobile home is also on the property. There are trails to walk or ride and enjoy the property.

[Additional Pictures](#)

Dir: River Road to Trenton Healdsburg Rd. 1st driveway on right off River Rd.

Subd:

21717445 **12130 Highway 116** **Guerneville, 95446-9480 / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP** \$1,195,000



BD: 6 **BA:** 6/1 **FP:** Yes **Pool:** No **SqFt:** 2829 R **Lot Sz:** 87120/2.0000 **OLP:** \$1,195,000
Stories: 2 Story **YB:** 1891 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-070-010 **HOA/\$:** No

OMD: 07/27/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Beautiful Victorian Home with wrap-around Deck for enjoying the wonderful Summer and Fall weather at the Russian River. Four Guest Rooms in the Main Home, along with owner's living quarters. Guest Cottage is great for those special weekend get-aways. Total 6 Bed, 6 1/2 Bath. 6 Fireplaces. Hot Tub / Deck Area and Dry Sauna for the ultimate relaxation! Close to dozens of World-Class wineries. Thirty minutes to the Sonoma Coast.

[Additional Pictures](#)

Dir: From Sebastopol, West on 116, 10 min West of Forestville in Pocket Canyon. 2 mi before Guerneville

Subd:

21710623 **16326 Valley Ln** **Guerneville, 95446-9515 / B0700** **A** **Single Family** **DOM/CDOM:** 128/128 **LP** \$1,195,000



BD: 5 **BA:** 3 **FP:** No **Pool:** Yes **SqFt:** 3549 R **Lot Sz:** 22503/0.5166 **OLP:** \$1,250,000
Stories: 1 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-270-009 **HOA/\$:** No

OMD: 05/12/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Luxurious, comfortable, spacious home plus guest cottage in a beautiful, peaceful setting. 5 BRs/3 baths in main house, in-ground 20'X40' salt water pool, hot tub, patios, gardens, views of wooded hills. Garage converted to game room, easy to return. Current use is vacation rental with additional sleeping room for up to 14 guests. Great location within minutes of Guerneville, Russian River, Armstrong Redwoods Park. Private guest cottage too.

[Additional Pictures](#)

Dir: From River Rd, north on Armstrong Woods Rd, left on Laughlin Rd to Valley View.

Subd:

21716128 **12422 Westside Rd** **Forestville, 95436 / B0700** **A** **Single Family** **DOM/CDOM:** 55/55 **LP** \$1,150,000



BD: 3 **BA:** 3/1 **FP:** Yes **Pool:** Yes **SqFt:** 3719 A **Lot Sz:** 30492/0.7000 **OLP:** \$1,150,000
Stories: 3 Story **YB:** 1930 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 081-052-044 **HOA/\$:** No

OMD: 07/24/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Experience the best of old & new at this landmark 1930's Riverfront Lodge. Located between Healdsburg & Guerneville along a premier wine country road, the gracious 3700 sq/ft home built by Henry Hess maintains its original charm w/modern amenities. Stunning great room! Updated kitchen! Dazzling views of the Russian River plus river access from your own dock. Gated entry w/ plenty of parking and sun! Pool, hot tub, garage w/car lift. One of a kind!

[Additional Pictures](#)

Dir: River Road just past the Hacienda Bridge to Westside Road. Home is on the right.

Subd:

21720548 **13465 Mays Canyon Rd** **Guerneville, 95446-9406 / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP** \$963,000



BD: 4 **BA:** 3/2 **FP:** Yes **Pool:** Yes **SqFt:** 2908 R **Lot Sz:** 941332/21.6100 **OLP:** \$963,000
Stories: 2 Story **YB:** 1975 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-290-029 **HOA/\$:** No

OMD: 08/31/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Magnificent, Majestic, Magical - Prominently situated on 21 acres, this Grand 4BR/3BA Manor with Pool and detached 1BR/BA Guest House offer seclusion, privacy and immediate access to Downtown Guerneville and world-class Wineries. An exciting chance to realize luxury living as an extended family compound or capitalize on the investment possibilities as a Vacation Rental, B&B or Hobby Vineyard. Private well produces 8GPM. A Landmark Opportunity.

[Additional Pictures](#)

Dir: HWY 116 (from GVL) East across Bridge - 2nd RIGHT on Mays Canyon, short drive 1st Drive on RIGHT. **Subd:**

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

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

Information has not been verified, is not guaranteed, and is subject to change.

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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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21714853 6320 Trenton Healdsburg Forestville, 95436-9613 / B0700 A Single Family DOM/CDOM: 74/74 LP \$950,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2012 N Lot Sz: 38355/0.8805 OLP: \$1,075,000
Stories: Other YB: 1949 #Gar Sp: 3 #CP Sp: 0 APN: 078-010-026 HOA/\$: No

OMD: 07/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Charming country home built circa 1949 on .88 acre parcel. Lovingly maintained with 3 beds, 2 baths, living room, family room with dining area and kitchen. Single level living with 1 bed and sitting room on lower level. Many outbuildings including 3 car garage, shop/storage, home office or artist studio, greenhouse and raised garden beds. Enjoy the relaxing deck shaded by huge redwood tree. RRD zoning may allow vacation rental.

[Additional Pictures](#)

Dir: River Rd to Trenton Healdsburg Rd. First driveway on the left.

Subd:

21721464 24951 Hwy 116 Hwy Duncans Mills, 95430 / B0700 N A Single Family DOM/CDOM: 3/181 LP \$949,000



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 3300 O Lot Sz: 31000/0.7117 OLP: \$949,000
Stories: 2 Story YB: 1890 #Gar Sp: 0 #CP Sp: 0 APN: 096-160-012 HOA/\$: No

OMD: 09/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Brilliant opportunity to own a piece of Russian River history, the historic Superintendent's House was built by the founders of the quaint hamlet of Duncans Mills. Beautiful circa 1890, Victorian home boasting 4 bedrooms, 2 full baths, bonus room, formal dining room, with exquisite details throughout, and a detached unit offering many possibilities. Extensively remodeled yet maintaining the grace and elegance of its original grandeur.

[Additional Pictures](#)

Dir: River Road to Mill Pond Road

Subd:

21712917 9801 Hillside Dr Forestville, 95436-9774 / B0700 A Single Family DOM/CDOM: 104/104 LP \$949,000



BD: 3 BA: 2/1 FP: Yes Pool: Yes SqFt: 1752 R Lot Sz: 46174/1.0600 OLP: \$949,000
Stories: 2 Story YB: 1973 #Gar Sp: 0 #CP Sp: 2 APN: 083-180-026 HOA/\$: No

OMD: 06/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Unique 1+ Acre Income-producing possibilities, just moments from the Russian River, Wineries, & Beaches. Centrally located in Sonoma County. Abundant rich landscaping, mature trees, views and a rich Southern Exposure, complete with state-of-the-art technology for a variety of farming types. The entire facility is exceptionally well thought out. Perfect for organic farming or? Main house includes studio apartment & full kitchen. One of a kind property

[Additional Pictures](#)

Dir: River Rd, to Scenic, to Hillside

Subd:

21719076 9180 Hwy 116 Forestville, 95436-9234 / B0700 A Single Family DOM/CDOM: 36/36 LP \$899,900



BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1960 R Lot Sz: 1068527/24.5300 OLP: \$1,000,000
Stories: 2 Story YB: 1988 #Gar Sp: 3 #CP Sp: 0 APN: 083-220-024 HOA/\$: No

OMD: 08/12/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Nature lover's haven. Surrounded by redwood, oak, and madrone, this hilltop home offers privacy, quiet except for birdsong, and 24.5 acres of wildlife. Front garden certified as wildlife friendly by National Wildlife Federation. Private, Custom 2 story home with lots of wonderful features including Large Main Level Master Suite!!! Very well maintained by original owner & offers open floor plan & decking.

[Additional Pictures](#)

Dir: From River Road - Mirabel(Dntn Forestville) then East on 116 to property on left near large turnout.

Subd:

21718871 12334 Westside Rd Forestville, 95436-9732 / B0700 A Single Family DOM/CDOM: 38/38 LP \$859,000



BD: 3 BA: 1/2 FP: Yes Pool: No SqFt: 1812 R Lot Sz: 12240/0.2810 OLP: \$859,000
Stories: 2 Story YB: 1934 #Gar Sp: 1 #CP Sp: 0 APN: 081-052-013 HOA/\$: No

OMD: 08/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other

This charming riverfront home with dazzling views of the Russian River is located on a premiere wine country road between Healdsburg and Guerneville near world class wineries. The home features a beautifully remodeled kitchen with Marble Countertops, Viking Range and Subzero Refrigerator. There's a new roof and a new solar system! The large living room has open beam ceilings and a stone fireplace. Lots of decking and sun! Great for entertaining!

[Additional Pictures](#)

Dir: River Road to Westside Road.

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21710928 19805 Fort Ross Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 123/123 LP \$859,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1408 R Lot Sz: 901692/20.7000 OLP: \$892,000
Stories: 2 Story YB: 1986 #Gar Sp: 0 #CP Sp: 0 APN: 106-270-014 HOA/\$: No

OMD: 05/17/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

PRIVACY ABOUNDS in the hills above Cazadero. A 5 minute drive from town will give you a peaceful and SERENE setting on 20+ acres. The views and full sun provide this 3 bdrm/3 bath home with the elements that most people are searching for. Add a screened-in porch, fireplace, pool, guest house and barn and you have all the ingredients for your own private retreat. The only sounds you hear are those of nature. Want to get away? This is the place!

[Additional Pictures](#)

Dir: 1.1 mi from stop sign at Ft. Ross Rd./Caz Hwy.

Subd:

21720674 22090 Highway 116 Hwy Monte Rio, 95462-9739 / B0700 A Single Family DOM/CDOM: 9/9 LP \$850,000



BD: 4 BA: 3 FP: No Pool: No SqFt: 2270 R Lot Sz: 24960/0.5730 OLP: \$850,000
Stories: 2 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 094-010-006 HOA/\$: No

OMD: 09/08/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is, Other

Very special RUSSIAN RIVERFRONT property. Secluded, spacious 2 Level Residence on 1/2 acre piece with only 1 neighbor on a private lane. River view, deck, hot tub, outdoor shower, stairs down to private dock. Amazing river views from all windows--surrounded by majestic redwoods but in full sun. TONS of parking! Currently used as a vacation rental but multiple units also perfect for long term rentals or family compound. DONT MISS THIS ONE!

[Additional Pictures](#)

Dir: 1.3 Miles past stop sign at Monte Rio going towards Duncans Mills. Turn LEFT off HWY past 50mph Sign

Subd:

21720724 15208 Canyon 6 Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 16/16 LP \$850,000



BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2215 R Lot Sz: 34412/0.7900 OLP: \$850,000
Stories: Tri Level YB: 1974 #Gar Sp: 1 #CP Sp: 0 APN: 070-220-054 HOA/\$: No

OMD: 09/01/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

The TREE HOUSE is a luxurious, quiet & private turn-key vacation rental nestled at the end of Canyon 6 Rd. in Guerneville. Relax and Enjoy the wrap around porches. Gaze at majestic redwoods & soak in all of the natural surroundings from any room in the home. Minutes to world class wineries, Russian river, and downtown Guerneville. Perfect for a weekend getaway, or an income property. Or both; You decide! Sold with all contents and future bookings.

[Additional Pictures](#)

Dir: River Rd. to Canyon 7 to Sequoia. Left on Canyon 6.

Subd:

21717084 7785 Giusti Rd Forestville, 95436-9673 / B0700 A Single Family DOM/CDOM: 48/48 LP \$850,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1439 R Lot Sz: 44867/1.0300 OLP: \$850,000
Stories: 1 Story YB: 1974 #Gar Sp: 1 #CP Sp: 2 APN: 083-170-032 HOA/\$: No

OMD: 07/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Much sought after location at the end of Giusti Rd. Perfect opportunity for the Gentleman Farmer or avid gardener. Desirable micro-climate with small vineyard w/ almost 180 grapevines, various fruit trees and more than 10 raised bed garden boxes. Private gated single story 3BR/2Bath home with upgraded floors and on-demand water heater. Multiple outbuildings, shop, garage & work-spaces. Small wine cellar under house. RV Parking

[Additional Pictures](#)

Dir: Follow Giusti Rd to almost end of road, Property on right by Ohaire Ln

Subd:

21721473 16610 Guernewood Rd Guerneville, 95446-9702 / B0700 N A Single Family DOM/CDOM: 3/3 LP \$825,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1216 R Lot Sz: 4748/0.1090 OLP: \$825,000
Stories: 2 Story YB: 1947 #Gar Sp: 1 #CP Sp: 0 APN: 071-191-020 HOA/\$: No

OMD: 09/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Glorious River Views! One of the best in Guerneville. Indoors & outdoors merge in this sun-drenched home. Double decks for easy entertaining. Stroll down your rolling lawn to river front access. After more than 30 years, the family of this lovingly maintained home is moving on. Designed for family fun or friends, with primo views. A comfortable, solid neighborhood, with a local beach near gourmet Guerneville. Getaway at home! Your house matters.

[Additional Pictures](#)

Dir: Hwy 116 to Neeley Right on Guernewood

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21719583 105 Sequoia Ridge Rd Cazadero, 95421-9634 / B0700 A Single Family DOM/CDOM: 17/17 LP \$820,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1260 R Lot Sz: 463043/10.6300 OLP: \$820,000
Stories: Multi Lev YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 105-040-011 HOA/\$: No

U/B/L:

OMD: 08/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

This spacious 10+ Acre Mountain Top Retreat is just minutes from town but feels worlds away. The 2 bedroom/1 bath cedar home features a Master loft Suite w/sitting area, soaring living room ceiling and breathtaking views through the wall of glass. Guest en suite showcases clawfoot tub and a private hot tub deck. Delight at the horse corral & paddock, fenced chicken coop/pen & 4 tier raised bed garden complete w/bee hive. Workshop, Office & Storage

[Additional Pictures](#)

Dir: Hwy 116 West, right Austin Creek Rd, right Silvia Rd, right up to top of Sequoia Ridge Rd.

Subd:

21718601 17310 Neeley Rd Guerneville, 95446-9119 / B0700 A Single Family DOM/CDOM: 41/41 LP \$799,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1304 R Lot Sz: 17938/0.4118 OLP: \$825,000
Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 071-220-001 HOA/\$: No

U/B/L:

OMD: 08/07/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Active river front vacation rental on large lot with gently sloping river access. Close to Guerneville, shopping and restaurants. 3 bedroom 2 bath makes great vacation getaway. You can kayak to town from this highly desirable location. Enjoy your view of the river from your deck. Good sized yard and river access. On public sewer.

[Additional Pictures](#)

Dir: Hwy 116 to Neeley property on the right

Subd:

21714754 30726 King Ridge Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 85/85 LP \$785,000



BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1280 R Lot Sz: 1960200/45.0000 OLP: \$785,000
Stories: 2 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 109-340-033 HOA/\$: No

U/B/L:

OMD: 06/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: None

Unequivocally Away from it ALL! A beautiful home Off-the-Grid" Thriving on Solar & Propane. Fresh water from the year round creek & sunny gardens for your fresh produce. 45 acres of quiet serene peace. Unplug and go Play. Enjoy back to Nature. No traffic, or light pollution where the Milkyway is your night light. Pure heaven on earth. Here is your chance to actually live, talk & share. In real Life. 30 minute drive past the Cazadero Gen. Store.

[Additional Pictures](#)

Dir: 30minutes past general store. Special Directions needed. See confidential remarks.

Subd:

21720549 11620 Our Peak Rd Forestville, 95436-9445 / B0700 A Single Family DOM/CDOM: 17/17 LP \$780,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1626 R Lot Sz: 218671/5.0200 OLP: \$780,000
Stories: 2 Story YB: 2000 #Gar Sp: 2 #CP Sp: 0 APN: 085-050-014 HOA/\$: No

U/B/L:

OMD: 08/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Spectacularly set on 5 Acres of total privacy, this 2BR/2BA contemporary custom home offers elevated views & an unforgettable connection to nature. Thoughtful design & quality finishes provide a comfortable oasis incl. picture windows, expansive decks, heavy beamed ceilings, chef's kitchen & master BR w/ FP & deck. Two car detached garage, large workshop, oversized septic, 2 water sources, whole house generator & gated entry. Exceptional Living.

[Additional Pictures](#)

Dir: Special Instructions Required.

Subd:

21717352 18147 Hwy 116 Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 33/33 LP \$750,000



BD: 5 BA: 4/1 FP: Yes Pool: No SqFt: 1489 N Lot Sz: 51266/1.1769 OLP: \$750,000
Stories: Other YB: 1935 #Gar Sp: 1 #CP Sp: 0 APN: 072-240-004 HOA/\$: No

U/B/L:

OMD: 07/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Great river front multi-parcel multi-unit/bldng property w/3 bed cabin + non-conforming unit, a rented duplex, cleared land, easy river access & boat launch. Live in one or use as weekend retreat & rent out the rest or rent out all! 2 RV hook-ups, plenty of space to play, camp & more. Lots of potential for expansion as this raised property is being sold with 18125 & 18135 HWY 116 at listed price. Lot & Sqft is for all properties. Main cabin needs update

[Additional Pictures](#)

Dir: US-101 to River Rd toward Guerneville which turns into HWY 116.

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21721771 16061 Watson Rd Guerneville, 95446-8928 / B0700 **N A** Single Family DOM/CDOM: 5/5 LP \$729,000

BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1536 R **Lot Sz:** 22651/0.5200 **OLP:** \$729,000
Stories: 1 Story **YB:** 1968 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-230-037 **HOA/**\$: No



U/B/L:
OMD: 09/12/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Turn-key mid-mod on close to 1/2 a sunny acre in the resort town of Guerneville with room to grow..ADU? Pool Site? Hobby Vineyard? Flower Farm? 3 bed, 2 bath stunner midway between the Russian River beaches, restaurants, shop & galleries of downtown & Redwoods. Fabulous interior redo in 2015 boasts laminate floors, rustic chic beamed ceilings, wall of windows in living space with amazing garden views. A must see in person!

[Additional Pictures](#)

Dir: Armstrong Woods Road to Watson. House on left just past Senior center.

Subd:

21713294 9532 Clint Ct Cazadero, 95421 / B0700 **A** Single Family DOM/CDOM: 101/101 LP \$678,950

BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 2289 R **Lot Sz:** 38398/0.8815 **OLP:** \$699,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 109-450-009 **HOA/**\$: No



U/B/L:
OMD: 06/08/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Perfect 'hobby' vineyard-home on the Sonoma Coastal Ridge. Sunny meadows and Huge Redwoods. Well water. Comfortable Rancher on the Ridge. Located in coveted Fort Ross-Seaview AVA, on the edge of the vast Sonoma Coastal AVA. Classic Rancher-style Home with unit behind carport - Duplex according to County records. Includes adjacent lot 9548 Clint Ct 109-450-010 totaling +/- 1 1/2 acres cleared for planting. Sunny, quiet home with long covered porch

[Additional Pictures](#)

Dir: Hwy 1 up Timber Cove Rd to Seaview. South on Seaview to Clint Ct. House and adjacent lot on left.

Subd:

21719278 6530 Covey Rd Forestville, 95436 / B0700 **A** Single Family DOM/CDOM: 51/51 LP \$645,000

BD: 1 **BA:** 0/2 **FP:** No **Pool:** No **SqFt:** 4909 O **Lot Sz:** 8398/0.1928 **OLP:** \$645,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-090-049 **HOA/**\$: No



U/B/L:
OMD: 07/28/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Forestville live/work huge space with many possibilities. Previously an Odd Fellows meeting hall, 3,359 sf on 1st level and 1,550 sf on 2nd level. Large open spaces on 1st level with big kitchen lends itself to many possibilities. Super Hwy 116 exposure with much room for your dreams.Also listed as Commercial, MLS# 21714337

[Additional Pictures](#)

Dir: Highway 116 to corner of Covey Rd and Hwy 116

Subd:

21719445 6757 Covey Rd Forestville, 95436-9584 / B0700 **A** Single Family DOM/CDOM: 31/31 LP \$639,000

BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1938 R **Lot Sz:** 19476/0.4471 **OLP:** \$639,000
Stories: 1 Story **YB:** 1957 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-060-035 **HOA/**\$: No



U/B/L:
OMD: 08/17/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Welcome to this 2+bedroom 1.5 baths,(lives like a 3 bedroom) with Big living room & bonus rooms.Country kitchen with laminate floors,granite transformation counters,new dishwasher,cooktop range, sink and faucet. Exterior painted just a year ago.Home is perfect for extended family. A few windows are not dual pane.Needs some TLC..Spacious backyard for gardening, animals.Property goes all the way to wooden fence in the back. Walk score of 10..

[Additional Pictures](#)

Dir: Hwy 116 Right on Covey

Subd:

21718582 11694-11702 Upper Oak R Forestville, 95436 / B0700 **A** Single Family DOM/CDOM: 41/41 LP \$549,000

BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2458 R **Lot Sz:** 12197/0.2800 **OLP:** \$595,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-033 **HOA/**\$: No



U/B/L:
OMD: 08/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Perched above the Russian River with breathtaking views of the River, Vineyards and Giant Redwoods adding to the ambiance that lies within this majestic, comfortable and stylish home. This 3 bedroom,2 bath home is truly a classic Summerhome Park getaway. This home has everything Summerhome park has to offer, private beach access, lodge, clubhouse and more. Plenty of parking, large home on large lot make this home a true find in Summerhome Park

[Additional Pictures](#)

Dir: River Road to Foresthills,on Summerhome Park, L on Madrona, L on Oak which turns into Upper Oak

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21714149 10590 River Dr Forestville, 95436-9752 / B0700 A Single Family DOM/CDOM: 45/45 LP \$549,000



BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2684 R **Lot Sz:** 6752/0.1550 **OLP:** \$575,000
Stories: 2 Story **YB:** 1947 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-220-015 **HOA/\$:** No

U/B/L:
OMD: 07/10/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Looking for easy beach access, all day sun and plenty of space for storage, RV & Boat and seasonally Steelhead fishing. This property has 2 spacious legal units as summer home or full time living and great potential of rental income. Located 64 miles north of SF Golden Gate, surrounded by vineyards, redwoods & well known restaurants, 19 miles from the ocean and a stroll down the path to the Russian River. See video under Virtual Media.

[Additional Pictures](#)

Dir: River Rd to River Dr. just east of Hacienda Bridge. Property is located by the path to Mom's Beach.

Subd:

21721644 10342 Woodside Dr Forestville, 95436-9806 / B0700 N A Single Family DOM/CDOM: 4/4 LP \$540,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1728 R **Lot Sz:** 3280/0.0753 **OLP:** \$540,000
Stories: 2 Story **YB:** 1959 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-191-017 **HOA/\$:** No

U/B/L:
OMD: 09/13/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Polly's Perch, located in Hollydale Park is a historic Forestville landmark. FIRST TIME ON THE MARKET! Large great room with wood burning stove, oversized bedrooms and original vintage bathroom. Kitchen with double oven and large pantry. Enormous shop/garage area with tons of storage and room for all your toys! The adjoining lot (082-191-007) is included for a total lot size of almost .25 acre (10,360 sq ft). Great potential!

[Additional Pictures](#)

Dir: River Road west to Scenic Lane; Immediate right onto Old River Road; to Terrace (left) to Woodside.

Subd: Hollydale Park

21712385 14987 Foothill Blvd Guerneville, 95446-9540 / B0700 A Single Family DOM/CDOM: 106/106 LP \$529,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1275 R **Lot Sz:** 4500/0.1033 **OLP:** \$529,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 070-160-009 **HOA/\$:** No

U/B/L:
OMD: 06/03/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

The house you been waiting for is here. The kitchen and 2 bathrooms have a recent \$100,000.00 upgrade. Granite, tile, rock work, led lights, flooring are all perfect. This house would make a perfect V.R.B.O. or just a great full time home. Must see to appreciate. The photos can not show how beautiful it is. Plantation shutters everywhere. A 6,000 watt solar system... Your P.G. & E. bill is literally pennies a day. YOU GOTTA SEE THIS HOUSE... WORTH A LOOK.

[Additional Pictures](#)

Dir: River Road right on foothill, left on foothill first house on right.

Subd:

21721577 900 Austin Creek Rd Cazadero, 95421-9744 / B0700 N A Single Family DOM/CDOM: 6/6 LP \$519,900



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1543 R **Lot Sz:** 43560/1.0000 **OLP:** \$519,900
Stories: 2 Story **YB:** 1956 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-070-020 **HOA/\$:** No

U/B/L:
OMD: 09/11/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Wonderful Mid century modern Austin Creek home on an acre. Large 2 plus bedroom home close to the Creek, no flood Private decks and spring fed pond. Plenty of room for gardening on your 1 acre parcel. New floor coverings, paint, new kitchen, all new kitchen appliances. Open beam ceiling in living room and hardwood floors in living room and eat-in dining room. House has an additional 1500 square foot downstairs for all your hobbies and sep. garage

[Additional Pictures](#)

Dir: Hwy 116 to Austin Creek Rd. .9 miles to property.

Subd:

21719136 8316 Trenton Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 25/25 LP \$519,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1100 B **Lot Sz:** 3485/0.0800 **OLP:** \$539,000
Stories: 1 Story **YB:** 2017 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-039-078 **HOA/\$:** No

U/B/L:
OMD: 08/23/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Brand New beautiful home in desirable Forestville location. Just finishing construction. Vaulted ceilings, very open floor plan. A/C with heat pump. Fire sprinklers. A very Green Home.

[Additional Pictures](#)

Dir: Covey rd to left on Trenton home on right

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21702529 7266 Harmon Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 211/471 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/Ye
U/B/L:
OMD: 02/15/17 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 Lodg



[Additional Pictures](#)

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

21711434 13993 Fern Rd Guerneville, 95446-8805 / B0700 A Single Family DOM/CDOM: 83/83 LP \$499,000

BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1662 R Lot Sz: 4639/0.1065 OLP: \$499,000
Stories: 2 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 072-120-025 HOA/\$: No
U/B/L:
OMD: 06/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Sweet Russian River Getaway Home! This two level cottage with 3 bedrooms up and a large living, dining, kitchen area down is so attractive! Main bath downstairs, with a bonus 1/2 bath upstairs off the stairway. Well appointed romantic evening space and deck for outdoor activities! Off street parking, forest views and a great woody deck off the upstairs bedroom. You've got the forest feel living up in the trees plus the close walk to town!



[Additional Pictures](#)

Dir: Highway 116 through Guerneville, past Safeway, close (R) on Fern Rd after Mill St and Gabes Rock Rd **Subd:**

21721700 15229 Willow Rd Guerneville, 95446 / B0700 N A Single Family DOM/CDOM: 5/5 LP \$480,000

BD: 5 BA: 3 FP: No Pool: No SqFt: 2145 R Lot Sz: 13939/0.3200 OLP: \$480,000
Stories: 1 Story YB: Unknow #Gar Sp: 1 #CP Sp: 0 APN: 070-230-044 HOA/\$: No
U/B/L:
OMD: 09/12/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is
 Three homes situated on a flat close to 1/3rd of an acre. NO flood. ON sewer. Large blue house, 15233 Willow is a 2 bed, 1 bath completely remodeled with permits in 2012 and shows very well. Yellow home behind blue house is a small, granny type old time charm cabin; address is 15279 Cyn. 3. Both rented. Third house facing Willow (15229) the seller lives in and is a work in progress. Don't miss the stand alone garage. Tons of room for vehicles.



[Additional Pictures](#)

Dir: Hwy. 116 to Rio Nido. **Subd:**

21713277 16063 Riverlands Rd Guerneville, 95446-9417 / B0700 A Single Family DOM/CDOM: 98/98 LP \$469,000

BD: 2 BA: 1 FP: Yes Pool: No SqFt: 979 R Lot Sz: 4948/0.1136 OLP: \$495,000
Stories: 1 Story YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 071-140-039 HOA/\$: No
U/B/L:
OMD: 06/11/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Classic two bedroom, one bath Russian River home. Spacious living room with classic woodwork, including original wood floors. Laundry and pantry room off kitchen. Home raised above flooding. Beneath is a large two car garage with workshop. Set in a sunny location overlooking tennis courts, Pee Wee Golf, and regional parks. Located a quarter mile to downtown Guerneville and around the corner to the river at the neighborhood dock.

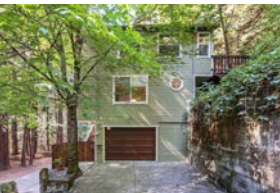


[Additional Pictures](#)

Dir: Highway 116 to Drake. Left on Riverlands just past the tennis courts. 3rd house on right. **Subd:**

21720496 15209 Canyon Seven Guerneville, 95446-0370 / B0700 A Single Family DOM/CDOM: 11/11 LP \$460,000

BD: 3 BA: 2 FP: No Pool: No SqFt: 1260 R Lot Sz: 4792/0.1100 OLP: \$460,000
Stories: 3 Story, YB: 1992 #Gar Sp: 1 #CP Sp: 0 APN: 070-200-054 HOA/\$: No
U/B/L:
OMD: 09/06/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 A delightful place to call home. Newer construction, fresh interior paint and carpet. Move in ready. Enjoy morning coffee on the deck off the bedroom/study. Entertainment ease in this flowing floor plan. You'll love the garage, with long workbench and there is plenty of off street parking across the road.



[Additional Pictures](#)

Dir: River Rd. to Canyon Two ver left to Canyon Seven. **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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21710243 18155 Old Cazadero Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 104/104 LP \$449,000



BD: 0 BA: 1 FP: No Pool: No SqFt: 384 R Lot Sz: 490050/11.2500 OLP: \$499,900
Stories: 1 Story YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 106-210-031 HOA/\$: No

OMD: 06/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Amazing view property with much potential approx 10 minutes/3 miles up from Guerneville. Rustic Cabin needs attention, and possibilities are endless.

[Additional Pictures](#)

Dir: Highway 116 west through Guerneville, (R) on Old Cazadero Rd go 3 miles

Subd:

21717501 213 Farrell Dr Forestville, 95436-9525 / B0700 A Single Family DOM/CDOM: 54/54 LP \$429,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 720 R Lot Sz: 4356/0.1000 OLP: \$459,000
Stories: 1 Story YB: 1958 #Gar Sp: 0 #CP Sp: 2 APN: 082-104-006 HOA/\$: No

OMD: 07/25/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

[Additional Pictures](#)

Dir: CROSS STREET FROM ORCHARD RD AND NAZIELLE RD.

Subd:

21719543 10355 Scenic Dr Forestville, 95436-9337 / B0700 A Single Family DOM/CDOM: 31/31 LP \$425,000



BD: 1 BA: 1/1 FP: Yes Pool: No SqFt: 1080 R Lot Sz: 34269/0.7867 OLP: \$425,000
Stories: Multi Lev YB: 1974 #Gar Sp: 0 #CP Sp: 2 APN: 082-143-081 HOA/\$: No

OMD: 08/17/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Private wooded lot at the end of country lane. Tri-level home with large great room living featuring cathedral pine ceilings, pellet stove and simulated wood floors. Living space surrounded with deck outside. A few steps up is bedroom and bath and downstairs another 2 rooms, 1/2 bath and storage area access to outside & Carport, Older trailer used for storage, not hooked to septic or used as living space. Walk to the Russian river!

[Additional Pictures](#)

Dir: River Road to Scenic go to 2nd dirt road on left Pohley Ln look for # on Mailbox. At end of road

Subd:

21720506 18419 Old Monte Rio Rd Guerneville, 95446-9674 / B0700 B A Single Family DOM/CDOM: 17/17 LP \$420,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1885 A Lot Sz: 3598/0.0826 OLP: \$420,000
Stories: Multi Lev YB: 1920 #Gar Sp: 1 #CP Sp: 0 APN: 072-270-023 HOA/\$: No

OMD: 08/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Roomy and spacious. 3 story Cottage with wood burning fireplace. 3 bedroom 2 bath home. Top floor private room, office or family room. 2 bedrooms on main level and 1 bedroom downstairs with bonus space for home office or second family room. Updated floors and fireplace. Large deck space and patio. Minimal traffic location. Separate laundry room. Detached garage for plenty of storage.

[Additional Pictures](#)

Dir: Hwy 116 west - right on Cnopius, left on Old Monte Rio.

Subd:

21700114 17970 Sweetwater Springs Guerneville, 95446-8910 / B0700 A Single Family DOM/CDOM: 257/257 LP \$419,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 840 R Lot Sz: 28558/0.6556 OLP: \$499,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 069-120-006 HOA/\$: No

OMD: 01/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Make this vacation home with Country style living a dream come true. Nine foot ceilings. Original claw foot cast iron tub. 2 sheds. An original miners cabin in the historic town of Mercury. One of the few remaining structures left. Portions of the home are original circa 1879. Almost an acre of usable land. Sweetwater springs water source. Beautiful Redwood, Oak, and Maple trees. Home to wild life, so the pet dog will have plenty to keep amused!

[Additional Pictures](#)

Dir: Armstrong Woods rd then right on Sweetwater Springs, only a few miles.

Subd:

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

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

Information has not been verified, is not guaranteed, and is subject to change.

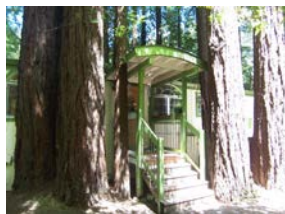
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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21716335 1020 Cazadero Hwy Cazadero, 95421-9718 / B0700 A Single Family DOM/CDOM: 62/79 LP \$400,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1140 A Lot Sz: 3960/0.0909 OLP: \$425,000
Stories: 1 Story YB: 1986 #Gar Sp: 0 #CP Sp: 0 APN: 097-060-053 HOA/\$: No

U/B/L:

OMD: 07/13/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This cozy home is nestled along Austin Creek. Soak in the hot tub or sit in gazebo surrounded by Redwoods and creek views. Living room boasts picture window with vaulted ceilings. Large master bedroom and living room have skylights and French doors to back deck. This is perfect for year-round living or a weekend getaway. Conveniently located close to the Russian River, ocean and quaint towns of Cazadero and Duncans Mills. Imagine the possibilities!

[Additional Pictures](#)

Dir: Head west on Hwy 116, turn onto the Cazadero Hwy. About one mile down the road on your right. **Subd:**

21708493 17695 Old Monte Rio Rd Guerneville, 95446-9021 / B0700 A Single Family DOM/CDOM: 148/148 LP \$399,900



BD: 2 BA: 1/1 FP: No Pool: No SqFt: A Lot Sz: 3302/0.0758 OLP: \$479,000
Stories: Multi Lev YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-039 HOA/\$: No

U/B/L:

OMD: 04/21/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Two homes being sold together. Great property for extended family, live and rent, vacation, etc. City sewer and water, no flood. Tons of parking! Unique split level floor plan in upper home, updated kitchen, formal dining area. Large bathroom with attached laundry room. Multiple decks. Lower home has charming patio and outdoor space. Both homes need some TLC, but are priced as a 2 for 1! And did I mention the parking? Come see.

[Additional Pictures](#)

Dir: Hwy 116 to Old Monte Rio Rd. **Subd:**

21721797 6315 Austin Creek Rd Cazadero, 95421 / B0700 N A Single Family DOM/CDOM: 0/0 LP \$399,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1008 R Lot Sz: 12596/0.2892 OLP: \$399,000
Stories: 2 Story YB: 1969 #Gar Sp: 0 #CP Sp: 0 APN: 106-070-071 HOA/\$: No

U/B/L:

OMD: 09/17/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Very private modern home close to town on a large, sunny parcel, over 1/4 acre, with mountain views. Home features two bdrms, two baths, one on each level. Downstairs bdrm. area has addl. entry and private deck. 2 additional parcels included. Solar system for the house has battery backup. Extensive garden areas are fenced. Private shop with 4 rooms and power, greenhouse. Two, 1,000 gallon water storage tanks, newer dual pane windows, much more!

[Additional Pictures](#)

Dir: Hwy. 116 to Cazadero Hwy. 6 miles to town of Cazadero. Left on Austin Creek Road. 1st house on left. **Subd:**

21721315 18940 Hidden Valley Rd Guerneville, 95446-9616 / B0700 A Single Family DOM/CDOM: 10/10 LP \$398,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1220 R Lot Sz: 6499/0.1492 OLP: \$398,000
Stories: 1 Story YB: 1927 #Gar Sp: 0 #CP Sp: 0 APN: 072-050-013 HOA/\$: No

U/B/L:

OMD: 09/07/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Delightful 3 bedroom bungalow among the redwoods. This home features an open floor plan that is ideal for entertaining with plenty of room for guests. Spacious deck, modern appliances and old world charm. Close to the Russian River and Gourmet Guerneville. Central heat and Public Sewer.

[Additional Pictures](#)

Dir: Hwy 116 right Lovers Lane, right at Cherry, Left at Hidden Valley **Subd:**

21720073 8378 Vila road EXT Forestville, 95436-9551 / B0700 A Single Family DOM/CDOM: 21/21 LP \$397,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 624 R Lot Sz: 4151/0.0953 OLP: \$397,000
Stories: 2 Story, YB: 1957 #Gar Sp: 0 #CP Sp: 1 APN: 082-093-012 HOA/\$: No

U/B/L:

OMD: 08/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Country cabin recently updated. Central heat and air. Legal 2 bedroom converted to one bigger bedroom. Basement storage area. Newer roof. Redwood cesspit. Currently a rental property. Sold as-is. Reports available.

[Additional Pictures](#)

Dir: River Rd to Champs de Elysses, left at T, left onto Villa Road EXT-no road sign. 1st house on left **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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21719474 **20795 Bohemian Ave** **Monte Rio, 95462 / B0700** **A** **Single Family** **DOM/CDOM:** 30/46 **LP** \$393,000

BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 594 R **Lot Sz:** 2148/0.0493 **OLP:** \$393,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-183-002 **HOA/\$:** No



U/B/L:
OMD: 08/18/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

A Peaceful intimate country cottage with 1 bedroom & extra sleeping room rebuilt by lic contractor. NEW custom milled floors & walls, roof, framing, appliances, on-demand water heater, Jacuzzi tub & more IE. Bonus rm. Eat under the redwoods on spacious deck. Hike, bike walk on quite roads to beach & eatery's. Stands of redwoods across street are owned by the famous Bohemian Grove. Don't miss this almost new home in desirable vacation paradise!

[Additional Pictures](#)

Dir: Go over the bridge at Monte Rio onto Bohemian Hwy then left on Bohemian Ave.

Subd:

21717840 **560 E Austin Creek Rd** **Cazadero, 95421-0212 / B0700** **A** **Single Family** **DOM/CDOM:** 47/47 **LP** \$389,000

BD: 1 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 890 N **Lot Sz:** 6970/0.1600 **OLP:** \$399,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-220-021 **HOA/\$:** No



U/B/L:
OMD: 08/01/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

The 'Knot Hole' is a charming creekside home offering plank wood floors, French doors, remodeled baths, vaulted wood beam ceilings, highlights of slate, stone & glass tiles with a private yard and water views. Upper bonus room has full bath. Enjoy direct access to the beach or onsite hot tub. A popular vacation rental on a quiet no-thru street. Abundant natural beauty.

[Additional Pictures](#)

Dir: Cazadero Hwy to R-Austin Creek the quick L-on E. Austin Creek. No sign...look for address.

Subd:

21714108 **14477 Memory Ln** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 72/72 **LP** \$375,000

BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 772 R **Lot Sz:** 4948/0.1136 **OLP:** \$375,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-310-020 **HOA/\$:** No



U/B/L:
OMD: 07/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Stylish Russian River retreat! Many recent upgrades throughout. Desirable Rio Nido above flood location, on city water and sewer.

[Additional Pictures](#)

Dir: Follow US-101 N and River Rd to Canyon Two Rd, turn right onto Memory Ln.

Subd:

21718874 **9493 Valle Vista Rd** **Forestville, 95436-9507 / B0700** **A** **Single Family** **DOM/CDOM:** 38/38 **LP** \$370,000

BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 704 R **Lot Sz:** 4914/0.1128 **OLP:** \$370,000
Stories: 1 Story **YB:** 1942 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-123-031 **HOA/\$:** No



U/B/L:
OMD: 08/10/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Awesome hilltop sunny location & short distance to Steelhead beach! This FIXER is an opportunity to realize YOUR River Dream affordably. Cottage w/ covered front porch is complimented by a legal (per seller) studio unit w/bath (NEEDS WORK!) across the private yard. One bed, one bath & bonus room in home. Unique flexible floor plan. Bonus second flat sunny parcel across the country lane is an artistic canvas w/ room for gardening, parking or ??

[Additional Pictures](#)

Dir: River Road to Rio Vista then right at loop to left on Valle Vista

Subd:

21720231 **10800 Highway 116** **Forestville, 95436-9719 / B0700** **A** **Single Family** **DOM/CDOM:** 12/12 **LP** \$350,000

BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 992 R **Lot Sz:** 56192/1.2900 **OLP:** \$350,000
Stories: 1 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-160-004 **HOA/\$:** No



U/B/L:
OMD: 09/05/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Set back from the road, here is that opportunity to buy two homes, on over an acre, complete with a year round creek, sizeable workshop with water and electricity and unlimited potential. Wood windows, wood floors and french doors, but not for the faint of heart.

[Additional Pictures](#)

Dir: 1 1/2 mile N of where Green Valley Road intersects Hwy 116.

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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21721460 11063 Terrace Dr Forestville, 95436 / B0700 **N A** Single Family DOM/CDOM: 5/5 LP \$349,900



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1440 R **Lot Sz:** 7000/0.1607 **OLP:** \$349,900
Stories: 2 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-024 **HOA/**\$: No

OMD: 09/12/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

End of the road privacy with lots of Sun! Secluded 2+1 House with 1+1 attached Guest/Rental unit oozing with character and charm. 2 lots equal .91 acres. Upper unit features cathedral ceilings, skylights and expansive sunny deck. Boasts remodeled kitchen and baths with lots of tile and stone. Enjoy western sunset views located close to river recreation, world class wineries and many fine restaurants. Great getaway yet close to everything

[Additional Pictures](#)

Dir: River Rd to Forest Hills Rd, R on Old River Rd L on Ogburn Ln, R on Terrace Dr past Esther to end **Subd:**

21718251 11717 Madrona Rd Forestville, 95436-9765 / B0700 **A** Single Family DOM/CDOM: 46/46 LP \$328,450



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 580 O **Lot Sz:** 1398/0.0321 **OLP:** \$352,950
Stories: 2 Story **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-024 **HOA/**\$: No

OMD: 08/02/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This Beautiful home is located in the resort community of Summer home park Ideal Location hillside home well above the flood zone among the towering redwoods with a view of the Russian river and private beach. Ideal location just a 2 minute walk to the private beach, boat docks and Restaurant/Bar

[Additional Pictures](#)

Dir: Summerhome Park Rd -> Madrona Rd **Subd:**

21720001 9195 Rio Dell Ct Forestville, 95436-9528 / B0700 **A** Single Family DOM/CDOM: 23/23 LP \$315,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 438 R **Lot Sz:** 6970/0.1600 **OLP:** \$315,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-067 **HOA/**\$: No

OMD: 08/25/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Darling remodeled cottage much roomier than you would expect. Large deck to enjoy your view of redwoods. Remodeled and move in ready. On demand hot water heater, gorgeous tub in bathroom, skylights, breakfast bar, lots of windows and light. Off street parking and easy access to River Road.

[Additional Pictures](#)

Dir: River Road to Rio Dell Court **Subd:**

21721518 9202 Rio Dell Ct Forestville, 95436-9528 / B0700 **N A** Single Family DOM/CDOM: 5/5 LP \$299,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 516 R **Lot Sz:** 8350/0.1917 **OLP:** \$299,000
Stories: 1 Story, **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-081-038 **HOA/**\$: No

OMD: 09/12/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Cute little home close to the Russian River. Small bonus room off kitchen, 1 bdrm, 1 bath, inside laundry, woodstove in living room, frig and washer/dryer included, newer stove, large entertaining deck, 2 car carport and two additional parking spots, storage shed, and a portion of the rear yard is fenced, perfect for your pets.

[Additional Pictures](#)

Dir: River Rd. west, past Mirabel, look for small road sign indicating Rio Dell Ct.turn left on Rio Dell **Subd:**

21711419 14411 Camino del Arroyo Guerneville, 95446-9306 / B0700 **A** Single Family DOM/CDOM: 102/102 LP \$289,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 763 R **Lot Sz:** 8398/0.1928 **OLP:** \$299,000
Stories: 2 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-330-006 **HOA/**\$: No

OMD: 06/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This is an opportunity to complete to your liking the remodel of a creekside home with an open floorplan. The heavy lifting is done: foundation, roof, siding, windows, wiring, plumbing, insulation, steps, decks. You'll just need to finish the interior (walls, flooring, heating, fixtures, appliances), handrails, and landscaping. Partially finished Basement, plus tall crawlspace for more storage. Sale includes most building materials onsite.

[Additional Pictures](#)

Dir: Hwy. 116 to Old Cazadero Rd., 2.5 mi to Camino del Arroyo, follow directional arrow down to house. **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 (8/1/2017 to 8/31/2017) , Sold Off MLS (8/1/2017 to 8/31/2017)

21719307 6250 Cazadero Hwy Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 32/32 LP \$279,500



BD: 2 BA: 2/1 FP: No Pool: No SqFt: 1258 N Lot Sz: 2178/0.0500 OLP: \$299,500
Stories: 3 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 106-140-012 HOA/\$: No

U/B/L:
OMD: 08/16/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Over the river and through the woods to this enchanting sunny home on Austin Creek. Two plus bedrooms. Two plus baths. Wood stove. Expansive decks. A great family getaway. Fantastic beach and swimming hole with perfect southern exposure. Part of a community of a dozen cottages built early in the last century. A short walk to the village of Cazadero. Seasonal access only.

[Additional Pictures](#)

Dir: Downtown Cazadero

Subd:

21718668 15359 Willow Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 40/40 LP \$244,950



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 428 R Lot Sz: 3001/0.0689 OLP: \$255,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-230-063 HOA/\$: Yes/\$15.00/Ye

U/B/L:
OMD: 08/08/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

REDUCED TO \$244,950! Darling cabin surrounded by Redwoods, located in Rio Nido. Large deck offers tons of space for outdoor living. Freshly painted, new carpet and updated bath. Light bright kitchen and extra room for dining/sitting area with a door leading to deck.

[Additional Pictures](#)

Dir: Canyon 7 Rd. to Willow Rd. .05 miles on Willow Rd. to property. Just past Bay Ave.

Subd:

21720263 15160 Willow Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 22/22 LP \$199,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 369 R Lot Sz: 4600/0.1056 OLP: \$199,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-251-001 HOA/\$: No

U/B/L:
OMD: 08/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Join the Tiny Home movement, and enjoy the simplicity of owning in the Russian River Wine Country. Charming cottage in Rio Nido that could be a fabulous AirBnB investment opportunity with the right upgrades!

[Additional Pictures](#)

Dir: River Road to Canyon 7 to Willow

Subd:

21721073 17464 Old Monte Rio Rd Guerneville, 95446-9024 / B0700 A Single Family DOM/CDOM: 11/11 LP \$189,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 476 R Lot Sz: 5502/0.1263 OLP: \$189,000
Stories: Multi Lev YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 072-160-053 HOA/\$: No

U/B/L:
OMD: 09/06/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Such a deal! Bring your tools and fix this hillside charmer. Build equity with your skills and vision of what this home could be. Nice views, close to town, concrete foundation, public water and sewer, off street parking and best of all, no need to belong to a gym with no fewer than 60 steps to climb. Includes vacant lot next door as a bonus!

[Additional Pictures](#)

Dir: Hwy 116 West to Old Monte Rio Rd.

Subd:

21713434 17875 Santa Rosa Ave Guerneville, 95446-9626 / B0700 A Single Family DOM/CDOM: 99/99 LP \$184,900



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1188 R Lot Sz: 10402/0.2388 OLP: \$239,900
Stories: 2 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 072-214-021 HOA/\$: No

U/B/L:
OMD: 06/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: REO

Drastic Price Reduction!! 2 story cabin in the woods with big new deck to relax and enjoy. Upstairs is the main living area with 2 bedrooms plus a bonus room 1 bath plus the kitchen and separate laundry. Downstairs has been remodeled to be for guest with their own bathroom. Bring your tool belt to finish the remaining repairs.

[Additional Pictures](#)

Dir: 2 miles west on River Rd, right on Cnopius, right on Old Monte Rio Rd, left on Santa Rosa Ave.

Subd: