

Area Market Survey Summary

Listings as of 09/08/18 at 1:25pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2018 to 8/31/2018) , Sold Off MLS (8/1/2018 to 8/31/2018)

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	2	55	Minimum	\$149,900	Maximum	\$8,900,000
\$160,000 thru \$179,999	1	9	Average	\$779,385	Median	\$569,000
\$180,000 thru \$199,999	1	43				
\$200,000 thru \$249,999	1	121				
\$250,000 thru \$299,999	4	78				
\$300,000 thru \$349,999	7	80				
\$350,000 thru \$399,999	6	52				
\$400,000 thru \$449,999	6	54				
\$450,000 thru \$499,999	6	63				
\$500,000 thru \$549,999	5	46				
\$550,000 thru \$599,999	7	36				
\$600,000 thru \$649,999	11	58				
\$650,000 thru \$699,999	4	32				
\$700,000 thru \$749,999	1	3				
\$750,000 thru \$799,999	2	23				
\$800,000 thru \$849,999	1	142				
\$850,000 thru \$899,999	3	99				
\$900,000 thru \$949,999	3	98				
\$950,000 thru \$999,999	3	40				
\$1,000,000 thru \$1,249,999	1	53				
\$1,250,000 thru \$1,499,999	1	61				
\$1,500,000 thru \$1,749,999	2	40				
\$3,750,000 thru \$3,999,999	1	455				
\$4,500,000 thru \$4,749,999	1	388				
\$8,000,000 thru \$8,999,999	1	303				
	81	70				

Contingent						
<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$300,000 thru \$349,999	1	38	Minimum	\$325,000	Maximum	\$1,500,000
\$350,000 thru \$399,999	6	51	Average	\$608,670	Median	\$529,000
\$400,000 thru \$449,999	1	8				
\$450,000 thru \$499,999	3	95				
\$500,000 thru \$549,999	3	43				
\$550,000 thru \$599,999	2	47				
\$600,000 thru \$649,999	1	226				
\$650,000 thru \$699,999	1	36				
\$750,000 thru \$799,999	1	35				
\$850,000 thru \$899,999	1	19				
\$950,000 thru \$999,999	1	15				
\$1,000,000 thru \$1,249,999	1	30				
\$1,500,000 thru \$1,749,999	1	53				
	23	55				

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U.S. Patent 6,910,045

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Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$300,000 thru \$349,999	1	133	Minimum	\$325,000	Maximum	\$957,500
\$350,000 thru \$399,999	2	47	Average	\$491,750	Median	\$424,500
\$400,000 thru \$449,999	1	55				
\$450,000 thru \$499,999	1	34				
\$950,000 thru \$999,999	1	21				
	6	56				

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	1	183	Minimum	\$150,000	Maximum	\$3,675,000
\$180,000 thru \$199,999	1	87	Average	\$622,686	Median	\$520,000
\$200,000 thru \$249,999	2	75				
\$250,000 thru \$299,999	2	55				
\$350,000 thru \$399,999	2	38				
\$400,000 thru \$449,999	4	56				
\$450,000 thru \$499,999	2	31				
\$500,000 thru \$549,999	7	43				
\$550,000 thru \$599,999	3	37				
\$600,000 thru \$649,999	4	26				
\$700,000 thru \$749,999	2	40				
\$750,000 thru \$799,999	1	35				
\$1,000,000 thru \$1,249,999	2	32				
\$1,250,000 thru \$1,499,999	1	7				
\$3,500,000 thru \$3,749,999	1	75				
	35	48				

<p><u>LAST MONTH</u></p> <p>MEDIAN = \$502,000 + 3.48%</p> <p>SOLD = 30 + 16.67%</p>

<p><u>LAST YEAR</u></p> <p>MEDIAN = \$475,000 + 9.47%</p> <p>SOLD = 32 + 9.38%</p>

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U.S. Patent 6,910,045

Listings as of 09/08/18 at 1:27pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2018 to 8/31/2018) , Sold Off MLS (8/1/2018 to 8/31/2018)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	64	34	4	2	104
Average List Price	\$518,592	\$891,079	\$2,837,000	\$1,147,500	\$741,631
Average Market Time	57	79	117	44	67
Average Square Feet	1005	1811	6615	2611	1515
All Off Market					
#Units	26	12	2	1	41
Pending					
#Units	4	2	0	0	6
Average List Price	\$532,875	\$409,500	\$0	\$0	\$491,750
Average Market Time	66	37	0	0	56
Average Square Feet	949	1241	0	0	1046
Sold					
#Units	22	10	2	1	35
Dollar Value	\$10,054,000	\$9,825,000	\$1,522,000	\$393,000	\$21,794,000
Average List Price	\$446,068	\$991,750	\$762,500	\$363,000	\$617,686
Average Sold Price	\$457,000	\$982,500	\$761,000	\$393,000	\$622,686
Average Market Time	47	53	36	36	48
Average Square Feet	817	1312	2500	1770	1082
% of List Price	102.45	99.07	99.80	108.26	100.81
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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 U.S. Patent 6,910,045

21813321 **6981 Trenton Healdsburg** **Forestville, 95436-9454 / B0700** **S** **Single Family** **DOM/CDOM:** 75/75 **LP** **\$3,950,000**



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1312 R **Lot Sz:** 1306800/30.0000 **OLP:** \$3,950,000
Stories: 1 Story **YB:** 1942 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 066-280-004 **HOA/\$:** No
U/B/L:
OMD: 05/24/18 **PD:** 08/07/18 **COE:** 08/22/18 **SP:** \$3,675,000 **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Picturesque multiple generation 30 acre Sonoma County ranch adjacent to world class wineries and vineyards. Property comprised of 1940's farmhouse, modular home, old remodeled redwood barn, pasture, horse arena, Potential for ultra-premium vineyards in the Russian River and Sonoma Coast Appellation. Excellent water resources. Potential for winery and tasting room. Fabulous 360 degree views from knoll top building. Very private and secluded.

[Additional Pictures](#)

Dir: River Road to Trenton-Healdsburg

Subd:

21818425 **15459 Riverside Dr** **Guerneville, 95446-9294 / B0700** **S** **Single Family** **DOM/CDOM:** 7/7 **LP** **\$997,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 6399/0.1469 **OLP:** \$997,000
Stories: 2 Story **YB:** 1926 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-120-054 **HOA/\$:** No
U/B/L:
OMD: 07/18/18 **PD:** 07/25/18 **COE:** 08/17/18 **SP:** \$1,303,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Romantic riverfront with glorious views! Hydrangea House, a Craftsman of relaxed elegance, open floor plan, & easy living. Revel in this special stretch of river with breathtaking views. Lounge on the deep-water dock. Swim; launch kayaks Enjoy a magnificent front porch enveloped by trees & hydrangeas. Awe-inspiring river views from two decks & windows. Walk to Guerneville or explore Wine Country. Your perfect vacation home.. Ahh, so delicious!

[Additional Pictures](#)

Dir: River Road to Riverside Dr across from Hardware store. Left at L. House is on Right

Subd:

21813573 **15180 Old Cazadero Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 41/41 **LP** **\$1,100,000**



BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 2056 R **Lot Sz:** 52499/1.2052 **OLP:** \$1,080,000
Stories: Split Lev **YB:** 1974 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-040-056 **HOA/\$:** No
U/B/L:
OMD: 05/30/18 **PD:** 07/10/18 **COE:** 08/06/18 **SP:** \$1,050,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Private Guerneville Paradise! First time on the market, and prominently situated on over 1 acre of gated seclusion, this exceptional 3BR/3BA entertainment home offers sun, views, palatial grounds & room for a pool. Coveted location is just two miles to town. Leisurely setting is perfect for memorable gatherings or profitable Vacation Rental. On municipal sewer, no flood, big 2 Car garage + bonus Studio suite w/ bath. A Fantastic Opportunity!

[Additional Pictures](#)

Dir: HWY 116 West thru town - RIGHT on Old Caz - 1 mi bear right UP and around on LEFT. Black Iron gate. **Subd:**

21818525 **22954 Conifer Dr** **Monte Rio, 95462-9741 / B0700** **S** **Single Family** **DOM/CDOM:** 23/23 **LP** **\$975,000**



BD: 2 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 1152 R **Lot Sz:** 52272/1.2000 **OLP:** \$975,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 096-221-018 **HOA/\$:** No
U/B/L:
OMD: 07/24/18 **PD:** 08/17/18 **COE:** 08/21/18 **SP:** \$1,000,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Rare opportunity! 2 lots totaling 1.20 acres with river frontage. Perfect for vacation or full-time residence. This recently updated & cheerfully bright & open river home has plenty of space for you & your guests. The house can easily sleep 8 or more with the self-contained guest area. Large decks for entertaining, outdoor dining, or just relaxing while taking in the view. Included river lot .276 acre.

[Additional Pictures](#)

Dir: Hwy 116 to Laurel Dell (approx. 1 mile East of Duncans Mills). Turn right onto Conifer.

Subd:

21818095 **5980 Anderson Rd** **Forestville, 95436-9592 / B0700** **S** **Single Family** **DOM/CDOM:** 35/35 **LP** **\$775,000**



BD: 4 **BA:** 4 **FP:** Yes **Pool:** No **SqFt:** 3044 A **Lot Sz:** 84506/1.9400 **OLP:** \$775,000
Stories: 2 Story **YB:** 1983 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-040-056 **HOA/\$:** No
U/B/L:
OMD: 07/13/18 **PD:** 08/17/18 **COE:** 08/28/18 **SP:** \$780,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Calm & private country property on coveted Anderson Rd. Walking distance to El Molino High. Many species of mature trees, a vegetable garden and a garden shed! Ensuite master & 2nd bedroom/bathroom on main level, wheelchair accessible. Large windows bring the outside inside, much natural light. House sold as is giving the opportunity to a buyer to transform to his or her own taste

[Additional Pictures](#)

Dir: Towards end of Anderson, on left side, after Carols View Lane, take next gravel lane. First house.

Subd:

21818414 **8228 Trenton Rd** **Forestville, 95436-9200 / B0700** **S** **Single Family** **DOM/CDOM:** 36/36 **LP** \$750,000



BD: 4 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1956 R **Lot Sz:** 9148/0.2100 **OLP:** \$750,000
Stories: 3 Story **YB:** 2006 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-010-034 **HOA/\$:** No

OMD: 07/15/18 **PD:** 08/20/18 **COE:** 08/24/18 **SP:** \$742,000 **TIC:** No **U/B/L:** **2nd Unit:** No

Sale Cond: Offer As Is

This sustainably built custom home is centrally located within West Sonoma County in a secluded neighborhood. High ceilings throughout give this 4 bed 2.5 bath home a nice spacious feel. The open floor plan blends the living, dining room, kitchen, and deck, with an array of windows that bring in an abundance of natural light. Endless space with the large 2 car garage and extra storage.

[Additional Pictures](#)

Dir: River Rd to Trenton Rd. Look for Red direction arrow right before Covey Rd.

Subd:

21814398 **7025 Ellen Ln** **Forestville, 95436-9222 / B0700** **S** **Single Family** **DOM/CDOM:** 43/43 **LP** \$749,500



BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1408 R **Lot Sz:** 106722/2.4500 **OLP:** \$769,500
Stories: 1 Story **YB:** 1984 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-031-055 **HOA/\$:** No

OMD: 06/06/18 **PD:** 07/19/18 **COE:** 08/06/18 **SP:** \$730,000 **TIC:** No **U/B/L:** **2nd Unit:** No

Sale Cond: None

A designer kitchen and a newer quality master suite await you at this lovely ridge-top sylvan setting on two plus acres. Walking distance to the shops and restaurants of downtown Forestville in the heart of redwood and wine country. Vaulted ceilings, skylights, expansive decking, den/office, and tile and cork floors. Detached garage could also be used for art/yoga/dance/what-have-you.

[Additional Pictures](#)

Dir: Take Hwy 116 to just west of Mirabel Road. Left on Hidden Lake Rd to Ellen. Directional at driveway

Subd:

21819551 **15855 Sunshine Ct** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 26/26 **LP** \$673,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 1877 N **Lot Sz:** 12402/0.2847 **OLP:** \$673,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-310-017 **HOA/\$:** No

OMD: 07/27/18 **PD:** 08/22/18 **COE:** 08/24/18 **SP:** \$647,000 **TIC:** No **U/B/L:** **2nd Unit:** No

Sale Cond: Offer As Is

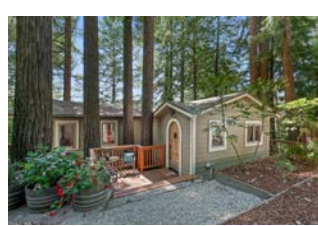
This one-of-a-kind home has it all, location, sun, walking distance to town and the beautiful Russian River all in one of the finest neighborhoods in Guerneville. Plenty of room for entertaining through-out, this home features a great room with open beam ceilings with a wall of glass overlooking an expansive deck and towering redwoods, newly upgraded kitchen, 3 bedrooms, 3 full baths, plus a bright sunny artist studio opening onto deck. A must see

[Additional Pictures](#)

Dir: Hwy 116 to Drake, right on Birkhofer, up the hill to the right

Subd:

21817256 **10994 Terrace Dr** **Forestville, 95436-9767 / B0700** **S** **Single Family** **DOM/CDOM:** 6/6 **LP** \$531,000



BD: 1 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1665 R **Lot Sz:** 43560/1.0000 **OLP:** \$531,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-130-061 **HOA/\$:** No

OMD: 07/05/18 **PD:** 07/11/18 **COE:** 08/14/18 **SP:** \$620,000 **TIC:** No **U/B/L:** **2nd Unit:** No

Sale Cond: None

Custom View Home AND Buildable Lot! Amazing opportunity to enjoy relaxed living in this oversized 1BR residence PLUS a separate lot with an APPROVED Septic plan for another 2BR home ** WOW ** Wonderful location is lush, private & serene. Newly remodeled, the existing home has luxurious appeal w/ thoughtful & sophisticated finishes throughout. Gracious open layout is perfect for entertaining. Beautiful view deck. Moments to world-class Wineries!

[Additional Pictures](#)

Dir: River Rd to ForestHills - RT on Summerhome Park - LT on Augburn- RT on Terrace, stay to right to end

Subd:

21815105 **8029 Corso Dr** **Forestville, 95436-9650 / B0700** **S** **Single Family** **DOM/CDOM:** 56/56 **LP** \$626,000



BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1531 R **Lot Sz:** 6970/0.1600 **OLP:** \$626,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 082-037-002 **HOA/\$:** No

OMD: 06/13/18 **PD:** 08/08/18 **COE:** 08/23/18 **SP:** \$610,000 **TIC:** No **U/B/L:** **2nd Unit:** No

Sale Cond: Offer As Is

Sweet cottage style 3 bdrm 1.5 home on a very private fully fenced lot. Step through the gate to this beautifully landscaped paradise. Surround yourself with gracious living in this lovely environment. Engineered wood floors through out the home, stainless steel appliances in the kitchen, service porch complete with washer and dryer are just a start. There is a covered patio, hot tub, a studio w/bamboo floor, detached garage and carport!

[Additional Pictures](#)

Dir: Mirabel to Park rt. Corso/101, River Rd Left on Mirabel Ave. Lt Park rt. Corso

Subd:

21820027 **26857 Freezeout Rd** **Duncans Mills, 95430 / B0700** **S** **Single Family** **DOM/CDOM:** 17/17 **LP** \$543,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 816 R **Lot Sz:** 4792/0.1100 **OLP:** \$543,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-100-017 **HOA/\$:** No

OMD: 08/01/18 **PD:** 08/18/18 **COE:** 08/24/18 **SP:** \$605,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Impressive River View Mid-Century~ Situated along one of the most scenic stretches of the Russian River this select 2BR|2BA cottage is an expression of inspired creativity & pure joy. With an astounding setting that backs onto the Willow Creek wild-land preserve, and easy nearby River access, you'll never feel more connected to nature. Updated interiors, artist's studio & quiet end-of-road privacy + no flood zone & just 1/2 mile to Duncans Mills!

[Additional Pictures](#)

Dir: HWY 116 W to Duncans Mills, LFT toward Blue Heron & over Bridge - 1st RGT then 1.5 miles on left. **Subd:**

21818466 **1109 Grand Way** **Monte Rio, 95462 / B0700** **S** **Single Family** **DOM/CDOM:** 30/30 **LP** \$563,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 768 R **Lot Sz:** 7802/0.1791 **OLP:** \$563,000
Stories: 1 Story **YB:** 1956 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-022-001 **HOA/\$:** No

OMD: 07/18/18 **PD:** 08/17/18 **COE:** 08/23/18 **SP:** \$585,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Limited Edition Monte Rio Love Nest~ Gorgeously set within an enchanting oasis of privacy and sunshine, this alluring 2BR|1BA cottage will simply take your breath away. Marvelously lush and perfectly manicured grounds open to a riot of color and dazzling texture. Exquisitely re-styled interiors provide extraordinary luxury. Fisher Paykel appliances, 3CM Carrera marble counters, Crystal cabinets & Emtek hardware... an absolute 5-Star Experience !

[Additional Pictures](#)

Dir: Moscow Road to River Way to Mesa Grande Terrace to bend at Monte Vista Terrace **Subd:**

21817581 **11132 Dell Ave** **Forestville, 95436-9491 / B0700** **S** **Single Family** **DOM/CDOM:** 41/41 **LP** \$550,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1050 R **Lot Sz:** 8045/0.1847 **OLP:** \$550,000
Stories: 1 Story, **YB:** 1901 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-041-055 **HOA/\$:** No

OMD: 07/07/18 **PD:** 08/17/18 **COE:** 08/23/18 **SP:** \$570,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Living the good life! Known for its Boho Rep, this charming 2.5-bedroom Forestville cottage is the perfect place to get-away. Enjoy your bright Lite modern kitchen or cozy up by the fire in the airy Living room. Featuring spacious workshop/ meditation station, metal shingle roof, landscaped with love, secluded hot tub space, raised garden beds and new decking perfect for entertaining. Property in voluntary HIA; includes beach and graveyard rights!

[Additional Pictures](#)

Dir: Hwy 116 N, exit just past Hacienda Bridge (at Westside Rd), right on Sequoia, right on Dell Ave. **Subd:**

21818134 **14703 Eagles Nest Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 41/41 **LP** \$559,500



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1019 N **Lot Sz:** 8712/0.2000 **OLP:** \$599,950
Stories: 1 Story **YB:** Against **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-294-006 **HOA/\$:** No

OMD: 07/18/18 **PD:** 08/28/18 **COE:** 08/29/18 **SP:** \$550,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

A classic cabin reimaged! Completely restyled with vaulted ceilings, blond hickory floors, touches of quartz, stainless and marble w/ a private outdoor living space w/ redwood decking, rock walls, enclosed summer shower, hot tub and an original stone & tile fireplace. Multiple French and patio doors bring the outside in. .20 acres over 2 parcels. Just steps to Russian river beaches, biking, hiking & nightlife. The bounty of Sonoma county!

[Additional Pictures](#)

Dir: River Rd to Eagles Nest Rd. **Subd:**

21818176 **11165 Highway 116** **Forestville, 95436-9289 / B0700** **S** **Single Family** **DOM/CDOM:** 30/30 **LP** \$499,000



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1444 R **Lot Sz:** 43560/1.0000 **OLP:** \$499,000
Stories: 2 Story **YB:** 1926 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 085-150-009 **HOA/\$:** No

OMD: 07/16/18 **PD:** 08/15/18 **COE:** 08/15/18 **SP:** \$535,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Custom upgrades galore in this private Russian River retreat. Upstairs features light spacious rooms with custom wood floors. Open floor-plan between kitchen and family room. Kitchen has granite counter-tops, farmhouse sink and updated appliances. Bonus room downstairs for office or guests and a wine cellar! Family room opens up to back yard and deck for entertaining. Large parking area with carport and garage.

[Additional Pictures](#)

Dir: River Rd. to Hwy 116 **Subd:**

21815149 **22930 Conifer Dr** **Monte Rio, 95462-9741 / B0700** **S** **Single Family** **DOM/CDOM:** 66/66 **LP** \$539,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1310 R **Lot Sz:** 8712/0.2000 **OLP:** \$539,000
Stories: 1 Story **YB:** 1985 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 096-211-004 **HOA/\$:** No
U/B/L:
OMD: 06/12/18 **PD:** 08/17/18 **COE:** 08/17/18 **SP:** \$530,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Sunshine fresh air and the West Sonoma County lifestyle. This 3 bedroom 2 bath home has been remodeled in the French country farmhouse style. Granite countertops, stainless steel appliances. Designer flooring and river rock at the wood burning stove give this home a welcoming country feel. Sliding doors open up from the master bedroom and living room on to a spacious back yard that is ready for gardening and relaxation. Easy river access.

[Additional Pictures](#)

Dir: Hwy 116 to Laurel Dell right on Conifer

Subd:

21819119 **15895 Morningside Dr** **Guerneville, 95446-8958 / B0700** **S** **Single Family** **DOM/CDOM:** 14/14 **LP** \$463,000



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 7841/0.1800 **OLP:** \$463,000
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-070-010 **HOA/\$:** No
U/B/L:
OMD: 07/25/18 **PD:** 08/08/18 **COE:** 08/15/18 **SP:** \$520,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Irresistible Guerneville View Cottage~ Situated just up the hill from downtown, this sweet 2BR|1.5BA cottage has been thoughtfully re-styled to provide a perfect sanctuary of relaxation & enjoyment. Spectacular private view deck calls you to recline w/ your morning coffee, unwind w/ an evening glass of wine or entertain alfresco. Romantic fireplace, forced air heat, perimeter foundation, on muni sewer AND a detached 1 car garage! An amazing find!

[Additional Pictures](#)

Dir: Armstrong Woods Road to Palo Alto (or Woodland Dr) to Morningside Dr.

Subd:

21817062 **21630 Moscow Rd** **Monte Rio, 95462-9791 / B0700** **S** **Single Family** **DOM/CDOM:** 15/15 **LP** \$467,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 770 R **Lot Sz:** 1625/0.0373 **OLP:** \$467,000
Stories: 1 Story **YB:** 1956 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-091-018 **HOA/\$:** No
U/B/L:
OMD: 07/18/18 **PD:** 08/02/18 **COE:** 08/13/18 **SP:** \$520,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Artsy mid-century cottage with wonderful river views! Open floor plan, old growth redwood is warm, deep, and sexy. Snuggle up to the wood stove or sit on your deck & watch the river. Watch the osprey family in the giant redwood. Gleaming new stainless makes cooking a dream This Bohemian getaway is the best the Russian River offers. Easy access to local beaches, the ocean, fine dining & river views. Vacation Wonderland or full time living.

[Additional Pictures](#)

Dir: Across the bridge from Hwy 116, right on Main St, right on Moscow, house will be on the right side

Subd:

21819785 **10541 Old River Rd** **Forestville, 95436-9773 / B0700** **S** **Single Family** **DOM/CDOM:** 20/20 **LP** \$495,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 7484/0.1718 **OLP:** \$495,000
Stories: Multi Lev **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-260-001 **HOA/\$:** No
U/B/L:
OMD: 07/30/18 **PD:** 08/19/18 **COE:** 08/24/18 **SP:** \$500,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Stunning newly renovated home with all new appliances, spacious kitchen, forced air heat & charming lower level Studio with bath & separate entrance is a MUST SEE! Large lot with a beautiful patio and plenty of outdoor space for parking & entertaining. Public beach only 1-1/2 blocks. Located within a 1/4 mile of 3 beautiful River beaches. Close to wineries, hike/bike trails, Canoes and parks. Powered trolley carries your supplies up to the patio.

[Additional Pictures](#)

Dir: From Guerneville take River Road to R-River drive, go though intersection into driveway on right.

Subd:

21814179 **16600 Center Way** **Guerneville, 95446-9703 / B0700** **S** **Single Family** **DOM/CDOM:** 44/44 **LP** \$529,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 918 R **Lot Sz:** 4792/0.1100 **OLP:** \$529,000
Stories: 1 Story **YB:** 1966 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-192-015 **HOA/\$:** No
U/B/L:
OMD: 06/20/18 **PD:** 08/03/18 **COE:** 08/16/18 **SP:** \$500,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Gardener's Oasis. This updated two bedroom, one bath sunny oasis has a feeling of remote privacy, but is less than one mile to downtown Guerneville. Move-in ready. Open floor plan, with a modern kitchen. Jetted tub. One car garage. Washer/dryer. New circuit breaker, with capacity for a hot tub. On demand water heater. Many fruit trees. Winter greenhouse.

[Additional Pictures](#)

Dir: Highway 116 to Neeley Road, right on Center way. First house on right.

Subd:

21809829 6710 Covey Rd Forestville, 95436-9584 / B0700 S Single Family DOM/CDOM: 115/115 LP \$545,000



BD: 3 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1162 R **Lot Sz:** 22220/0.5101 **OLP:** \$625,000
Stories: 1 Story **YB:** 1916 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-100-031 **HOA/**\$: No
U/B/L:
OMD: 04/30/18 **PD:** 08/23/18 **COE:** 08/30/18 **SP:** \$500,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This early American Farmhouse on 1/2 acre is set back from the road. This location known as the Heritage Row where early Forestville settler's built their Victorian ladies. Interior wood trim designs show the original solid dark rich Oak wainscoting, window trims and include a DR with attached sideboard wall unit to kitchen. Oak doors throughout. Detached Pump House with loft in rear. Close to schools, walk to town. Room to park your RV/Trailer.

[Additional Pictures](#)

Dir: Hwy 116 to Covey Rd. or River Rd to Trenton to Covey

Subd:

21811814 19630 Crescent Ave Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 51/51 LP \$497,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 950 R **Lot Sz:** 22651/0.5200 **OLP:** \$497,000
Stories: 1 Story **YB:** 1936 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-150-037 **HOA/**\$: No
U/B/L:
OMD: 05/10/18 **PD:** 06/30/18 **COE:** 08/09/18 **SP:** \$497,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

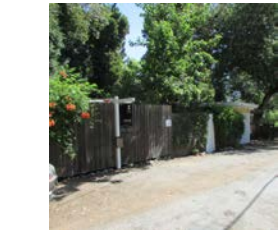
Vintage Northwood Bungalow. Distinctively set in a wooded park-like grove, this charming 2+BR/1BA home features rustic timber and glass architecture and nostalgic interiors that showcase rich wood accents and volume open beamed ceilings. Impressive bonus Loft is ideal for over-flow guests or out-of-the-way hobbies. Large triple sized lot and an expansive wrap around deck. Just steps from Northwood Golf Club, Restaurant and Bar!

[Additional Pictures](#)

Dir: HWY 116 to Crescent

Subd:

21817714 9365 Rio Vista Rd Forestville, 95436-9510 / B0700 S Single Family DOM/CDOM: 11/11 LP \$439,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 838 R **Lot Sz:** 6098/0.1400 **OLP:** \$439,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-123-047 **HOA/**\$: No
U/B/L:
OMD: 07/12/18 **PD:** 07/23/18 **COE:** 08/01/18 **SP:** \$450,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Top of the Hill location fills this property with sunshine. Great one level home close to Steelhead Beach. Recently painted interior with new carpeting & Nike step ahead padding, new appliances, new roof including new skylights, New septic system and upgraded rear deck. Charming home with cork floor in living room, large sliding glass door to private rear deck. Bonus office building. Fruit trees and many flowers abound.

[Additional Pictures](#)

Dir: River Rd to Rio Vista- One way to the right to the top of the loop.

Subd:

21812207 15054 Cherry St Guerneville, 95446-9671 / B0700 S Single Family DOM/CDOM: 82/82 LP \$439,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1066 R **Lot Sz:** 4356/0.1000 **OLP:** \$459,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-050 **HOA/**\$: No
U/B/L:
OMD: 05/15/18 **PD:** 08/05/18 **COE:** 08/13/18 **SP:** \$432,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This home is nestled at the end of a quiet lane. Bordering up to the surrounding forest offering privacy and lush views. With 2 stories, 2 bedrooms, 2 family rooms, 2 bathrooms, wood burning and gas stoves, loft, large deck for entertaining, plenty of parking and oodles of storage, Wildwood has room for the whole gang. Just a short walk to the River and Downtown Guerneville.

[Additional Pictures](#)

Dir: Hwy 116 - R on Lovers Lane - Turns into Cherry St - At end of St on L

Subd:

21813295 15470 Hay Ln Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 70/70 LP \$429,000



BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1410 R **Lot Sz:** 6299/0.1446 **OLP:** \$469,000
Stories: 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-009 **HOA/**\$: No
U/B/L:
OMD: 05/26/18 **PD:** 08/04/18 **COE:** 08/08/18 **SP:** \$425,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

TRUE NORTH is the name this chic home! Situated on a quiet cul-de-sac, no-maintenance yard and NO flood zone. Kitchen offers granite counters & stainless appliances/prep area. Dual-pane windows & updated baths with newer fixtures. Patio off kitchen and bright family room with wood stove. Stroll to community pool, Rio Nido Roadhouse and Russian River. Consider coming home and relaxing on the spacious roof-top deck and sipping a nice glass. Enjoy!

[Additional Pictures](#)

Dir: River Road/Hwy 116 to Canyon Seven Road to Willow Road to Bay Avenue to Hay Lane, end of cul-de-s **Subd:**

21816330 8791 Vila Rd Forestville, 95436-9521 / B0700 S Single Family DOM/CDOM: 41/41 LP \$423,000



BD: 1 BA: 1 FP: No Pool: No SqFt: U Lot Sz: 11800/0.2709 OLP: \$423,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 082-094-098 HOA/\$: No
U/B/L:

OMD: 06/30/18 PD: 08/10/18 COE: 08/17/18 SP: \$417,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

SWEET SPOT. Ridgetop views & plentiful sun enhance your enjoyment of this sweet home. Inviting deck is ready for outdoor enjoyment & is bordered by mature oaks & buckeyes. Lovingly cared for home has refreshed interiors w/an updated kitchen. Fenced yard is perfect for pets & young ones. Lush landscaping & flagstone patio highlight the outdoor spaces. Centrally located between the coast and redwoods w/public river access nearby. New solar system.

[Additional Pictures](#)

Dir: River Rd to Champ de Elysses. Turn left at the T. Veer left to Vila Rd. Stay to left on Vila til end **Subd:**

21819136 9217 Green Ln Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 30/30 LP \$408,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1129 R Lot Sz: 4251/0.0976 OLP: \$408,000
Stories: 1 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-152-035 HOA/\$: No
U/B/L:

OMD: 07/25/18 PD: 08/24/18 COE: 08/29/18 SP: \$408,000 TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Imagine this, two circa 1910 cottages with white picket fence tucked in the forest. Both 1 bedroom cottages have full kitchen & bath. Features include wood burning fireplaces & large decks. Located directly across the street from the Russian River and out of the flood zone. Walk/bike to the public beach. Live in one cottage, rent the other or use both as vacation rentals. Property address also goes by 21527 Moscow Rd.

[Additional Pictures](#)

Dir: Main St to Moscow Rd(look for 21527 Moscow) Green Ln is a gravel path. **Subd:**

21815709 17497 Old Monte Rio Rd Guerneville, 95446-9625 / B0700 S Single Family DOM/CDOM: 36/36 LP \$363,000



BD: 5 BA: 3 FP: Yes Pool: No SqFt: 1770 R Lot Sz: 4273/0.0981 OLP: \$363,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-021 HOA/\$: No
U/B/L:

OMD: 06/20/18 PD: 07/26/18 COE: 08/02/18 SP: \$393,000 TIC: No 2nd Unit: Yes

Sale Cond: None

Terrific Two Unit's in Guerneville! Wonderfully located home offers a distinctive rustic-modern upper level 3BR/1BA plus a separate 2BR/2BA lower level apartment that's perfect for added income or extended family. New roof, refreshed interiors, side decks & off street parking - all within a short distance to downtown, beaches & restaurants. Great versatility as an Owner occupier with added long or short term rental income = A Super Value!

[Additional Pictures](#)

Dir: HWY 116 West - thru town - RIGHT on Old MR up hill - property on LEFT. **Subd:**

21818317 21595 Moscow Rd Monte Rio, 95462-9790 / B0700 S Single Family DOM/CDOM: 40/40 LP \$399,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1328 R Lot Sz: 3920/0.0900 OLP: \$399,000
Stories: 2 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-152-002 HOA/\$: No
U/B/L:

OMD: 07/13/18 PD: 08/22/18 COE: 08/23/18 SP: \$390,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Super location in Monte Rio, walking distance to public beaches, theater, restaurants and market. This is a Russian River cutie perched above the road with a peek-a-boo view of the Russian River. This cottage is centrally located between the beautiful Sonoma County Coast and Wine Country. Make this home your own private Oasis for escaping the hustle bustle of everyday life. Come and enjoy all that Monte Rio Vacation Wonderland has to offer.

[Additional Pictures](#)

Dir: Bohemian Hwy to Moscow **Subd:**

21818366 14953 Sequoia Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 44/44 LP \$285,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 864 R Lot Sz: 2520/0.0579 OLP: \$285,000
Stories: 2 Story YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 070-210-051 HOA/\$: No
U/B/L:

OMD: 07/15/18 PD: 08/28/18 COE: 08/31/18 SP: \$290,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Delightful Cottage in the Beautiful Rio Nido Community. Convenient to the Russian River, Dog Park, Community Garden, Swimming, Tennis ct and dining. Perfect for the do it yourself handy persons. Home in need of some repair (Deck needs demo) but is overflowing with charm. Priced to sell.

[Additional Pictures](#)

Dir: River Road to Canyon 7 to Sequoia. **Subd:**

21812456 9189 Rio Dell Ct Forestville, 95436-9528 / B0700 S Single Family DOM/CDOM: 66/66 LP \$285,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 384 R Lot Sz: 4121/0.0946 OLP: \$275,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 082-081-013 HOA/\$: No

U/B/L:
OMD: 06/07/18 PD: 08/12/18 COE: 08/14/18 SP: \$285,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Cozy cabin in the woods. Completely redone & beautiful. Nothing left to do but move in, walk to steel head beach, and enjoy the river. Perfect 2nd home or turn-key short or long term rental. New kitchen, bathroom, flooring, double pane windows, landscape - even a custom front door. Nothing comparable in this price range. A must see!

[Additional Pictures](#)

Dir: River Rd to Rio Dell Ct

Subd:

21810339 11162 Mays Canyon Rd Forestville, 95436-9553 / B0700 S Single Family DOM/CDOM: 125/125 LP \$249,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 712 R Lot Sz: 28998/0.6657 OLP: \$290,000
Stories: 2 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 085-150-002 HOA/\$: No

U/B/L:
OMD: 04/27/18 PD: 08/30/18 COE: 08/31/18 SP: \$205,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Russian river diamond in the rough on 2/3 of an acre. Needs updating and new roof. Top floor has 1 Bed/1 Bath. Brick fireplace. Large open porch can be divided to add 2nd bedroom if desired. Part of the lower level storage area has been converted into a studio apt. RV parking. Seasonal creek. Just 2 miles from Guerneville beaches, restaurants and entertainment. Create your dream home, vacation rental or fix-n-flip. Great opportunity, bring offers

[Additional Pictures](#)

Dir: Gravenstein Hwy. to Mays Canyon Rd. First house on right.

Subd:

21818735 19360 Redwood Glade Dr Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 25/25 LP \$185,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 520 R Lot Sz: 3454/0.0793 OLP: \$185,000
Stories: 1 Story YB: 1967 #Gar Sp: 0 #CP Sp: 1 APN: 094-160-027 HOA/\$: No

U/B/L:
OMD: 07/20/18 PD: 08/14/18 COE: 08/15/18 SP: \$200,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Fabulous opportunity to own your own home in Northwood Heights. 2 bedroom 1 bath house with polished interior logs placed under the redwoods. Walk across the street to play the greens of the Alister Mackenzie designed Golf Course. Nice coastal influence. A short drive to Monte Rio Beach and the Rio Cafe. Home is in need of a new loving owner to bring back the shine.

[Additional Pictures](#)

Dir: Directly across the street from Northwood Lodge/hotel.

Subd:

21810409 15000 Canyon 6 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 87/87 LP \$150,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 791 R Lot Sz: 5001/0.1148 OLP: \$140,000
Stories: Other YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-210-063 HOA/\$: No

U/B/L:
OMD: 05/03/18 PD: 07/29/18 COE: 08/03/18 SP: \$180,000 TIC: No 2nd Unit: No
Sale Cond: Other

Land value+. No trespassing. Property is to be sold as-is Buyer's are to be escorted with their agents only.

[Additional Pictures](#)

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

Subd:

21802016 9211 Rio Dell Ct Forestville, 95436-9528 / B0700 S Single Family DOM/CDOM: 183/183 LP \$189,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: A Lot Sz: 8712/0.2000 OLP: \$229,000
Stories: 1 Story YB: 1963 #Gar Sp: 0 #CP Sp: 0 APN: 082-081-068 HOA/\$: No

U/B/L:
OMD: 02/02/18 PD: 08/04/18 COE: 08/08/18 SP: \$150,000 TIC: No 2nd Unit: No
Sale Cond: None

Cozy cabin, great for weekend get-aways or full time home. Large deck has plenty of room to enjoy the outdoors. Near the Russian River (Rio Dell Ct. is across River Road from Steelhead Beach). Easy access to River Road, Santa Rosa, wineries, etc. Appliances are included including washer and dryer in separate laundry room.

[Additional Pictures](#)

Dir: River Road to Rio Dell Ct. Rio Dell Ct. is between Champs and Argonne.

Subd:

21820659 **20380 River Blvd** **Monte Rio, 95462 / B0700** **P** **Single Family** **DOM/CDOM:** 21/21 **LP** \$957,500



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1400 N **Lot Sz:** 10454/0.2400 **OLP:** \$957,500
Stories: 1 Story **YB:** 1981 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-231-008 **HOA/\$:** No

U/B/L:
OMD: 08/15/18 **PD:** 09/05/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Connect to nature with panoramic river & tree views. Your own riverfront log cabin. Paddle from your dock - or sit & watch the river float by. Modern, casually designed living. Unique covered patio, functions as indoor/outdoor entertainment space. An open floor plan with an authentic stone fireplace. Well-appointed comfortable bedrooms, remodeled master bath & fabulous surrounding decks. Your house matters.

[Additional Pictures](#)

Dir: Bohemian Hwy to River Blvd.

Subd:

21820433 **16390 Melody Ln** **Guerneville, 95446-9254 / B0700** **P** **Single Family** **DOM/CDOM:** 34/34 **LP** \$469,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1349 R **Lot Sz:** 11644/0.2673 **OLP:** \$469,000
Stories: 1 Story **YB:** 1956 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-240-021 **HOA/\$:** No

U/B/L:
OMD: 08/04/18 **PD:** 09/07/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Super cute two dwellings on a large, sunny lot. Live in one and rent the other! Located down a quiet lane off the beaten path, this sun-filled level parcel is perfect for large, veggie garden or add a garage. Main home is a 2 bedroom 1 bath and the unit is a 1 bedroom/ 1 bath. No through traffic, on a deadend street. Close to Park and short walk to elem school and town. Some remodeling done but needs an owner's touch for some updating.

[Additional Pictures](#)

Dir: Armstrong Woods Rd to Laughlin, at fork in road stay to the left.

Subd:

21818208 **9576 Champs De Elysees** **Forestville, 95436-9389 / B0700** **P** **Single Family** **DOM/CDOM:** 55/55 **LP** \$449,999



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 875 N **Lot Sz:** 22422/0.5147 **OLP:** \$525,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-093-001 **HOA/\$:** No

U/B/L:
OMD: 07/12/18 **PD:** 09/05/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Escape the city life in this lovely updated home! Located on a private 0.5+ acre lot, this home features a detached studio, chicken coop, 4 car parking, incredible sun exposure, and just a short drive to some of the county's best attractions. Upgrades includes metal stud framing, concrete foundation, Jacuzzi tub, heated tile floor, double pane windows, new cabinets, and much more. Enjoy paradise by making this your next home!

[Additional Pictures](#)

Dir: River Road to Champs De Elysees.

Subd:

21817678 **19091 C St** **Monte Rio, 95462 / B0700** **P** **Single Family** **DOM/CDOM:** 54/54 **LP** \$399,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 988 R **Lot Sz:** 8276/0.1900 **OLP:** \$399,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-124-003 **HOA/\$:** No

U/B/L:
OMD: 07/08/18 **PD:** 08/31/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Gardener's Paradise! This two bedroom home is situated on a flat, sunny oversized lot so you can garden to your hearts content. Single level, close in location, attached garage with bonus room and it's fully fenced. Walk to beach, restaurant, movies, etc. This one is a must see!

[Additional Pictures](#)

Dir: Hwy 116, right on C street

Subd:

21819809 **9441 Rio Vista Rd** **Forestville, 95436-9508 / B0700** **P** **Single Family** **DOM/CDOM:** 40/40 **LP** \$350,000



BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1132 R **Lot Sz:** 8076/0.1854 **OLP:** \$350,000
Stories: 1 Story **YB:** 1942 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-123-043 **HOA/\$:** No

U/B/L:
OMD: 07/29/18 **PD:** 09/07/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Other

Fantastic opportunity to own a home on 2 PARCELS totaling nearly 1/4 acre in a wonderful woody setting. The home offers 3 bedrooms, 1.5 baths, over 1,100 sq.ft. on one level. Hardwood floors, Milgard dual pane windows & a charming, cozy floor plan give this home a great start for quite the potential. In addition, there is a bonus room underneath the house, private rear deck & great possibilities! Most likely will require cash/private financing

[Additional Pictures](#)

Dir: River Rd to Rio Vista Rd to top of loop.

Subd:

21809350 **14210 Lovers Ln** **Guerneville, 95446-9619 / B0700** **P** **Single Family** **DOM/CDOM:** 133/133 **LP** **\$325,000**



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 534 R **Lot Sz:** 2252/0.0517 **OLP:** \$369,000
Stories: 1 Story **YB:** 1919 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-140-033 **HOA/\$:** No
U/B/L:
OMD: 04/18/18 **PD:** 08/29/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

What a charming 1 bedroom, 1 bath cabin with plenty of natural light. Efficient layout with practical use of every space and tasteful details that shows pride of ownership. Enjoy the serenity on the sunny deck on a lazy afternoon. A cozy second home for relaxing weekends or a comfortable full time living space. Private parking across the street on creek side. Short walk to the Russian River and Downtown Guerneville.

[Additional Pictures](#)

Dir: Hwy 116 to Lovers Lane **Subd:**

21822291 **8400 Spring Dr** **Forestville, 95436-9378 / B0700** **CN** **Single Family** **DOM/CDOM:** 6/6 **LP** **\$495,000**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 714 R **Lot Sz:** 3485/0.0800 **OLP:** \$495,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-023-018 **HOA/\$:** No
U/B/L:
OMD: 09/02/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This 2 bedroom, 2 bath charming energy efficient cottage in sunny Mirabel Heights has been totally remodeled in 2007 with concrete counter tops, Solar PV, bamboo and cork flooring, and metal roof. Convenient to Russian river, Pacific ocean, shopping, wineries, restaurants and Highway 101.

[Additional Pictures](#)

Dir: Highway 116 or River rd to Park ave (Mirabel Heights). Left on Mirabel Ave and right on Spring Dr. **Subd:**

21820853 **21008 River Blvd** **Monte Rio, 95462 / B0700** **CC** **Single Family** **DOM/CDOM:** 30/30 **LP** **\$1,150,000**



BD: 4 **BA:** 2/2 **FP:** Yes **Pool:** No **SqFt:** 2441 R **Lot Sz:** 5123/0.1176 **OLP:** \$1,250,000
Stories: 2 Story **YB:** 1948 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-170-007 **HOA/\$:** No
U/B/L:
OMD: 08/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Live in this iconic Mid-century riverfront with panoramic views! The Big Yellow House" In Monte Rio's Vacation Wonderland is glorious w/ original architectural details & sophisticated upgrades. Light filled master suite opens to a balcony w/ river views. Entertain in the gorgeous chef's kitchen/dining room. 2 great decks + floating dock. There's plenty of room for family or friends. Your premiere vacation wonderland at home! Your house matters.

[Additional Pictures](#)

Dir: Bohemian Highway to River Blvd. House in on right between Highland Dell & Village Inn. **Subd:**

21821344 **7996 Denno Ln** **Forestville, 95436 / B0700** **CC** **Single Family** **DOM/CDOM:** 15/15 **LP** **\$998,500**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1454 R **Lot Sz:** 182516/4.1900 **OLP:** \$998,500
Stories: 1 Story **YB:** 1977 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-200-059 **HOA/\$:** No
U/B/L:
OMD: 08/24/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Down a private lane in a secluded setting with million dollar views from every room, sits this lovely 2 bedroom 2 bath home. With light streaming in, the great room features a wall of windows, fireplace and cathedral ceilings. The open floor plan is ideal for entertaining. The spacious deck perfect for enjoying spectacular sunsets. Additional detached 1 bedroom 1 bath permitted granny unit located on a separate private road.

[Additional Pictures](#)

Dir: Hwy 116 to Martinelli, R Denno Lane, veer right thru Hartford Winery, keep right up the hill **Subd:**

21821530 **15054 Leasowe Ln** **Guerneville, 95446-9763 / B0700** **CC** **Single Family** **DOM/CDOM:** 19/19 **LP** **\$879,999**



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1107 R **Lot Sz:** 11252/0.2583 **OLP:** \$879,999
Stories: 2 Story **YB:** 2010 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-070-006 **HOA/\$:** No
U/B/L:
OMD: 08/20/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Completely remodeled 2bd/1bth home with bonus suite is located on one of the best swimming, boating and fishing areas of the Russian River. The open living, eating and kitchen area offer breath taking views of the Russian River and mountains. The expansive deck offers a bonus suite and room to enjoy family and friends. Follow the steps down to the river where there is a floating dock. This home has so much to offer!! Come on in and take a look.

[Additional Pictures](#)

Dir: River Rd or Hwy 116 to Drake Rd. Left on to Leasowe Ln. **Subd:**

21820453 19650 Redwood Dr Monte Rio, 95462-9712 / B0700 CC Single Family DOM/CDOM: 35/35 LP \$795,000



BD: 5 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1981 V **Lot Sz:** 8398/0.1928 **OLP:** \$805,000
Stories: 3 Story **YB:** 1963 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-250-003 **HOA/\$:** No
U/B/L:
OMD: 08/04/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

FEMA raised with huge garage and workshop area underneath. Two additional stories, now a 5 bedroom with 1st floor, 3 beds, full bath and huge family room-Pool table stays! Upstairs kitchen, huge living room. Decking overlooking redwood drive then a MASSIVE deck in rear with Shed has entertained 100 easily! Bring your golf cart as you are not even 5 minutes to Northwood's Golf Course and Restaurant. Serene setting, multiple areas of FUN!

[Additional Pictures](#)

Dir: Turn @Northwood Lodge,(19455),road which fronts Lodge, Redwood Glade, to Redwood Drive turn Right **Subd:**

21820303 20370 River Blvd Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 36/36 LP \$695,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 884 R **Lot Sz:** 11038/0.2534 **OLP:** \$695,000
Stories: 1 Story **YB:** 1906 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-231-009 **HOA/\$:** No
U/B/L:
OMD: 08/03/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Turn of the century cabin on the Russian River. 2 bedrooms and one bath with original redwood interior. Additional sunroom with views of the river and attached deck. Relax on the front covered porch and enjoy the beauty of Monte Rio. Close to the coast, wineries, restaurants and Armstrong Woods State Park.

[Additional Pictures](#)

Dir: Hwy. 116 to Monte Rio, left over Monte Rio Bridge, Left onto River Blvd. **Subd:**

21801154 6530 Covey Rd Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 226/488 LP \$635,000



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: 01/18/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Wine country offering, this special building holds space to create. Work/Live in this former meeting hall. 3,359 sf on 1st level and 1,550 sf on 2nd level. With energy and imagination this could be your favorite playground. Also listed as Commercial, MLS# 21801160.

[Additional Pictures](#)

Dir: Highway 116 to corner of Covey Rd and Hwy 116. Driveway on Covey Rd. **Subd:**

21814172 8099 Speer Ranch Rd Forestville, 95436-9413 / B0700 CC Single Family DOM/CDOM: 78/78 LP \$599,900



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1512 R **Lot Sz:** 7841/0.1800 **OLP:** \$599,900
Stories: 1 Story **YB:** 1986 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-110-017 **HOA/\$:** No
U/B/L:
OMD: 06/22/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Clean and Well Kept! This home has been taken care of and is move-in ready condition. The single level layout with large yard is in a very cute and clean neighborhood. Great covered outdoor deck for entertaining.

[Additional Pictures](#)

Dir: HWY 116 to Mirabel to Speer Ranch **Subd:**

21822086 11494 Sunnyside Ave Forestville, 95436-9742 / B0700 CC Single Family DOM/CDOM: 16/16 LP \$585,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1148 R **Lot Sz:** 21780/0.5000 **OLP:** \$585,000
Stories: 1 Story **YB:** 1901 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-080-028 **HOA/\$:** No
U/B/L:
OMD: 08/23/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Stunning, never-been-lived-in, extensive remodel, on approx. 1/2 acre of sun and trees. Nothing banal about these finishes: glistening oak floors, Nichiboard siding, granite kitchen counters, brand new drip septic system, tankless water heater... Generous, sunny outdoor space affords endless enjoyment possibilities. A real jewel! Hacienda beach access assn. membership available.

[Additional Pictures](#)

Dir: Westside Rd to McPeak to Sunnyside Ave. Private 5mph road! **Subd:**

21822861 8191 Spring Dr Forestville, 95436-9376 / B0700 CC Single Family DOM/CDOM: 5/5 LP \$539,000



BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1548 R **Lot Sz:** 5850/0.1343 **OLP:** \$539,000
Stories: 2 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-010-009 **HOA/\$:** No
U/B/L:
OMD: 09/03/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

At first glance, this lovely Mirabel Heights home seems like a charming bungalow but step inside to sweeping views from a spacious and unique living area. The hillside setting provides for two story windows with views all the way to Mt St Helena on a clear day! Gather around the freestanding fireplace on cold evenings or just down the road is the Russian river where you can put your canoe in on those warm summer days. Wine Country getaway???

[Additional Pictures](#)

Dir: Park to Mirabel to Spring

Subd: Mirabel Heights

21820959 14855 Old Cazadero Rd Guerneville, 95446-9668 / B0700 CC Single Family DOM/CDOM: 26/26 LP \$529,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1090 N **Lot Sz:** 5227/0.1200 **OLP:** \$529,000
Stories: 2 Story **YB:** 1929 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-040-013 **HOA/\$:** No
U/B/L:
OMD: 08/13/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Charming 1920's Cottage! Well maintained with numerous upgrades yet it retains its original vintage features including beautiful wood floors, open beam ceiling, bead board cabinets, multi-paned windows and French doors that open to a private patio and garden. Great open floor plan with opening to the attached studio with a bedroom, bath and kitchenette with it's own separate entrance. Tankless h2o heater, Engineered retaining wall.

[Additional Pictures](#)

Dir: River road just past downtown Guerneville, right on Old Cazadero.

Subd:

21813625 16208 Rio Nido Rd Guerneville, 95446-9567 / B0700 CC Single Family DOM/CDOM: 89/89 LP \$499,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1248 R **Lot Sz:** 48787/1.1200 **OLP:** \$599,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-044 **HOA/\$:** No
U/B/L:
OMD: 06/11/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Huge price reduction! Over an acre of land! 2 Lots! Vacation rental? Must see to appreciate. Sunny, peaceful, private, set back from road. Freshly painted spacious interior, updated kitchen with new flooring, outdoor areas, sunny deck. Includes dry Sauna and 3 outbuildings with power. An additional lot provides plenty of parking and room for the future. Close to gorgeous Armstrong Woods.

[Additional Pictures](#)

Dir: Armstrong Woods Road to Rt. on Rio Nido Rd., left side at end of private lane.

Subd:

21725737 11175 Mays Canyon Rd Forestville, 95436-9493 / B0700 CC Single Family DOM/CDOM: 189/189 LP \$475,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1009 R **Lot Sz:** 68389/1.5700 **OLP:** \$475,000
Stories: 1 Story **YB:** 1922 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 085-150-016 **HOA/\$:** No
U/B/L:
OMD: 11/04/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

1.56 Acre! level, secluded creekside lot with plenty of room for gardening, loads of parking, etc. home has been lovingly updated with high quality materials such as granite and marble. Living room features brick fireplace to cozy up to on cold winter evenings. Charming, covered front porch invites you to come sit and sip your favorite beverage. Large country kitchen with formal dining area. Skylights make it bright & shiny. Full basement/storage.

[Additional Pictures](#)

Dir: Hwy 116 to Mays Canyon Rd. (Forestville end)

Subd:

21822648 16225 Rio Nido Rd Guerneville, 95446-9567 / B0700 CC Single Family DOM/CDOM: 8/8 LP \$429,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1024 R **Lot Sz:** 14632/0.3359 **OLP:** \$429,000
Stories: 1 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-011 **HOA/\$:** No
U/B/L:
OMD: 08/31/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

A modern interpretation of the county cottage on a 1/3 acre parcel. Soaring wood & beamed ceilings & skylights create a bright open living space. The large bedroom has French doors to a private rear deck. The covered porch, accessed by glass doors from the living room, would make a great sleeping deck or seasonal room. Just off the Armstrong Valley in the hamlet of Guerneville. Biking, hiking, beach & redwood preserve nearby!

[Additional Pictures](#)

Dir: Armstrong Woods Rd to R-Rio Nido Rd to address.

Subd:

21822324 20550 Foothill Dr Monte Rio, 95462-9728 / B0700 CC Single Family DOM/CDOM: 12/12 LP \$399,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 890 O **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: 08/27/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

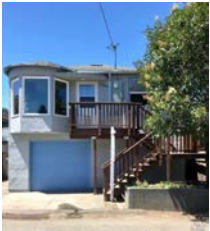
On a lovely mostly flat sun-drenched lot with forest and mountain views is this light and bright home. It has a freshly painted exterior, living area and laminate floors throughout. A cathedral ceiling and wood burning stove give a great room effect to the living room and kitchen. The kitchen has ample counters and an eat-in area. French doors open to the backyard. There is a garage and interior laundry. Close to the river, downtown, and a park.

[Additional Pictures](#)

Dir: Hwy 116 to B Street or Beech Ave to Foothill Dr

Subd:

21819789 14060 Church St Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 33/33 LP \$399,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1045 R **Lot Sz:** 2274/0.0522 **OLP:** \$399,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-030-025 **HOA/\$:** No
U/B/L:
OMD: 08/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Original San Francisco style in the heart of the Russian River. Located in the center of town, this spacious 2 bedroom, 1 bath is walking distance to Everything; beach, dining, shops and nightlife. Home features wood floors, new windows, new stove and dishwasher, fresh tile bath, large laundry/bonus room, Bright and sunny. Garage, storage/workshop below. Built-ins add yesteryear charm, but very well maintained. The perfect vacation rental.

[Additional Pictures](#)

Dir: Main street right on Church St.

Subd:

21814846 17586 Orchard Ave Guerneville, 95446-9161 / B0700 CC Single Family DOM/CDOM: 93/93 LP \$399,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1560 R **Lot Sz:** 5998/0.1377 **OLP:** \$560,000
Stories: 2 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-230-088 **HOA/\$:** No
U/B/L:
OMD: 06/07/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: REO

Wonderful Vacation Beach location, walking distance to a great Russian River Beach. This 3 beds/2 baths home with formal living room and a fireplace, spacious kitchen, and a cosy backyard is waiting for you. A separate area on the lower level features a bedroom, bath and private entrance. Bring your contractor expertise to this home located on a short walk to the Russian River. Easy river access for swimming, kayaking or relaxing!

[Additional Pictures](#)

Dir: River Ln to Orchard Ave

Subd:

21817832 11961 Canyon Dr Guerneville, 95446-9721 / B0700 CC Single Family DOM/CDOM: 61/61 LP \$389,000



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 862 R **Lot Sz:** 15621/0.3586 **OLP:** \$399,000
Stories: 2 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-125-011 **HOA/\$:** No
U/B/L:
OMD: 07/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Private oasis over 1/3 of an acre on three parcels. Plenty of parking and a work shop under house. 3 bedrooms provide lots of space for full time home or vacation. There is a large fenced yard/dog run on hill behind house. Lots of outdoor space/privacy for relaxing and enjoying the redwoods. Close to Guerneville and Sonoma County Wine Country.

[Additional Pictures](#)

Dir: Hwy 116 to Canyon

Subd:

21819406 4525 Austin Creek Rd Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 43/43 LP \$375,000




BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 468 R **Lot Sz:** 7841/0.1800 **OLP:** \$375,000
Stories: 1 Story, **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-190-016 **HOA/\$:** No
U/B/L:
OMD: 07/27/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Located on Austin Creek in picturesque Cazadero in the redwoods of Coastal Sonoma County, this rustic cabin is a great opportunity to make your own special retreat. The 7,841+- sq ft lot's serene setting is a renovator's dream! The cabin is perfect for romantic getaways. The property has amazing towering redwoods, creek access to crystal clear water & in close proximity to beaches of Russian River, Pacific Ocean, national parks, & wine tasting!

[Additional Pictures](#)

Dir: West on Hwy. 116, right on Cazadero Hwy, left on Austin Creek Rd.

Subd:

21816824 15323 Glandy Glen Guerneville, 95446-9749 / B0700 CC Single Family DOM/CDOM: 61/61 LP  \$360,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 10999/0.2525 **OLP:** \$400,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-080-006 **HOA/\$:** No
U/B/L: D / 10, 11
OMD: 07/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

This rustic 1950's cabin set in the woods of Guerneville is located in a preferred neighborhood. The property has one bedroom and one bath, 720 sq. ft. of living space, huge double lot, city services, large living room with open beam ceiling that opens to a nice deck, no flood certificate required, paved off street parking for 6 plus cars, pier access for Glandy Glen residents across the road is possible, large outbuilding and so much more.

[Additional Pictures](#)

Dir: Hyw 116 West, to Drake Rd. to Glandy Glen, look for the red directional marker 15323 on the right. **Subd:**

21820183 14477 Memory Ln Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 38/177 LP \$325,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 651 N **Lot Sz:** 4948/0.1136 **OLP:** \$338,500
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-310-020 **HOA/\$:** No
U/B/L:
OMD: 08/01/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Charming Russian River starter home or weekend getaway! Many recent upgrades, all appliances stay. Turn-key home, ready for new owners. Peaceful, desirable, above-flood location, on city water and sewer. A short walking distance to a small nearby beach and the Rio Nido Lodge and Roadhouse. Within a short drive to major beaches and downtown Guerneville. Amazing value, priced to sell!

[Additional Pictures](#)

Dir: River Rd to Memory Ln **Subd:**

21818329 20526 Highway 116 Monte Rio, 95462-9752 / B0700 CR Single Family DOM/CDOM: 53/53 LP \$1,500,000



BD: 5 **BA:** 5/1 **FP:** Yes **Pool:** No **SqFt:** 3240 N **Lot Sz:** **OLP:** \$1,500,000
Stories: 4 or Mor **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 3 **APN:** 094-100-024 **HOA/\$:** No
U/B/L:
OMD: 07/17/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

One of a kind, Grand Madame of the lower Russian River. Superb Riverfront Redwood log home, 5 bedrooms, 5+ baths, stunning great room w/towering ceiling, rock fireplace, huge arched French doors, cooks kitchen, formal dining, sauna, tiered decks, handsome bar opening to outdoor BBQ and patios, fountains, in-laid stone bridge and walkways, lawn & garden, spectacular Russian River setting, huge basement detached garage/carport. Truly one of a kind

[Additional Pictures](#)

Dir: Hwy 116 west through Monte Rio **Subd:**

21726463 5566 Gravenstein Hwy N Forestville, 95476-9697 / B0700 A Single Family DOM/CDOM: 303/492 LP \$8,900,000



BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 20000 **Lot Sz:** 914324/20.9900 **OLP:** \$8,900,000
Stories: 2 Story **YB:** 2013 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-170-001 **HOA/\$:** No
U/B/L:
OMD: 11/09/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Kozlowski Farms: Approx. 21 acres w/ 15 ac. planted to Pinot Noir. 10,000 sf production facility & retail store. 6,800 sf of storage warehouses. 2,500 sf main residence + guest cottage. Existing permits for ag processing and food sales. Owner applied for 30,000 case winery permit. DA Zoning is flexible for agricultural use. High exposure location w/ turn lane on Hwy 116 makes this an ideal location for new winery operator. Listed as MLS#21725998

[Additional Pictures](#)

Dir: North on Hwy 116, on west side of Hwy just north of Ross Station Rd. **Subd:**

21717629 123 Nolan Ct Forestville, 95436-9438 / B0700 A Single Family DOM/CDOM: 388/466 LP \$4,500,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** 3419 A **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

Captivating Villa in Sonoma County's Russian River Valley, this 21.85 acre artisan estate holds 6600 total sq. ft. of live/work space including a 1000 sq ft guest house and 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. A must see Property!!!

[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: 455/808 LP \$3,950,000



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:**

21816456 18475 Sweetwater Springs Guerneville, 95446-8917 / B0700 A Single Family DOM/CDOM: 75/75 LP \$1,700,000



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 850 O **Lot Sz:** 8712000/200.0000 **OLP:** \$1,700,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-060-036 **HOA/\$:** No
U/B/L:
OMD: 06/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

If you have ever wanted to own a WHOLE mountain, here is your chance! Once in a lifetime opportunity. 6 separate parcels totaling 200 acres. Buy one or buy all. Stunning views, extremely private, outdoorsman's paradise. Property is zoned RRD and boasts year-round spring pulling 4 gpm, 1500 sqf shop, 4~80'X20' green houses and 400 amp commercial power service. There are ample flat sites to build homes making for a great investment piece.

[Additional Pictures](#)

Dir: West on River Road, R. on Armstrong Woods, R. on Sweetwater Springs Road, Property entrance on Rig **Subd:**

21822654 20030 River Blvd Monte Rio, 95462 / B0700 N A Single Family DOM/CDOM: 5/5 LP \$1,699,500



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1131 R **Lot Sz:** 62291/1.4300 **OLP:** \$1,695,000
Stories: 2 Story **YB:** 1911 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-244-008 **HOA/\$:** No
U/B/L:
OMD: 09/03/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

250'(aprx) of Riverfront 1.43 acres Turnkey vacation rental w/ 4 sleeping areas inside the home, vintage sleeping cabin, & bath house. This glorious property continues to awe & relax return visitors. Giant redwoods, lush lawns, flowering gardens, expansive decks, shade, sun, hot tub including access to its own beach. End of road privacy w/gated entrance. Rare river acreage. Great for rental income

[Additional Pictures](#)

Dir: 116 west left over Monte Rio Bridge, left on River Blvd to end of road. **Subd:**

21817083 13815 Green Valley Rd Forestville, 95436-9708 / B0700 A Single Family DOM/CDOM: 61/61 LP \$1,295,000



BD: 2 **BA:** 3 **FP:** No **Pool:** No **SqFt:** 2781 R **Lot Sz:** 104980/2.4100 **OLP:** \$1,295,000
Stories: 2 Story **YB:** 2011 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-230-013 **HOA/\$:** No
U/B/L:
OMD: 07/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Custom designed contemporary home with a light bright open floor plan, amazing gourmet kitchen, office, family room, music studio. Extensive decks on both levels. Attention to detail taking advantage of a native wooded landscape for ultimate privacy. Dramatic windows bring in optimum sunlight. Attached 2 car garage. Centrally located between Sebastopol and Forestville near popular wineries and restaurants. Approximately 1 hour from San Francisco.

[Additional Pictures](#)

Dir: Hwy 116 to Green Valley Rd to property. **Subd:**

21818846 7555-7557 Covey Rd Forestville, 95436-9590 / B0700 A Single Family DOM/CDOM: 53/53 LP \$1,100,000




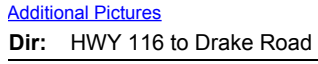
BD: 1 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 920 R **Lot Sz:** 266152/6.1100 **OLP:** \$1,100,000
Stories: 2 Story **YB:** 2006 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-020-080 **HOA/\$:** No
U/B/L:
OMD: 07/17/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Walk to Farm House Inn, 17+/- min to Healdsburg Plaza, end of lane oak studded 6+/- acres, Mediterranean style 840+/- sf 1bd/1.5ba above 3+ car gar, full kitchen, French wrought iron barrel railings, heated tile bath floor, Pella windows, 2 way gas fireplace, on demand water heater, installed 4 bd septic system, site graded to build your dream home, public water, nat gas, fruit trees, 2+/- ac fenced, also listed as MLS#21818178 in Land category

[Additional Pictures](#)

Dir: River Rd to Trenton Rd to Covey Rd, follow lane back to gate entry/end of lane **Subd:**

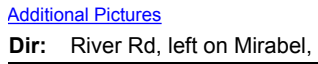
21823342 15020 Leasowe Ln Guerneville, 95446-9763 / B0700  **A Single Family DOM/CDOM: 3/3 LP \$974,000**
BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1744 R Lot Sz: 8276/0.1900 OLP: \$974,000
Stories: Tri Level YB: 1965 #Gar Sp: 2 #CP Sp: 0 APN: 071-070-004 HOA/\$: No
U/B/L:
OMD: 09/05/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Spectacular Guerneville RIVERFRONT~ Set along an incredible stretch of Russian River and just outside of town, this prominent 3BR|2BA entertainment home offers an expansive view deck, private boat dock & rich open beam+glass interiors. A lifestyle of adventure & sparkling memories await: share meals alfresco on the deck, cast off into nature, sun bath on the island beach or gather around the fire for intimate evenings of laughter. Sensational!



[Additional Pictures](#)

Dir: HWY 116 to Drake Road - bear LEFT on Leasowe **Subd:**

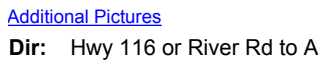
21820342 7843 Mirabel Rd Forestville, 95436-9660 / B0700 **A Single Family DOM/CDOM: 25/25 LP \$950,000**
BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2404 R Lot Sz: 35859/0.8232 OLP: \$950,000
Stories: 2 Story YB: 1988 #Gar Sp: 2 #CP Sp: 0 APN: 083-160-056 HOA/\$: No
U/B/L:
OMD: 08/14/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 This charming country home is located in a peaceful setting at the end of a private drive in Forestville. The custom designed home has 3 spacious bedrooms and a separate den perfect for a 4th bedroom. Formal living room w/ fireplace, formal dining room, and a separate family room with bar and wood stove. Master Bedroom retreat with soaking tub, 2 walk in closets and a private balcony. Great country kitchen with granite counters and cozy nook.



[Additional Pictures](#)

Dir: River Rd, left on Mirabel, left on private drive just past Speers Market. **Subd:**

21814718 15230 Armstrong Woods Guerneville, 95446 / B0700 **A Single Family DOM/CDOM: 92/92 LP \$950,000**
BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2170 N Lot Sz: 31363/0.7200 OLP: \$1,125,000
Stories: 2 Story YB: 2018 #Gar Sp: 2 #CP Sp: 0 APN: 069-200-062 HOA/\$: No
U/B/L:
OMD: 06/08/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 A beautiful new home on a .72+/- parcel in the sought after Armstrong Valley by the hamlet of Guerneville. The floorplan offers a spacious open great room/dining/kitchen combination with a sumptuous main level master suite. Thoughtful touches of rough hewn beams, eucalyptus floors, tiles and stone highlights. Enjoy the redwood preserves, Russian River beaches, biking, kayaking or a stroll downtown. World class wineries nearby!



[Additional Pictures](#)

Dir: Hwy 116 or River Rd to Armstrong Woods Rd to address on the left. **Subd:**

21813406 1300 Nistrath Rd Cazadero, 95421-9652 / B0700 **A Single Family DOM/CDOM: 106/106 LP \$945,000**
BD: 1 BA: 1/1 FP: Yes Pool: Yes SqFt: 1152 R Lot Sz: 1742400/40.0000 OLP: \$998,000
Stories: 2 Story YB: 2000 #Gar Sp: 4 #CP Sp: 0 APN: 107-150-012 HOA/\$: Yes/\$690.00/Year
U/B/L:
OMD: 05/25/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Back to the Land" with this charming property. Only 7 mile proximity to the Pacific Ocean blessed with plentiful sunshine, water, and picturesque views in the Fort Ross-Seaview AVA. Artesian spring, swimming hole and two creeks give an abundance of water all year long. Fenced in garden, raised beds, greenhouse and an orchard. Make it a family compound with garage/artist studio, bonus structures like a spacious barn and a rustic creekside cabin.



[Additional Pictures](#)

Dir: Fort Ross Rd to Nistrath Rd through 1st gate where private dirt road begins. Property gate on left. **Subd:**

21820460 23430 Old Duncans Grade Cazadero, 95421-9620 / B0700 **A Single Family DOM/CDOM: 26/26 LP \$930,000**
BD: 3 BA: 1/1 FP: Yes Pool: No SqFt: 1586 N Lot Sz: 95832/2.2000 OLP: \$930,000
Stories: 2 Story YB: 1974 #Gar Sp: 2 #CP Sp: 0 APN: 097-030-033 HOA/\$: No
U/B/L:
OMD: 08/13/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None
 Incredible sun-drenched oasis set amidst towering redwoods. Just minutes from Monte Rio and river access, or a short drive to the coast, this is an ideal location to get away from it all. Two residences for you to enjoy... the cottage house with 2+ bedrooms & the rustic-style 600 sq.ft. granny with its own septic. There's also an art/yoga studio and a huge garage/shop (over 900 sq.ft.). Tranquil and inspiring, recently updated too!



[Additional Pictures](#)

Dir: From Hwy 116, turn onto Cazadero Hwy, first left onto Old Duncans Grade; almost to end of lane. **Subd:**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release, Contingent Show, Contingent No Show, Pending, Sold 8/1/2018 to 8/31/2018), Sold Off MLS (8/1/2018 to 8/31/2018)

21807276 11450 McPeak Rd Forestville, 95436-9345 / B0700 A Single Family DOM/CDOM: 163/163 LP \$925,000



BD: 3 **BA:** 3/1 **FP:** Yes **Pool:** No **SqFt:** 2107 R **Lot Sz:** 143312/3.2900 **OLP:** \$1,100,000
Stories: 2 Story **YB:** 2017 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-070-024 **HOA/\$:** No
U/B/L:
OMD: 03/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

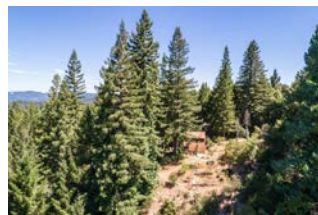
Quality 2bd home built in 2017 plus a 1bd 2nd unit in a spectacular setting with solitude, gorgeous views & a private forest. Features include luxury vinyl tile; parota wood, quartz & soapstone counters; Wolf gas cooktop; soft close hinges; walk-in pantry; spa-like master bath & a sauna. Large deck, flagstone patio, hot tub, fenced garden area & a pond with a waterfall. About 15 minutes to Hwy 101, but a world away. Private road - no drive-bys.

[Additional Pictures](#)

Dir: Call agent.

Subd:

21818797 13970 Green Valley Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 52/52 LP \$899,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 342817/7.8700 **OLP:** \$950,000
Stories: Other **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-220-029 **HOA/\$:** No
U/B/L:
OMD: 07/18/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Here is your chance to own an amazing secluded sanctuary! This unique opportunity presents 2 parcels totaling 15.75+/- acres of forested park like setting. Cabin like residence, power, well and septic on the property and must more.

[Additional Pictures](#)

Dir: 116 Granvenstein Hwy N to Green Valley Rd

Subd:

21823582 19625 Redwood Dr Monte Rio, 95462-9712 / B0700 N A Single Family DOM/CDOM: 0/0 LP \$879,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1172 R **Lot Sz:** 18901/0.4339 **OLP:** \$879,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-250-012 **HOA/\$:** No
U/B/L:
OMD: 09/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is,Other

Gorgeous Northwood Riverfront. Beautiful new deck overlooking .43 acre sunny backyard rolling to one of the best stretches of the Russian River. Very quiet and peaceful. This home features vaulted ceilings, skylights, brick fireplace, granite counters and a cozy family room/den with amazing view! Huge garage for tons of storage. Easy maintenance landscaping. All this in one of our most prestigious neighborhoods. The best of both, River and Golf.

[Additional Pictures](#)

Dir: Hwy 116 west to Redwood Dr.

Subd:

21719076 9180 Hwy 116 Forestville, 95436-9234 / B0700 A Single Family DOM/CDOM: 246/246 LP \$868,800



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2064 B **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
U/B/L:
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:

21809498 9801 Hillside Dr Forestville, 95436-9774 / B0700 A Single Family DOM/CDOM: 142/142 LP \$845,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** Yes **SqFt:** 1752 R **Lot Sz:** 46174/1.0600 **OLP:** \$889,000
Stories: 2 Story **YB:** 1973 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 083-180-026 **HOA/\$:** No
U/B/L:
OMD: 04/19/18 **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 Road, Scenic, to Hillside.

Subd:

21821828 6051 Van Keppel Rd Forestville, 95436-9497 / B0700 A Single Family DOM/CDOM: 19/19 LP \$779,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1268 R **Lot Sz:** 31838/0.7309 **OLP:** \$779,000
Stories: 2 Story **YB:** 1982 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-072-019 **HOA/\$:** No
U/B/L:
OMD: 08/20/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Peaceful West County gem down a private lane walking distance to downtown Forestville with cafes, bakery, restaurants and wine tasting. A short drive to Sebastopol, the coast or Russian River. Updated interior with 2 bedrooms and a bonus room. Valley view of vineyards, detached studio, expansive deck and ample gardening space make this sunny and charming property so special.

[Additional Pictures](#)

Dir: 116 to Covey to Van Keppel

Subd:

21819984 8272 Knoll Dr Forestville, 95436-9399 / B0700 A Single Family DOM/CDOM: 26/26 LP \$750,000



BD: 3 **BA:** 4/1 **FP:** No **Pool:** No **SqFt:** 1892 R **Lot Sz:** 7841/0.1800 **OLP:** \$750,000
Stories: 3 Story **YB:** 1972 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-035-021 **HOA/\$:** No
U/B/L:
OMD: 08/13/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

This Mirabel Hts beauty has it all! Open living, dining, beautiful hardwood floor, Viking range, breakfast bar. Main level master suite, with 2 bedrooms and bath up. A guest suite on the lower level with interior & exterior access. Wrap around deck offers hillside views and perfect outdoor dining. Det. 2car garage with 1/2 bath and potential wine cellar plus add'l off street parking for 3 or more cars. Olive, lemon and Asian pear trees too!

[Additional Pictures](#)

Dir: 116 or River to Mirabel to Park to Savio to Knoll.

Subd:

21823242 16100 Brookdale Dr Guerneville, 95446-9219 / B0700 N A Single Family DOM/CDOM: 3/3 LP \$743,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2021 R **Lot Sz:** 17860/0.4100 **OLP:** \$743,000
Stories: 1 Story, **YB:** 1963 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-220-005 **HOA/\$:** No
U/B/L:
OMD: 09/05/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Signature Mid-Century on Fife's Creek~ Privately situated just outside of town, this brilliant 2BR|1BA main residence & 1BR|1BA Guest Suite is a picture perfect sanctuary of lush grounds & thrilling architecture. Elegant Mid Century interiors are updated to incl hard wood floors, recessed lighting, chef's kitchen & marble bath. Dramatic curtain-wall of glass overlooks lush gardens & seasonal creek. 1 mile to GVL or State Park. a RARE opportunity!

[Additional Pictures](#)

Dir: Armstrong Wood Road to Watson (LEFT) - 1st RIGHT on Brookdale - house is on the Left.

Subd:

21822543 5901 Orchard Ln Forestville, 95436-9824 / B0700 A Single Family DOM/CDOM: 12/12 LP \$699,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1880 R **Lot Sz:** 44867/1.0300 **OLP:** \$699,000
Stories: Other **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-040-044 **HOA/\$:** No
U/B/L:
OMD: 08/27/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Garden lovers paradise with over an acre of useable sunny land in beautiful West County. 3 bedroom/3 bath main home with a detached workshop/studio or garage. One bedroom has separate entrance and bath. Mature landscaping, rose garden, koi pond, patios, raised beds, sprawling lawn, bocce, and fruit trees galore...the list goes on. An outdoor entertainers delight down a secluded and private lane yet close to the lovely town of Forestville.

[Additional Pictures](#)

Dir: Covey to Anderson. Turn right on Orchard/Russell Lane. Stay to the left at Y in road.

Subd:

21821677 7400 Malone Rd Forestville, 95436-9597 / B0700 A Single Family DOM/CDOM: 17/17 LP \$699,000



BD: 2 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1542 R **Lot Sz:** 169884/3.9000 **OLP:** \$699,000
Stories: Tri Level **YB:** 1982 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 078-020-036 **HOA/\$:** No
U/B/L:
OMD: 08/22/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This 2 bd, 3 ba home has an open, bright floor plan and lies in a quaint, gated community. Modern, country kitchen w/ central wood block island, wet bar, touch faucet. Generously sized bedrooms, plus bonus room & garage/workshop, all on 3.9 acres. Master w/ walk-in closet, large closets throughout home. Newer windows & flooring; water softener & air filtration systems included. Outdoor seating areas, privacy & views; garden area; room to explore.

[Additional Pictures](#)

Dir: 101 to west on River Rd to left on 3rd Trenton Rd then right onto Malone Rd.

Subd:

21818826 **14210 Old Cazadero Rd** **Guerneville, 95446-9399 / B0700** **A** **Single Family** **DOM/CDOM:** 45/45 **LP** **\$659,999**



BD: 3 **BA:** 3 **FP:** No **Pool:** No **SqFt:** 1400 N **Lot Sz:** 17825/0.4092 **OLP:** \$679,999
Stories: 2 Story **YB:** 1946 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-100-050 **HOA/\$:** No
U/B/L:
OMD: 07/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Escape the city and hustle bustle of work and come home to this Russian River retreat. Upgraded home with new roof, spacious kitchen with hardwood cabinets, tile floor, butcher block counters, wet bar with refrigerator, walk-in shower with glass block wall, nestled down as small lane in the Redwoods. The home sits on a double wide lot with lots of room for a granny unit, 1 car detached garage that backs to a year round creek.

[Additional Pictures](#)

Dir: River Rd to Old Caszadero Rd

Subd:

21818558 **14713 Carrier Ln** **Guerneville, 95446-9225 / B0700** **A** **Single Family** **DOM/CDOM:** 54/54 **LP** **\$659,000**



BD: 4 **BA:** 3/1 **FP:** Yes **Pool:** No **SqFt:** 2384 V **Lot Sz:** 5998/0.1377 **OLP:** \$699,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-290-015 **HOA/\$:** No
U/B/L:
OMD: 07/16/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

This charming home is located in the desirable Armstrong Valley. Where the sun shines and the neighborhood's friendly. Updated and well-cherished 3 bedrooms 2.5 bath with a detached legal 590 square foot 1 bed 1 bath in-law unit. The backyard was created for gardening, entertaining, and enjoying quiet Jacuzzi time under the stars. With less then a mile to downtown Guerneville and the towering Redwoods in Armstrong State Reserve.

[Additional Pictures](#)

Dir: Armstrong Woods Rd - L on Laughlin - L on Carrier

Subd:

21821728 **10275 Hwy 116 Hwy** **Forestville, 95436-9243 / B0700** **A** **Single Family** **DOM/CDOM:** 21/21 **LP** **\$649,000**



BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 830 R **Lot Sz:** 130680/3.0000 **OLP:** \$649,000
Stories: 1 Story **YB:** 2006 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-180-015 **HOA/\$:** No
U/B/L:
OMD: 08/18/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

A lovely wooded lane crosses the creek and leads to this beautiful home on a sun-drenched 3-acre country property. Located just west of Santa Rosa between the Russian River towns of Guerneville and Forestville, the charming existing home is a permitted granny unit and the property allows for an additional 3-bedroom home. The setting of this beautiful home amongst towering redwoods and a sunny meadow makes this property a gardener's paradise.

[Additional Pictures](#)

Dir: Hwy 116 between Forestville and Guerneville across from Green Valley

Subd:

21819630 **11694 Oak Rd #UPPR** **Forestville, 95436-9764 / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP** **\$649,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2458 R **Lot Sz:** 12196/0.2800 **OLP:** \$649,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-033 **HOA/\$:** No
U/B/L:
OMD: 08/13/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

This large three bedroom home is an amazing place to get away from it all. Located in the desirable Summerhome Park community with private beach access. Enter the living room where you can relax in front of the fireplace. Each bedroom has large windows offering natural light and views. Enjoy sitting on the two decks with expansive views of the vineyards and the valley. Close to downtown & the river where you can relax & enjoy the tranquility.

[Additional Pictures](#)

Dir: 101 to River Rd, L on Forest Hills Rd, R on Old River Rd, L Madrona, L Grove Ln, L on Upper Oak

Subd:

21820235 **16155 Drake Rd** **Guerneville, 95446-9732 / B0700** **A** **Single Family** **DOM/CDOM:** 37/149 **LP** **\$649,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1954 R **Lot Sz:** 22216/0.5100 **OLP:** \$649,000
Stories: 2 Story **YB:** 1997 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-160-065 **HOA/\$:** No
U/B/L:
OMD: 08/02/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Large house raised above the flood and recently redone. Liv rm with wood burning stove, family room with deck, upgraded Kitchen with stainless appliances, upgraded cabinets, and south facing window. Large Master suite with walk in closet at opposite end of the house from the two guest suites. The house also comes with Guerneville's Iconic Pee Wee golf course! Open it back up in summers and earn some income while living steps from the River.

[Additional Pictures](#)

Dir: River Road to Hwy 116 to Drake road or Hwy 116 to Drake Road. Professional photos coming next week. **Subd:**

21808973 30726 King Ridge Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 147/147 LP \$649,000



BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1280 R Lot Sz: 1960200/45.0000 OLP: \$769,000
Stories: 2 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 109-340-033 HOA/\$: No
U/B/L:
OMD: 04/14/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Unequivocally Away from it ALL! A beautiful home and private guest cottage Off-the-Grid" Thriving on Solar & Propane. Fresh water from year round creek & sunny gardens for your fresh produce. 45 acres of quiet serene peace. Unplug and go Play. 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. Enter 29726 King Ridge on your GPS

Subd:

21815098 15963 Drake Rd Guerneville, 95446-9734 / B0700 A Single Family DOM/CDOM: 89/89 LP \$645,000



BD: 3 BA: 3 FP: No Pool: No SqFt: 2276 R Lot Sz: 6970/0.1600 OLP: \$679,000
Stories: 2 Story YB: 2005 #Gar Sp: 2 #CP Sp: 0 APN: 071-310-002 HOA/\$: No
U/B/L:
OMD: 06/11/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Situated well above the flood zone, solid & roomy river home nestled into a high spot above Drake Road. Flooded with light, fabulous kitchen & dining rooms open directly to the wrap-around deck. 1 bdrm & bath down, 2 enormous bdrms & 2 baths upstairs, over-sized garage/shop on the ground level. Options to create entertainment spaces in front & back. Park, tennis & beach access nearby. Awesome vacation home potential or full time residence.

[Additional Pictures](#)

Dir: Hwy 116 to Drake Road, east on Drake. Property on right.

Subd:

21823126 9098 Argonne Way Forestville, 95436-9382 / B0700 N A Single Family DOM/CDOM: 1/1 LP \$639,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1586 R Lot Sz: 31363/0.7200 OLP: \$639,000
Stories: 2 Story YB: 1948 #Gar Sp: 0 #CP Sp: 1 APN: 082-071-026 HOA/\$: No
U/B/L:
OMD: 09/07/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Enjoy garden living and entertaining in the privacy and serenity of this well-maintained home on almost 3/4 acre; separate workshop/cottage, gazebo, hot tub, newer septic, and even a Murphy bed for your guests.

[Additional Pictures](#)

Dir: From 101, take River Rd 9 mls. Argonne is 1/4 ml past Forestville stop. Just past Steelhead Bch.

Subd:

21815246 15340 Willow Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 79/79 LP \$639,000



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 1636 R Lot Sz: 10302/0.2365 OLP: \$639,000
Stories: 1 Story YB: 1915 #Gar Sp: 0 #CP Sp: 0 APN: 070-230-029 HOA/\$: No
U/B/L:
OMD: 06/21/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Tastefully contemporary, yet exuding a vintage charm, this spacious Russian River home offers an outstanding opportunity for your full-time home or weekend getaway. Featuring 4 beds, 2 baths, a large, welcoming living room, & eat-in kitchen, as well as expansive decks ideal for entertaining & relaxing among the beauty of the redwoods. Conveniently located near Rio Nido entertainment & recreation, the Russian River, & lively downtown Guerneville.

[Additional Pictures](#)

Dir: River Road to Canyon Two Road; Right on Canyon Two Road; Left on Canyon 7 Road; Right on Willow R **Subd:**

21821722 16695 GuerneWood Rd Guerneville, 95446-9702 / B0700 A Single Family DOM/CDOM: 21/21 LP \$629,500



BD: 2 BA: 1 FP: No Pool: No SqFt: 1316 R Lot Sz: 12375/0.2841 OLP: \$629,500
Stories: 1 Story YB: 1937 #Gar Sp: 1 #CP Sp: 0 APN: 071-192-008 HOA/\$: No
U/B/L:
OMD: 08/18/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Classic River Home in idyllic neighborhood. Kitchen and bathroom have been tastefully upgraded adding flair and sass to this 1930's vintage home. Centrally located in the Russian River town of Guerneville, this home is an easy jaunt to the Coast, Wine County, and Armstrong Woods. One of the nicest beaches on the River is accessible across the street. Now's the time to come and enjoy all that is Russian River Living, this fabulous home could be yours

[Additional Pictures](#)

Dir: Hwy 116 to Neeley to GuerneWood

Subd:

21819588 14655 River Rd Guerneville, 95446-8007 / B0700 A Single Family DOM/CDOM: 44/44 LP \$629,000



BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1280 R Lot Sz: 2174/0.0499 OLP: \$629,000
Stories: 2 Story YB: 1997 #Gar Sp: 0 #CP Sp: 0 APN: 070-400-005 HOA/\$: No
U/B/L:
OMD: 07/26/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Amazing river and forest panoramic views! Relaxation is a must here! Enjoy your own private dock to the Russian River, quick jaunt into downtown Guerneville for dining, a quick drive to famous Armstrong Woods or head to the coast. This charming 2 bedroom home offers breakfast bar, formal dining, deck for outdoor entertaining. Great for potential vacation rental or full time residence.

[Additional Pictures](#)

Dir: River Road, apx 1 1/2 miles east of downtown Guerneville

Subd:

21810245 16648 Armstrong Woods Guerneville, 95446-9586 / B0700 A Single Family DOM/CDOM: 134/134 LP \$625,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1440 N Lot Sz: 34826/0.7995 OLP: \$672,000
Stories: 1 Story YB: 2015 #Gar Sp: 0 #CP Sp: 1 APN: 910-005-715 HOA/\$: No
U/B/L:
OMD: 04/27/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Magical level sunny 3/4 acre presents a unique opportunity. Live in 1 of 4 units among the Redwoods near Armstrong Woods State Park! Tranquil Fife Creek borders one side of the lot. FOUR UNITS total, two owned & rented by sellers & two others on rented spaces, all income producing. One unit is a newer custom 2bd 2ba modular home with upgraded kitchen & baths plus great room. No flood park. Also listed as MLS#21811988 in 2-4 units category.

[Additional Pictures](#)

Dir: River Rd. Rt on Armstrong Woods Rd., Left into property, just past gang mailbox with shake roof.

Subd:

21819987 11706 Upper Oak Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 38/38 LP \$614,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1379 R Lot Sz: 5332/0.1224 OLP: \$615,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 081-250-028 HOA/\$: Yes/\$500.00/Year
U/B/L:
OMD: 08/01/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

SUNNY and quiet location with filtered views of river and Summer home beach. Fresh and Clean, Delightfully remodeled, Views newly landscaped patio, enclosed deck and outdoor deck. Laundry Room, storage. Trail to the River. part time VRBO. Close community with private amenities. Association also owns vineyard on River so NO HOA DUES. Summer bar and grill, outdoor movies, museum, party building and area, Small hotel. Optional yearly Beach Fee.

[Additional Pictures](#)

Dir: Summer Home Road to Madrone to Upper Oak Road. Park in front or across the road. Turn Around at en

Subd:

21820317 10435-10445 Woodside Dr Forestville, 95436 / B0700 A Single Family DOM/CDOM: 36/36 LP \$599,000



BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1700 N Lot Sz: 4250/0.0976 OLP: \$650,000
Stories: 2 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 082-180-069 HOA/\$: No
U/B/L:
OMD: 08/03/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

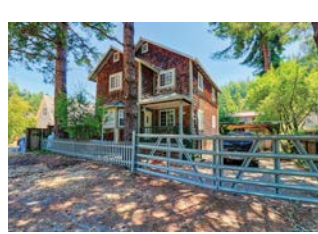
Holly Dale Park area of Forestville. Two homes on 1 lot. Unit 1, one bedroom, 1.5 bath Balcony deck off front room with high ceiling. Hardwood floors. Redwood bedroom. In very livable condition. Unit 2, Two bedrooms 2 bathrooms hardwood floors High beam ceiling Wood stove and forced air gas heat. Newer kitchen appliances included 2 decks., Nice window views of forest. Newer roofs on both units Privacy fence at street Nice landscape

[Additional Pictures](#)

Dir: Woodside Drive to address

Subd:

21814525 17520 River Ln Guerneville, 95446-9714 / B0700 A Single Family DOM/CDOM: 73/73 LP \$599,000



BD: 3 BA: 1/1 FP: No Pool: No SqFt: 1465 N Lot Sz: 2614/0.0600 OLP: \$599,000
Stories: 2 Story YB: 1997 #Gar Sp: 0 #CP Sp: 1 APN: 071-230-019 HOA/\$: No
U/B/L:
OMD: 06/27/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Beautifully remodeled 3 Bedroom 2 bath home in Vacation Beach & close to public river access & the summer bridge. Lots of sun, picket fences, large covered carport, security gate, work shed, dual pane windows, large kitchen with loads of counter space for the serious chef, pantry, utility room, formal dining area, wood stove, plenty of sunny garden space, on sewer & plenty of parking for you and your guests. Fridge, Microwave, Stove, DW included.

[Additional Pictures](#)

Dir: Across Guerneville bridge R-Neely R-Orchard L-River Lane

Subd:

21823143 **6119 Van Keppel Rd** **Forestville, 95436-9574 / B0700** **N A** **Single Family** **DOM/CDOM: 2/2** **LP** **\$595,000**



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1429 R **Lot Sz:** 11761/0.2700 **OLP:** \$595,000
Stories: 1 Story **YB:** 1975 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-072-001 **HOA/\$:** No
U/B/L:
OMD: 09/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Don't miss this opportunity to own a home in beautiful Forestville, with a lovely country setting on Van Keppel Road, just minutes from Downtown Forestville. A large lot with room to garden and relax surround this great 3 bedroom, 2.5 bath house. Lots of potential to turn this property into the diamond it yearns to be. City services, yet country living. Bring your imagination and make this prime property your new country home. Welcome Home.

[Additional Pictures](#)

Dir: Hwy 116 to Covey Rd. to Van Keppel Rd.

Subd:

21823365 **16395 Rio Nido Rd** **Guerneville, 95446-9270 / B0700** **N A** **Single Family** **DOM/CDOM: 2/2** **LP** **\$585,000**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 1228 R **Lot Sz:** 73181/1.6800 **OLP:** \$585,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-023 **HOA/\$:** No
U/B/L:
OMD: 09/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Great family compound on 1.6 acres. Beautifully charming two bedroom, two bath up with wonderful views of the pool and park-like setting. Downstairs is a cozy two bedroom one bath unit and next door is a two bedroom mobile home with it's own fenced in yard. Peaceful and serene, with a private pool area, a large park-like area with picnic table, bar and fire pit. Walking distance to Armstrong Woods and downtown Guerneville. Truly a one of a kind

[Additional Pictures](#)

Dir: Armstrong Woods to Rio Nido Road

Subd:

21822466 **16686 Center Way** **Guerneville, 95446-9703 / B0700** **A** **Single Family** **DOM/CDOM: 10/10** **LP** **\$578,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1202 R **Lot Sz:** 5227/0.1200 **OLP:** \$578,000
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 071-192-024 **HOA/\$:** No
U/B/L:
OMD: 08/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Rustic Modern Guerneville Treasure~With richly appointed wood interiors this 3BR/2BA Russian River gem is just moments to local beaches + quick access to downtown restaurants & entertainment. Lovely open floor plan offers nostalgic charm w/central heat, cozy wood stove, new carpet. huge garage & storage area, elevated above flood and on town sewer. Large Yard provides the perfect back drop for memorable entertaining & dining al fresco ~ Cheers!

[Additional Pictures](#)

Dir: Hwy 116 to Neeley to Center Way

Subd:

21820112 **10800 Hwy 116 Hwy** **Forestville, 95436-9719 / B0700** **A** **Single Family** **DOM/CDOM: 33/33** **LP** **\$569,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2000 O **Lot Sz:** 56192/1.2900 **OLP:** \$569,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-160-004 **HOA/\$:** No
U/B/L:
OMD: 08/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

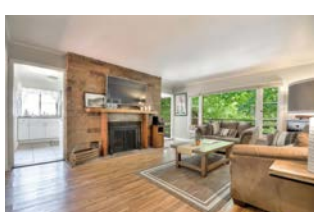
Completely remodeled homes. Main House about 1,500 sqft & 1,200 sqft of storage below. House was completely remodeled, most siding is new, all windows and doors are new, all interior redone, new in insulation in walls and ceiling, new kitchen and bathroom, all new electrical and plumbing, new roof and most new gutter system. 2nd unit is remodeled and about 500 sf. Also, several nice outbuildings.

[Additional Pictures](#)

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

Subd:

21814073 **17863 Orchard Ave** **Guerneville, 95446-9785 / B0700** **A** **Single Family** **DOM/CDOM: 99/99** **LP** **\$564,500**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 4356/0.1000 **OLP:** \$589,500
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 1 **#CP Sp:** 2 **APN:** 071-250-010 **HOA/\$:** No
U/B/L:
OMD: 06/01/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is, None

Extensively remodeled Sunny Russian River Home with separate guest house. Move-in ready with the soul of a vintage river cabin. Bright updated kitchen, open living room anchored by a stone fireplace. Serene and private bedrooms. The expansive deck leads to 1Bd/1Ba guest house with it's own private siting area. Nestled in the treetops this family home or weekend retreat is waiting for you. Currently a successful vacation rental!

[Additional Pictures](#)

Dir: Neeley Rd to Orchard Ave

Subd:

21813255 10342 Woodside Dr Forestville, 95436-9806 / B0700 A Single Family DOM/CDOM: 99/99 LP \$549,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1728 R **Lot Sz:** 3280/0.0753 **OLP:** \$609,000
Stories: 2 Story **YB:** 1959 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 082-191-017 **HOA/\$:** No
U/B/L:
OMD: 06/01/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Rd west to Scenic Lane; Immediate right onto Old River Rd; Left on Terrace to Woodside **Subd:** Hollydale Park

21818731 16385 Melody Ln Guerneville, 95446-9253 / B0700 A Single Family DOM/CDOM: 33/33 LP \$547,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** Yes **SqFt:** 770 R **Lot Sz:** 17420/0.3999 **OLP:** \$599,000
Stories: 1 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-270-027 **HOA/\$:** No
U/B/L:
OMD: 08/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Extraordinarily delightful stucco bungalow FLAWLESSLY sited w a 180 view of Armstrong Valley's forested ridges. The home's casual disposition summons our simpler instincts w 2 Bdrms, 1 Bath & bonus room as office or family room. Fall in love the second you pass through the white picket fence-there lies ornate gardens adorned w fruit trees, cultivated flora perfect for GARDEN PARTIES. Exceptionally private and quiet.

[Additional Pictures](#)

Dir: Armstrong Woods Rd to Laughlin to Valley, left on Melody Ln. **Subd:**

21816660 2305 Cazadero Hwy Cazadero, 95421 / B0700 B A Single Family DOM/CDOM: 50/50 LP \$539,000



BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** U **Lot Sz:** 20038/0.4600 **OLP:** \$539,000
Stories: 2 Story **YB:** 1988 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 105-302-004 **HOA/\$:** No
U/B/L:
OMD: 07/19/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Meander among the luscious natural landscaping that surrounds you on this .46 acre country property. Designed with style, this 2 bdrm, 2 ba home is accented by vaulted wood ceilings which give the home a warm & natural feel. Cooks will love the kitchen's granite countertops, island & cabinetry. Multi-level decks give you access to the outdoors from most rooms. 2 master suites. Skylights bring in soft, natural lighting. Austin Creek across street!

[Additional Pictures](#)

Dir: Hwy 116. Turn onto Cazadero Hwy. 2.3 miles from 116 on left. Second parcel is AP#105-302-005 **Subd:**

21817929 14778 Canyon 4 Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 58/58 LP \$529,000



BD: 2 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 12985/0.2981 **OLP:** \$549,000
Stories: 1 Story **YB:** 1917 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-262-035 **HOA/\$:** No
U/B/L:
OMD: 07/12/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Sundrenched home on public water and sewer, close to river, above the flood zone. Updated electrical, copper plumbing, new water heater, wood stove in living room. Kitchen w/ large eat-in area. 2 bdrms both w/ bathrooms. Large private deck and spacious front porch to greet your guests. Basement with laundry hookups, gravel drive with 2-3 off street parking spots. Close to Armstrong Woods, Sonoma coast & wineries. Perfect for year round living! Turnkey home!

[Additional Pictures](#)

Dir: River Road to Canyon '2' immediate left to Canyon '7', right on Willow, then left on Canyon '4'. **Subd:**

21817600 7584 Mirabel Rd Forestville, 95436-9268 / B0700 A Single Family DOM/CDOM: 64/64 LP \$529,000



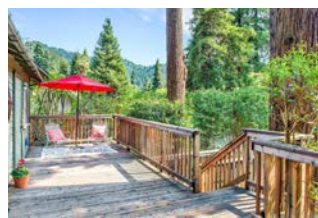
BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1375 N **Lot Sz:** 10799/0.2479 **OLP:** \$569,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-151-024 **HOA/\$:** No
U/B/L:
OMD: 07/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

'Where the redwoods meet the river', discover this recently refreshed single-story charmer on nearly 1/4 acre. 3rd home down a 4-home lane, this ranch style offering features hardwood flooring, a newer roof, newer windows, fresh interior paint, new carpet, & a comfortable 'family' room w/ large fireplace. Sun-drenched, private rear yard w/ views of neighboring trees befitting a park-like setting. Convenient to town & the river ~ welcome home.

[Additional Pictures](#)

Dir: Hwy 116 or River Road to Trenton to Mirabel. **Subd:**

21821104 10780 Forest Hills Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 24/24 LP \$525,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 982 N Lot Sz: 7560/0.1736 OLP: \$525,000
Stories: 2 Story YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 082-252-022 HOA/\$: No
U/B/L:
OMD: 08/15/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Make YOUR MEMORIES here! This 1950's cottage has been lovingly cared for. Inside this time-honored home is classic knotty pine interior accented by a brick fireplace and exposed wood beam ceiling. Outside are abundant areas for your enjoyment with front and rear decks, large level fenced yard and ridge top views. Centrally located near two public beaches for all your summer fun. A great get-away that's sure to inspire unforgettable memories.

[Additional Pictures](#)

Dir: River Rd to Forest Hills Rd

Subd:

21817233 21455 Santa Clara Ave Monte Rio, 95462-9737 / B0700 A Single Family DOM/CDOM: 65/65 LP \$499,999



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1237 O Lot Sz: 14375/0.3300 OLP: \$499,999
Stories: 2 Story YB: 1963 #Gar Sp: 1 #CP Sp: 0 APN: 094-052-011 HOA/\$: No
U/B/L:
OMD: 07/05/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Secluded 1963 home in the redwoods atop hill, with a gorgeous SW view! Concrete/cinder block foundation, redwood siding, covered porch. Ground floor laundry, bonus room, 3/4 bath, wide one car garage w/storage. Main floor has 2 bedrooms, full bath, original cabinets. New paint & carpets. Sale includes appliances and 2 additional adjacent lots. Whimsical accessory building, chicken coops, pond water feature, fruit trees, gardener's delight!

[Additional Pictures](#)

Dir: From Hwy 116 make a hard right on Duncan, then right at the fork to Santa Clara.

Subd:

21820404 16135 Brookdale Dr Guerneville, 95446-9527 / B0700 B A Single Family DOM/CDOM: 31/31 LP \$499,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1226 R Lot Sz: 5663/0.1300 OLP: \$499,000
Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 1 APN: 069-220-023 HOA/\$: No
U/B/L:
OMD: 08/08/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Vintage charmer in a gardener's paradise close to town. 2 BR Plus Lrg light filled office which opens onto Wisteria covered patio. Finished storage unit with electricity for art studio or office. Hardwood floors, remodeled bath. Spacious kitchen with large dining/fam rm area. Fruit trees include Pear, Gravenstein Apple, Fig, Meyer Lemon and Cherry.

[Additional Pictures](#)

Dir: Armstrong Woods Rd. Past Boon Resort & Spa turn left on Watson then right on Brookdale Dr.

Subd:

21819446 7266 Harmon Ave Guerneville, 95441 / B0700 A Single Family DOM/CDOM: 45/782 LP \$499,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2300 O Lot Sz: 14000/0.3214 OLP: \$499,000
Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 4 APN: 850-000-165 HOA/\$: Yes/\$2500.00/Year
U/B/L:
OMD: 07/25/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Beautiful vacation/2nd home getaway, or ideally suited for family. You are buying membership rights in Odd Fellows Rec club, a non-profit. Membership includes rights to use specific club-owned lot and own home on lot. Home is non-deeded personal property. Applicants must be approved by Club, meet credit & background criteria, provide proof of membership in Odd Fellows, Eastern Star, Rebekahs, or Masons

[Additional Pictures](#)

Dir: Hwy 116 W to odd fellows Park rd; past gate on Richardson, turn on Wildely to harmon

Subd:

21817279 9348 Rio Vista Rd Forestville, 95436-9510 / B0700 A Single Family DOM/CDOM: 69/69 LP \$475,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1260 R Lot Sz: 6098/0.1400 OLP: \$475,000
Stories: 2 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 082-121-047 HOA/\$: No
U/B/L:
OMD: 07/01/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Located in Good Forestville Area. Paved Road. Wooded Setting With Rustic Appeal. Privacy. Off street Parking. Features Inside Laundry Room, Bonus Rooms, And Solar Pannels.

[Additional Pictures](#)

Dir: River Road to Rio Vista Road to property

Subd:

21809704 **15050 Old River Rd** **Guerneville, 95446-9541 / B0700** **A** **Single Family** **DOM/CDOM:** 62/62 **LP** \$469,500



BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 864 R **Lot Sz:** 4792/0.1100 **OLP:** \$469,500
Stories: 2 Story **YB:** 1961 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-150-009 **HOA/\$:** No
U/B/L:
OMD: 04/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

1960s house with Garage, Office, Bathroom, and Storage on ground level; Kitchen, large Living Room, two Bedrooms, and Bathroom on upper level; and Laundry/Storage Room on Back Deck. Flat, sunny, south-facing large parcel. On public sewer. Private water well, so no water utility bill! Walk to coffee/deli and brewpub. Just west of downtown Guerneville. Perfect live/work situation for office-based professional.

[Additional Pictures](#)

Dir: River Rd. to eastern-most Orchard Rd. on left 1 short block to Old River Rd.; turn right, mid-block. **Subd:**

21823280 **17363 Park Ave** **Guerneville, 95446-9621 / B0700** **A** **Single Family** **DOM/CDOM:** 106/180 **LP** \$450,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1722 R **Lot Sz:** 7405/0.1700 **OLP:** \$499,000
Stories: 2 Story **YB:** 1915 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-150-005 **HOA/\$:** No
U/B/L:
OMD: 05/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Multi Unit Property with home and cottage in back - Solid investment opportunity, or wonderful for combined family. Current rents are \$3,400. City sewer and water, and beautiful redwoods with off street parking. Upstairs unit is unfinished - used as storage, but can be connected to 2nd unit - has interior stairway. Also listed as (1-4 Unit) Listing #: 21813168 - come see how to make it work for you. Welcome Home.

[Additional Pictures](#)

Dir: Highway 116 - West, Right on Old Monte Rio Rd, and Right onto Park Ave - Home on right hand side **Subd:**

21816567 **14229 Old Cazadero Rd** **Guerneville, 95446-9399 / B0700** **B A** **Single Family** **DOM/CDOM:** 54/54 **LP** \$440,000



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1071 R **Lot Sz:** 5502/0.1263 **OLP:** \$469,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-090-018 **HOA/\$:** No
U/B/L:
OMD: 07/16/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Classic river home within walking distance to downtown Guerneville and a short walk to the river. Many upgrades throughout, great natural light, vaulted ceilings, open floor plan, upstairs loft, oversized garage, private fenced yard and off street parking. Updated kitchen with beautiful quartz counters and stainless steel appliances. Clawfoot tub and subway tiles in the large bathroom. Dual pane windows and central heat. This home is turn key

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero Road **Subd:**

21820432 **14860 Canyon 2 Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 19/19 **LP** \$439,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 863 R **Lot Sz:** 4792/0.1100 **OLP:** \$439,000
Stories: 2 Story **YB:** 1979 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-261-004 **HOA/\$:** No
U/B/L:
OMD: 08/20/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

New Orleans meets Guerneville in the Winking Moon Canyons of Rio Nido. This meticulously maintained home was built with buttressed and bolted and polished timber and has sumptuous plank-wood floors. One bedroom in addition to a substantial sleeping loft. All season front porch is there to greet you. Big kitchen. Large basement area with laundry is plumbed, stubbed & ready for your imagination. Bathroom recently remodeled. Plenty of parking.

[Additional Pictures](#)

Dir: River Road to Canyon 2. Can't miss it ! **Subd:**

21823214 **10275 Old River Rd** **Forestville, 96436 / B0700** **N A** **Single Family** **DOM/CDOM:** 1/1 **LP** \$436,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** **OLP:** \$436,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-202-004 **HOA/\$:** No
U/B/L:
OMD: 09/07/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Private setting and a warm cabin feel on a large sun drenched lot in Forestville. Fenced on three sides, mature trees capture the essence of this property! Extra large lot 13,500 sq.ft. Located in the Hollydale Community club area!

[Additional Pictures](#)

Dir: River Road to Scenic Drive to Old River Road. **Subd:**

21815250 14851 Willow Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 65/65 LP \$425,000



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1025 R **Lot Sz:** 6120/0.1405 **OLP:** \$425,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-261-018 **HOA/\$:** No
U/B/L:
OMD: 07/05/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Recently updated 3 bedroom, 1 bathroom Rio Nido classic features newer carpet, floor coverings, kitchen cabinetry, interior and exterior paint and front decking upgrades. Additional amenities include vintage knotty pine paneling, a cozy living room wood stove, complete perimeter fencing and ample parking on a large, level lot. Conveniently located near Rio Nido entertainment and recreation, the Russian River, and downtown Guerneville.

[Additional Pictures](#)

Dir: River Road to Canyon Two Road; Right on Canyon Two Road; Left on Canyon Seven Road; Right on Will **Subd:**

21804378 14700 Canyon 1 Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 183/183 LP \$425,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1054 R **Lot Sz:** 4792/0.1100 **OLP:** \$439,000
Stories: 2 Story, **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-280-017 **HOA/\$:** No
U/B/L:
OMD: 03/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Beautiful serenity in the redwoods! This wonderful duplex offers a detached office & storage unit! Rent downstairs & live in the other, or use the house as a single family home with a private room for a young adult. Each metered separately for PG&E. Enjoy sky lights, a cozy pellet stove fireplace, lovely kitchen with patio area outside the scenic window, large deck areas for entertaining & garden boxes! Be sure to check out the virtual tour.

[Additional Pictures](#)

Dir: River Road to Canyon Two Road to Canyon One Road **Subd:**

21822738 14093 Sosna Way Guerneville, 95449 / B0700 N A Condo/Coop DOM/CDOM: 2/2 LP \$410,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1236 N **Lot Sz:** **OLP:** \$410,000
Stories: Multi Lev **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-003 **HOA/\$:** Yes/\$400.00/Mo
U/B/L:
OMD: 09/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Fabulous Dubrava Village, one of only two free-standing units. Home offers great architectural style, many windows, nice views, many upgrades (was builder's own home), including remodeled kitchen, newer tile and wood floors. The community has peaceful wooded grounds with expansive Russian River views and river access. There is even kayak storage area and seasonal dock! Community center offers great gathering space, kitchen, deck and a gym!

[Additional Pictures](#)

Dir: River Road, west of downtown Guerneville, entry gate on south side of road **Subd:**

21813898 217 Farrell Dr Forestville, 95436-9525 / B0700 A Single Family DOM/CDOM: 95/95 LP \$399,999



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 624 R **Lot Sz:** 8634/0.1982 **OLP:** \$435,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-104-085 **HOA/\$:** No
U/B/L:
OMD: 05/31/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Fantastic new price reduction! This is a must see on the inside, not a just a drive by. This move in ready, charming house is ready for you to make it home. Updates throughout include newer kitchen cabinets, remodeled bathroom with permits, dual pane windows and freshly painted inside and out. An easy commute to and from 101, plenty of parking, more sunshine than you'll know what to do with and a short jaunt to the river.

[Additional Pictures](#)

Dir: West on River Road, left on Champs De Elysses, then at the T make a right, Farrell on the right. **Subd:**

21821937 21071 River Blvd Monte Rio, 95462-9782 / B0700 A Single Family DOM/CDOM: 18/18 LP \$399,000



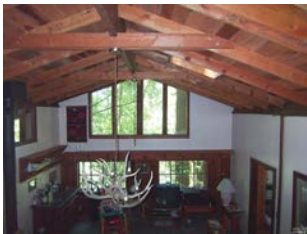
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 900 N **Lot Sz:** 3920/0.0900 **OLP:** \$399,000
Stories: Other **YB:** 1948 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-170-017 **HOA/\$:** No
U/B/L:
OMD: 08/21/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

River is Across the street. Across from Highland Del. Great Opportunity to own your Russian River home to live or use as vacation rental.

[Additional Pictures](#)

Dir: From Bohemian Highway turn right on to River Blvd. **Subd:**

21815785 **17860 Santa Rosa Ave** **Guerneville, 95446-9626 / B0700** **A** **Single Family** **DOM/CDOM:** 59/59 **LP** **\$399,000**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1250 N **Lot Sz:** 8800/0.2020 **OLP:** \$475,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-216-013 **HOA/\$:** No
U/B/L:
OMD: 07/11/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Beautiful home in the upper Guerneville area on Santa Rosa ave. Vaulted wood ceilings, loft above living room, spacious deck on back side of house in the redwoods. Woodstove in living room. 10 minutes to downtown.

[Additional Pictures](#)

Dir: Hwy 116 to Old Monte Rio Rd, to Santa Rosa Ave

Subd:

21822370 **21482 Rio Vista Ter** **Monte Rio, 95462 / B0700** **A** **Single Family** **DOM/CDOM:** 10/10 **LP** **\$367,000**



BD: 2 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 1202 N **Lot Sz:** 3920/0.0900 **OLP:** \$367,000
Stories: 2 Story **YB:** 1918 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-157-012 **HOA/\$:** No
U/B/L:
OMD: 08/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Enchanting historic duplex with original vintage charm, unique architectural details, & artistic touches. Double decks + lovely front yard garden area. Enjoy a peekaboo river view while you watch the fog rise and listen to the birds. Drink in the serenity of the hill as you breathe in nature's abundance. Great getaway for extended family, full time living or flexible rental. Come make this beautiful piece of paradise your own. Your house matters.

[Additional Pictures](#)

Dir: Starrett Hill-Sharp L Middle Ter, Sharp R Rio Vista. House on Right past Huckleberry - 1 prk space

Subd:

21820940 **21348 Monte Cristo Ave** **Monte Rio, 95462 / B0700** **A** **Single Family** **DOM/CDOM:** 29/141 **LP** **\$365,000(Auc)**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1281 O **Lot Sz:** 10000/0.2296 **OLP:** \$365,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 094-062-016 **HOA/\$:** No
U/B/L:
OMD: 08/10/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is,Other

A level, wooded 10,000+ sq. ft. lot, this property has great value and potential for converting it as a vacation home, a rental or a second home. Possibly 2 more bedrooms and a bath may be added to the lower level. Mature redwoods provide a lot of privacy. A quiet, peaceful neighborhood close to Russian river. A fixer-upper and handy person's delight. The house and yard require TLC. Pictures do not represent the current state of the house.

[Additional Pictures](#)

Dir: I-101N to River Rd to CA#116 to Monte Rio - Cross Street CA#116 - Monte Cristo Avenue to 21348

Subd:

21813839 **14411 Camino del Arroyo** **Guerneville, 95446-9306 / B0700** **A** **Single Family** **DOM/CDOM:** 99/99 **LP** **\$359,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 763 R **Lot Sz:** 8398/0.1928 **OLP:** \$400,000
Stories: 2 Story **YB:** Against **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-330-006 **HOA/\$:** No
U/B/L:
OMD: 06/01/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

New, end-of-season pricing! A quiet, seasonal creekside retreat awaits you. Virtually all newly remodeled: Kitchen, Bathroom with Laundry Alcove, Living Room, and expansive wraparound Decks. Open floorplan on main level. Large Bedroom accessed via spiral staircase. Direct access to Hulbert Creek along short path. Set in redwoods with sunny, south-facing exposure. Country feel, while less than 10 minutes from downtown Guerneville.

[Additional Pictures](#)

Dir: Hwy. 116 to Old Cazadero Rd., 2.5 mi to Camino del Arroyo, follow directional arrow down to house.

Subd:

21821322 **14692 Canyon 1 Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 10/10 **LP** **\$349,000**



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 768 R **Lot Sz:** 2200/0.0505 **OLP:** \$349,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-280-061 **HOA/\$:** No
U/B/L:
OMD: 08/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Charming cottage nestled in the redwoods. Features include beam ceiling, wood burning fireplace and large deck with partially covered area for year round outdoor entertaining. 2 Bedrooms and 1/2 bath upstairs. Full bath with bonus space downstairs. New exterior paint/roof & living room flooring. Low maintenance property. No flood. Short walk to Russian River, community pool & garden, Roadhouse Pub, tennis courts, Pee Wee golf and dog park!

[Additional Pictures](#)

Dir: River Rd to Canyon 2 to Canyon 1

Subd:

21819268 **11060 Ogburn Ln** **Forestville, 95436-9573 / B0700** **A** **Single Family** **DOM/CDOM:** 47/47 **LP** **\$349,000**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 920 R **Lot Sz:** 3049/0.0700 **OLP:** \$399,500
Stories: 2 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-280-008 **HOA/\$:** No

OMD: 07/23/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

can't beat the price!great value here!2bd 2ba home with treetop views. Street level entrance with kitchen bed/ba and living/dining room. Expansion possibilities. Downstairs bedroom/ba and laundry. pest is on file. Downstairs is a HUD section8 Tenant has been given 60day notice but would like to stay @\$775 per mo. higher rent possible. Newer roof, H2O heater, recent septic work (2 years) Pest report on file. AS-IS sale.

[Additional Pictures](#)

Dir: River Rd to Forest Hills left to Old River Rd left on Ogburn Lane go to the top. Last house on left **Subd:**

21817207 **15319 Willow Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 33/33 **LP** **\$348,000**



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 770 R **Lot Sz:** 3132/0.0719 **OLP:** \$399,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-055 **HOA/\$:** No

OMD: 08/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Welcome to a lush tropical garden getaway. Fully fenced yard. Cute 2 bedroom home with red tile floors and blue tile kitchen counters. Ready to move in. Parking for one car behind the fence - street parking nestled by the fence. Pride of ownership is evident. Close to the Rio Nido pool and Roadhouse. Check out the Rio Nido playground, picnic area and general community activities. Far enough from River Rd to have quiet afternoons on the deck.

[Additional Pictures](#)

Dir: River Road to Canyon 2 to Canyon 7 to Willow Rd. Almost to Bay Ave. **Subd:**

21820885 **5994 Cazadero Hwy** **Cazadero, 95421 / B0700** **A** **Single Family** **DOM/CDOM:** 30/30 **LP** **\$339,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 576 O **Lot Sz:** 2531/0.0581 **OLP:** \$339,000
Stories: 1 Story **YB:** 1906 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-090-008 **HOA/\$:** No

OMD: 08/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

A Tiny Slice of Heaven - This peaceful Cazadero home is a creek-side beauty backing up to Austin creek. Lovingly maintained by occupants, it has nice granite counter tops and a spacious deck. There is a private bonus guest room and a romantic bedroom loft. Moments from the charming downtown Cazadero and located across the street from public park with tennis courts.

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy. **Subd:**

21811798 **1020 Cazadero Hwy** **Cazadero, 95421-9718 / B0700** **A** **Single Family** **DOM/CDOM:** 120/120 **LP** **\$335,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1140 N **Lot Sz:** 3960/0.0909 **OLP:** \$369,500
Stories: 1 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-060-053 **HOA/\$:** No

OMD: 05/11/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This charming 2 bedroom 1 bath home w/approx. 1140sqft of living space has an open & light floor plan w/great views of Austin Creek. Some of the great features include, an updated kitchen w/granite inlay counters, soaring open beam ceilings w/skylights, an updated bathroom w/large tile shower, private decks w/hot tub for entertaining, a private rear yard w/Gazebo, private creek access, home recently filmed for an upcoming episode of House Hunters

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy...about 1 mile on right side... **Subd:**

21802922 **4520 Austin Creek Rd** **Cazadero, 95421 / B0700** **A** **Single Family** **DOM/CDOM:** 209/209 **LP** **\$319,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 600 V **Lot Sz:** 10019/0.2300 **OLP:** \$400,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-190-008 **HOA/\$:** No

OMD: 02/10/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Priced to sell! Price reduced over 80K! Don't miss this opportunity! Located on the highly-coveted Austin Creek and in the redwood forest of Coastal Sonoma County, this rustic cabin is a great opportunity to make your own special retreat. Sitting on a spacious 10,019 sq.ft. lot, it's serene setting is a renovator's dream! This property has amazing creek access and opens up to a large creek-bed. Great location and not to be misse

[Additional Pictures](#)

Dir: Take River Road from US-101, Right onto Cazadero HWY, left onto Austin Creek Rd. **Subd:**

21812811 17480 Guerneville Ln Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 111/111 LP \$305,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 601 R Lot Sz: 2627/0.0603 OLP: \$325,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-017 HOA/\$: No
U/B/L:
OMD: 05/20/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Cottage in the trees. Walk up Angel's Flight easement into your private paradise. Adorable, one bedroom house & sleeping loft, within walking distance to the Russian River and town of Guerneville. Dual pane windows. Large fenced dog & people yard. Washer/dryer. Many upgrades. Squeaky clean. Trimmed trees and indigenous landscaping. This home comes with many amenities and is move in ready. Newer decking up and down. Simplify your life.

[Additional Pictures](#)

Dir: Park before Russian River Realty sign on dirt strip and walk up path to stairs to 2nd house on LEFT. **Subd:**

21823607 10801 Rio Vista Rd Forestville, 95436-9733 / B0700 N A Single Family DOM/CDOM: 1/1 LP \$279,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 376 R Lot Sz: 5001/0.1148 OLP: \$279,000
Stories: 1 Story YB: 1901 #Gar Sp: 0 #CP Sp: 0 APN: 081-051-029 HOA/\$: No
U/B/L:
OMD: 09/07/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Good things come in small packages! This charming little cottage will keep you snug as a bug! Clean and fresh, sunny and bright. Featuring vintage knotty pine, skylights new carpets and paint. Nice deck to sit and while away the day. 1 bedroom plus bonus room, basement storage below. No flood. this is the quintessential weekend getaway with quietest neighbors around! Come see.

[Additional Pictures](#)

Dir: Hwy 116 to Hacienda, Westside Rd. left on Rio Vista Rd **Subd:**

21807708 17424 Guerneville Hwy Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 159/159 LP \$265,000



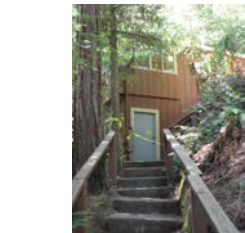
BD: 2 BA: 1 FP: No Pool: No SqFt: 1142 R Lot Sz: 3598/0.0826 OLP: \$265,000
Stories: 1 Story YB: 1961 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-032 HOA/\$: No
U/B/L:
OMD: 04/02/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

OPPORTUNITY ARISES This gutted home is ready to go with easy access to plumbing, wiring, city sewer and water. This property is yearning for a second story if wanted and has a lot of room to make it all your own.

[Additional Pictures](#)

Dir: Turn left onto Main St, turn right onto Guerneville Ln, in 50 ft the destination is on your left. **Subd:**

21821973 17900 Santa Rosa Ave Guerneville, 95446-9071 / B0700 A Single Family DOM/CDOM: 18/18 LP \$264,500



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 1000 N Lot Sz: 10001/0.2296 OLP: \$264,500
Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 072-216-002 HOA/\$: No
U/B/L:
OMD: 08/21/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is,REO

Guerneville fixer offers some privacy and PARKING (room for 3-4 cars, Etc). Bring your tools and imaginations, make this your little dream hideaway. Basement for storage, fix the trolley and motorize your parcels to the top of the stairs, pretty cool!

[Additional Pictures](#)

Dir: Hwy 116 to Old Monte Rio Rd slight right onto Duncan Rd left to Santa Rosa Ave **Subd:**

21810441 1410 Cazadero Hwy Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 134/134 LP \$250,000



BD: 1 BA: 1 FP: No Pool: No SqFt: U Lot Sz: 14440/0.3315 OLP: \$295,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 097-050-025 HOA/\$: No
U/B/L:
OMD: 04/27/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Your own slice of paradise. 1/3 of an acre on Austin Creek in picturesque Cazadero. Towering redwoods and crystal clear water await you. This affordable 1 bed room 1 bath mobile home includes out buildings and fire pit!

[Additional Pictures](#)

Dir: hwy 116 to Cazadero Highway **Subd:**

21811871 20340 HIGHWAY 116 Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 121/121 LP \$214,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 1147 R Lot Sz: 5201/0.1194 OLP: \$279,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 094-129-010 HOA/\$: No

OMD: 05/10/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Now With APPROVED PLANS 8/8/18!! Calling all Contractors! Project ready for you to finish! HM In Beautiful Russian River Town of Monte Rio. Centrally located in Monte Rio, a Stone's Toss away from Riverfront Meadow & Russian River. Paddle down the river (quick access), 2 blocks to Rio Theater, Enjoy Scenic Drive down Bohemian Hwy., bike ride redwood lined scenery, catch concert, or wine taste. Plans on file. DRIVEWAY TO RIGHT BELONGS TO SUBJECT

[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:**

21819728 18072 Hwy 116 Guerneville, 95446-9366 / B0700 A Single Family DOM/CDOM: 43/43 LP \$199,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 832 R Lot Sz: 35719/0.8200 OLP: \$199,000
Stories: 2 Story YB: 1915 #Gar Sp: 0 #CP Sp: 0 APN: 072-220-027 HOA/\$: No

OMD: 07/27/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Duplex needs finishing. Being sold in its present condition. Each unit has one bedroom. Must be sold with listing number 21819078.

Dir: River Road to Hwy 116

Subd:

21822731 11876 Canyon Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 9/9 LP \$175,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 952 R Lot Sz: 8067/0.1852 OLP: \$175,000
Stories: 1 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 085-123-014 HOA/\$: No

OMD: 08/30/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Fixer property with loads of potential. Two additional parcels are included, 11832 Canyon Road, APN: 085-123-015 and 12030 Ridge Drive, APN: 085-123-008.

[Additional Pictures](#)

Dir: Hwy 116 to Canyon Road

Subd:

21808719 14708 Eagles Nest Rd Guerneville, 95446-9555 / B0700 A Single Family DOM/CDOM: 107/107 LP \$159,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 958 R Lot Sz: 3690/0.0847 OLP: \$179,000
Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 070-293-039 HOA/\$: No

OMD: 05/24/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Opportunity combined with imagination - you can make this your Russian River get away! City water and sewer! And no FLOOD!

[Additional Pictures](#)

Dir: River Road to Eagles Nest. Property is located on the right. Parking next to the stairway.

Subd:

21823316 15160 Willow Rd Guerneville, 95446 / B0700 N A Single Family DOM/CDOM: 3/366 LP \$149,900



BD: 1 BA: 1 FP: No Pool: No SqFt: 369 R Lot Sz: 4600/0.1056 OLP: \$149,900
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-251-001 HOA/\$: No

OMD: 09/05/18 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. This charming cottage is located in Rio Nido and could be a fabulous AirBnB investment opportunity with the right upgrades! Near Korbels winery, the Russian River, and the Rio Nido Roadhouse, this could be your new summer get-away!

[Additional Pictures](#)

Dir: River Road to Canyon 7 to Willow

Subd: