

Area Market Survey Summary

Listings as of 05/04/15 at 12:59pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2015 to 4/30/2015)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	2	194	Minimum	\$230,000	Maximum	\$2,950,000
\$250,000 thru \$299,999	7	52	Average	\$573,658	Median	\$397,000
\$300,000 thru \$349,999	9	48				
\$350,000 thru \$399,999	10	20				
\$400,000 thru \$449,999	5	28				
\$450,000 thru \$499,999	3	65				
\$500,000 thru \$549,999	3	12				
\$550,000 thru \$599,999	1	46				
\$600,000 thru \$649,999	1	17				
\$650,000 thru \$699,999	1	10				
\$700,000 thru \$749,999	1	64				
\$750,000 thru \$799,999	1	1				
\$850,000 thru \$899,999	1	43				
\$1,000,000 thru \$1,249,999	1	7				
\$1,500,000 thru \$1,749,999	2	148				
\$2,250,000 thru \$2,499,999	1	62				
\$2,750,000 thru \$2,999,999	1	32				
	50	47				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	499	Minimum	\$117,000	Maximum	\$1,795,000
\$160,000 thru \$179,999	1	24	Average	\$401,562	Median	\$339,000
\$180,000 thru \$199,999	1	185				
\$200,000 thru \$249,999	3	51				
\$250,000 thru \$299,999	6	51				
\$300,000 thru \$349,999	4	36				
\$350,000 thru \$399,999	6	39				
\$450,000 thru \$499,999	1	25				
\$500,000 thru \$549,999	2	26				
\$550,000 thru \$599,999	2	43				
\$750,000 thru \$799,999	1	39				
\$1,750,000 thru \$1,999,999	1	24				
	29	61				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$40,000 thru \$49,999	1	8	Minimum	\$49,900	Maximum	\$479,000
\$200,000 thru \$249,999	1	40	Average	\$306,725	Median	\$349,000
\$450,000 thru \$499,999	2	24				
	4	24				

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	40	Minimum	\$125,000	Maximum	\$1,500,000
\$250,000 thru \$299,999	4	109	Average	\$465,458	Median	\$405,000
\$300,000 thru \$349,999	3	23				
\$350,000 thru \$399,999	4	58				
\$400,000 thru \$449,999	3	25				
\$450,000 thru \$499,999	3	48				
\$500,000 thru \$549,999	3	56				
\$550,000 thru \$599,999	1	38				
\$700,000 thru \$749,999	1	33				
\$850,000 thru \$899,999	1	356				
\$1,500,000 thru \$1,749,999	1	36				
	25	65				

Last Month

MEDIAN: \$340,000 + 19.12 %

SOLD: 23 + 8.70 %

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 U.S. Patent 6,910,045

Market Statistics Report

Listings as of 05/04/15 at 1:00pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2015 to 4/30/2015)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	45	30	3	1	79
Average List Price	\$397,256	\$657,557	\$610,000	\$895,000	\$510,484
Average Market Time	60	43	26	43	52
Average Square Feet	940	1619	1661	2716	1248
All Off Market					
#Units	20	8	1	0	29
Pending					
#Units	2	2	0	0	4
Average List Price	\$148,950	\$464,500	\$0	\$0	\$306,725
Average Market Time	24	24	0	0	24
Average Square Feet	614	1666	0	0	1140
Sold					
#Units	18	6	1	0	25
Dollar Value	\$7,419,650	\$2,716,800	\$1,500,000	\$0	\$11,636,450
Average List Price	\$403,883	\$454,483	\$1,295,000	\$0	\$451,672
Average Sold Price	\$412,203	\$452,800	\$1,500,000	\$0	\$465,458
Average Market Time	51	112	36	0	65
Average Square Feet	1075	1768	2905	0	1315
% of List Price	102.06	99.63	115.83	0.00	103.05
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

SALES PRICE

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
 Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent Release, Contingent-Show, Contingent-No Show, Pending, Page: 1

7863 Giusti Rd **XSt:** Mirabel **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$1,295,000
BD: 4 **BA:** 3/1 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 2905 O **Lot Sz:** 151589/3.4800 **OLP:** \$1,295,000
Stories: 2 Story **YB:** 1987 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-170-057 **HOA/\$:** No
OMD: 02/20/15 **PD:** 03/28/15 **COE:** 04/07/15 **SP:** \$1,500,000 **TIC:** No **2nd Unit:** No



Stunning panoramic Mt St Helena views from this sharp, totally remodeled estate home in the Russian River Wine Country! This rare property boasts a fabulous Great Room and Chef's gourmet kitchen, nearly 3000 sq feet of space, & numerous large decks. Expansive, useable grounds & orchard, possibly plantable for Pinot Noir. Two lovely art studio/out-buildings. Gated, end of lane privacy, yet close in. Sit back & relax at this one of a kind property!

DIR: Hwy 116 to Mirabel Rd to Giusti Rd. Property is at the very end of Giusti Rd on the top of the hill. **UBL:** **Subd:** **TBM:** , 21502494

8910 Hwy 116 **XSt:** Skyline Ranch **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 356/356 **LP:** \$887,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 3067 R **Lot Sz:** 3157229/72.4800 **OLP:** \$1,275,000
Stories: 2 Story **YB:** 1988 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-230-015 **HOA/\$:** No
OMD: 01/20/14 **PD:** 01/14/15 **COE:** 04/15/15 **SP:** \$887,900 **TIC:** No **2nd Unit:** No



Live the life of a 21st century country squire! This Tudor-inspired retreat sits quietly on 72+ acres and offers excellent interior comforts, a pool, hot tub, and a workshop that will make friends and family green with envy. All of this privacy comes near to the end of a paved private driveway, shared by only a few houses. Property is still only minutes away from Forestville, the Russian River, and all that Western Sonoma County has to offer.

DIR: Hwy 116. Turn at 8910 address marker. **UBL:** **Subd:** **TBM:** , 21401205

15601 Riverside Dr **XSt:** Bonita **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$618,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1416 R **Lot Sz:** 9200/0.2112 **OLP:** \$618,000
Stories: 1 Story **YB:** 1984 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-100-017 **HOA/\$:** No
OMD: 03/19/15 **PD:** 04/21/15 **COE:** 04/23/15 **SP:** \$712,000 **TIC:** No **2nd Unit:** No



Contemporary RIVERFRONT w/ Dock & Views. Just in time for summer! Newer Custom Built Home offers big + open floorplan w/ tiered decks, hot tub & natural outlooks. Perfect for entertaining & super close proximity to town. Boat & swim off your permanent dock along the Russian River. Elevated above flood w/ large 2 car garage & bonus recreation level. On municipal sewer & water w/ current Vacation Rental permit to sleep 8. Next stop: SUN & FUN !!

DIR: River Road (west) toward Guerneville. Left at Dada's True Value Hardware. Last house on right. **UBL:** **Subd:** **TBM:** , 21505396

21759 Monte Vista Ter **XSt:** Starrett Hill **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$595,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1612 R **Lot Sz:** 62000/1.4233 **OLP:** \$595,000
Stories: 1 Story **YB:** 1977 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-061-016 **HOA/\$:** No
OMD: 03/06/15 **PD:** 04/13/15 **COE:** 04/14/15 **SP:** \$579,000 **TIC:** No **2nd Unit:** No



This spacious home has been meticulously maintained inside and out and features a versatile floor plan. Location is very private with much usable land, approximately 1.4 acres, sunny decks, hot tub, two car garage, views and much more. Separate, but attached bonus room. Additional APN: 095-061-018, 21769 Monte Vista Terrace is included.

DIR: Starrett Hill to Middle to Monte Vista. **UBL:** **Subd:** **TBM:** 380, J1 21504829

1780 Austin Creek Rd **XSt:** Silvia Dr. **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 32/32 **LP:** \$549,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1678 R **Lot Sz:** 37501/0.8609 **OLP:** \$549,000
Stories: 2 Story **YB:** 1987 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 105-310-027 **HOA/\$:** No
OMD: 03/23/15 **PD:** 04/24/15 **COE:** 04/28/15 **SP:** \$545,000 **TIC:** No **2nd Unit:** No



Private Cazadero Retreat nestled in the redwoods on .86 +/- acre parcel. Custom home with rustic and contemporary charm. Spacious 1678 sf two level, 2Bd/1.5Ba features stunning sunroom, open family room w/fireplace insert, upgraded kitchen, steel roof & views from every window. Artistic finishes include stained glass windows. Spacious deck provides room to entertain. Storage shed & man cave carport/workshop. Walk across the street to Austin Creek

DIR: Hwy 116 West to Austin Creek Rd. **UBL:** **Subd:** **TBM:** , 21505616

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2015 to 4/30/2015)

8101 Bohemian Hwy



XSt: Tyrone **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 18/18 **LP:** \$525,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 28314/0.6500 **OLP:** \$525,000
Stories: 1 Story **YB:** Against **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 074-240-011 **HOA/\$:** No
 Co. Policy

OMD: 03/12/15 **PD:** 03/30/15 **COE:** 04/08/15 **SP:** \$525,000 **TIC:** No **2nd Unit:** Yes

Updated contemporary cottage & studio on the banks Dutch Bill Creek in W. Sonoma County. Walls of glass, skylights, bamboo flooring, slate slab, glass tiles, gas heat fireplace, FA heat & 3 sets of sliding doors that invites the greenbelt in! Outside you'll find multiple decks, towering redwoods, hot tub, 2 car garage, beautiful landscaping and verdant creek views. The studio is perfect for art, office and/or your imagination.

DIR: Hwy 116 over Bridge in Monte Rio to Bohemian Hwy

UBL: **Subd:** **TBM:** , 21505456

978 Esther Dr



XSt: Terrace Dr **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 118/118 **LP:** \$549,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1936 R **Lot Sz:** 20038/0.4600 **OLP:** \$549,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-270-043 **HOA/\$:** No

OMD: 10/16/14 **PD:** 02/11/15 **COE:** 04/21/15 **SP:** \$503,000 **TIC:** No **2nd Unit:** No

Welcome to TALL TIMBERS! Imagine almost a half acre of your own private forest. This 1936 sq ft 2 bedroom 2 bath lodge exudes rustic country charm. Newer 2 story addition gives views of your private sanctuary from multiple decks. Plenty of off street parking and inviting covered entryway. Unique opportunity to have separate private lower living space if desired. Minutes from the Russian River, world class wineries and Hwy 101.

DIR: Old River Rd west to Ogburn, right on Terrace Dr to Esther Dr, home on corner

UBL: **Subd:** **TBM:** , 21423007

14445 McLane Ave



XSt: Summit Ave. **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 51/51 **LP:** \$485,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1400 N **Lot Sz:** 6534/0.1500 **OLP:** \$485,000
Stories: 2 Story **YB:** 1993 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-173-002 **HOA/\$:** No

OMD: 02/12/15 **PD:** 04/04/15 **COE:** 04/29/15 **SP:** \$485,000 **TIC:** No **2nd Unit:** No

Welcome Home!This incredible property offers all the comforts for full time living yet sits in a serene setting with the perfect mix of sun and redwoods. The living area features reclaimed Madrone wood floors and vaulted ceilings. There is an abundance of natural light and views out every window. An open kitchen with dining area allows plenty of room for entertaining. An expansive deck with Hot Tub is perfect for relaxing.

DIR: Go to the top of Summit Ave and turn Rt onto McLane Ave.

UBL: **Subd:** **TBM:** , 21502980

7395 Hidden Lake Rd



XSt: Hwy 116 **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 56/56 **LP:** \$479,900
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1152 R **Lot Sz:** 116305/2.6700 **OLP:** \$479,900
Stories: 1 Story **YB:** 1973 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 084-031-036 **HOA/\$:** No

OMD: 01/27/15 **PD:** 03/24/15 **COE:** 04/17/15 **SP:** \$475,000 **TIC:** No **2nd Unit:** Yes

Lush land with 2 legal units. Beautiful location to build your dream home and keep one of the units for guest or income. Come join the quaint, small town of Forestville.

DIR: HWY 116 to Hidden Lake Rd, property @ corner of Hidden Lake and Ellen Ln.

UBL: **Subd:** **TBM:** 382, D1 21501679

10280 Field Ln



XSt: Old River Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$485,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1414 R **Lot Sz:** 11099/0.2548 **OLP:** \$485,000
Stories: 2 Story **YB:** 1990 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-202-026 **HOA/\$:** No

OMD: 02/23/15 **PD:** 04/02/15 **COE:** 04/10/15 **SP:** \$450,000 **TIC:** No **2nd Unit:** No

Wonderful Cedar Home beautifully situated on a large sunny lot with detached two car garage. This home is centrally located in the heart of Wine Country. Airy and open with beautiful woodwork throughout makes this home inviting and cozy. This two bedroom, two bath home is perfect for year round living, getaway or vacation rental. Nice sized office can be used as a third bedroom. Dining room opens on to large deck on the side of the home.

DIR: Heading west on River Rd, Left on Scenic, quick right on Old River Rd, right at fork, left on Field

UBL: **Subd:** **TBM:** , 21503782

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm

Page: 3

Criteria: Property Type Residential **Transaction Type** Sale **Area** ussian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2015 to 4/30/2015)

20390 River Blvd



XSt: Field **Monte Rio / B0700**
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **S** **Single Family** **DOM/CDOM:** 24/24 **LP:** **\$350,000**
Stories: 1 Story **YB:** 1915 **#Gar Sp:** 1 **#CP Sp:** 0 **SqFt:** 1132 R **Lot Sz:** 12197/0.2800 **OLP:** \$350,000
HOA/\$: No

OMD: 04/03/15 **PD:** 04/27/15 **COE:** 04/29/15 **SP:** \$431,650 **TIC:** No **2nd Unit:** No

Riverfront Fixer on double lot. Single level 2 bedroom, 1 bath home with attached 1 car garage/workshop, inviting sun room entrance. Beautiful open beamed ceilings. charming built-ins. Gorgeous river views. Huge deck for entertaining and outdoor enjoyment. Towering redwoods and additional storage/workshop. RV parking. Needs plenty of TLC, but oh what potential!

DIR: from Monte Rio, left on Bohemian Hwy across bridge, left on River Blvd. **UBL:** **Subd:** **TBM:** , 21507284

14943 Cherry St



XSt: Old Cazadero **Guerneville / B0700**
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **S** **Single Family** **DOM/CDOM:** 28/28 **LP:** \$419,000
Stories: 2 Story **YB:** 1940 **#Gar Sp:** 1 **#CP Sp:** 1 **SqFt:** 1020 R **Lot Sz:** 3485/0.0800 **OLP:** \$419,000
HOA/\$: No

OMD: 03/06/15 **PD:** 04/03/15 **COE:** 04/14/15 **SP:** \$430,000 **TIC:** No **2nd Unit:** No

Charming 2bed/2bath home located near a seasonal creek. This property has a bright interior, many storage options, new roof and ample parking. The outside of the home is ideal for entertaining and relaxing in the sun. Features include a large deck, creekside patio, hot tub, and a stunning ring of Redwood trees. Walking distance to the river, yet far away enough to have your own private oasis. Ideal for year round living or weekend retreat.

DIR: 116 to Old Caz o Cherry Street. **UBL:** **Subd:** **TBM:** , 21504031

16611 Neeley Rd



XSt: Center Way **Guerneville / B0700**
BD: 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **S** **Single Family** **DOM/CDOM:** 24/312 **LP:** \$399,000
Stories: 4 or More St **YB:** 1991 **#Gar Sp:** 1 **#CP Sp:** 0 **SqFt:** 1616 R **Lot Sz:** 3920/0.0900 **OLP:** \$399,000
HOA/\$: No

OMD: 03/02/15 **PD:** 03/26/15 **COE:** 04/03/15 **SP:** \$405,000 **TIC:** No **2nd Unit:** No

Architecturally 4 story built home with custom designed vaulted ceilings, large windows, quiet back yard, comfortable front patio, and practical closets. Close to the river and outside of flood zone, with a little bit of TLC this can be a very comfortable home or vacation house for your future.

DIR: Hwy 116 to Neeley Road. House is on your left 0.7 miles down on Neely Road just after 3 way split. **UBL:** **Subd:** **TBM:** , 21504330

15044 Armstrong Woods Rd



XSt: Watson **Guerneville / B0700**
BD: 3 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **S** **Single Family** **DOM/CDOM:** 144/144 **LP:** \$409,000
Stories: 1 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **SqFt:** 1288 R **Lot Sz:** 5663/0.1300 **OLP:** \$425,000
HOA/\$: No

OMD: 11/01/14 **PD:** 03/25/15 **COE:** 04/03/15 **SP:** \$395,000 **TIC:** No **2nd Unit:** No

SWEET 3 bdrm, 2 bath home in desirable Armstrong Valley! Sunny level lot with fenced yard and hot tub. Open living area with vaulted ceiling, breakfast bar, large dining area and deck access. Owner has just added beautiful MAPLE flooring, new dishwasher, new exterior paint, gutters and more. Music/artist's studio set up in garage area. Some established fruit trees and flowering bushes. Great location!

DIR: Armstrong Woods Road. Just after Watson Rd. **UBL:** **Subd:** **TBM:** 361, C1 21424861

17895 Old Monte Rio Rd



XSt: HWY 116 **Guerneville / B0700**
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **S** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$373,000
Stories: 2 Story **YB:** 1999 **#Gar Sp:** 0 **#CP Sp:** 0 **SqFt:** 2169 R **Lot Sz:** 15246/0.3500 **OLP:** \$373,000
HOA/\$: No

OMD: 03/19/15 **PD:** 04/07/15 **COE:** 04/17/15 **SP:** \$380,000 **TIC:** No **2nd Unit:** No

Great Big Value! Stylish & Secluded Remodeled Home w/ big square footage & versatile floorpan. 2BR 2BA up w/ private 1BR 1BA, family room & wet bar down. Interior stairs + separate entrances. Modern touches throughout incl. shimmering wood floors, plush carpeting, updated kitchen and plenty of space to relax and unwind. Great connection to nature on front and rear decks. On municipal sewer & water w/perimeter foundation. Move Right In & Enjoy!

DIR: HWY 116 West - past town - RIGHT on Old Monte Rio Rd - House is on the LEFT. **UBL:** **Subd:** **TBM:** , 21505397

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U.S. Patent 6,910,045

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Sold (4/1/2015 to 4/30/2015)

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16724 Center Way



XSt: Neeley **Guerneville / B0700**
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **S** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$379,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **SqFt:** 1316 R **Lot Sz:** 5306/0.1218 **OLP:** \$379,000
APN: 071-192-026 **HOA/\$:** No

OMD: 03/14/15 **PD:** 04/17/15 **COE:** 04/30/15 **SP:** \$379,000 **TIC:** No **2nd Unit:** No

Beautifully remodeled 3 bed+ den/2 bath home in move-in condition. Nestled in the towering redwoods of Guerneville and within walking distance to the Russian River beach. 5 Large skylights provide natural light to the house. The open floor plan features sliding doors to decks off all BR's. Fireplace insert and new wall furnace keeps it nice & warm. Home raised in 2000 with elevation cert. Lots of storage/workshop below. Large fenced yard.

DIR: Hwy 116 to Neeley Rd to Center Way/Guernewood Rd

UBL: **Subd:** **TBM:** , 21505410

9449 Dell Rd



XSt: Old River Road **Forestville / B0700**
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **S** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$299,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **SqFt:** 712 R **Lot Sz:** 4356/0.1000 **OLP:** \$299,000
APN: 082-113-012 **HOA/\$:** No

OMD: 02/16/15 **PD:** 03/23/15 **COE:** 04/03/15 **SP:** \$351,000 **TIC:** No **2nd Unit:** No

Amazing inside and out, the interior reflects the home's clean sense of relaxing style with it's wonderful companion, the sunny forested entertainment deck! Come enjoy the hot tub under the oaks, relax by the fireplace, or entertain your guests in this Tree House Grove beauty. Second bedroom, plus an efficient laundry area tops this one off, with plenty of off street parking. A successful Vacation Rental for current owner!

DIR: River Rd to Martinelli Rd, left onto Old River Rd, cross old bridge, rt on Westside Rd to Dell Ave.

UBL: **Subd:** **TBM:** 362, C4 21502308

4310 Cazadero Hwy



XSt: Austin Creek Rd **Cazadero / B0700**
BD: 1 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **S** **Single Family** **DOM/CDOM:** 28/28 **LP:** \$349,000
Stories: 1 Story **YB:** 1982 **#Gar Sp:** 2 **#CP Sp:** 0 **SqFt:** 846 R **Lot Sz:** 12001/0.2755 **OLP:** \$349,000
APN: 105-190-021 **HOA/\$:** No

OMD: 03/13/15 **PD:** 04/10/15 **COE:** 04/21/15 **SP:** \$347,000 **TIC:** No **2nd Unit:** Yes

Great Cazadero getaway. Pride of ownership in this one bedroom home on a large parcel. Open beam ceilings, forced air furnace, hobby room,laundry room- yard has blueberries and logan berries, fruit trees, 2 car garage & tool shed. Bonus in-law unit is currently rented via HUD for \$875. Great tenant. Unit is 1 bedroom.

DIR: Hwy 116 to Cazadero Hwy. 4.3 miles to property-on right- on a blind curve.

UBL: **Subd:** **TBM:** , 21505415

3605 Cazadero Hwy



XSt: Austin Creek Rd **Cazadero / B0700**
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **S** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$329,000
Stories: 1 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 0 **SqFt:** 1308 R **Lot Sz:** 9100/0.2089 **OLP:** \$329,000
APN: 105-160-011 **HOA/\$:** No

OMD: 04/02/15 **PD:** 04/17/15 **COE:** 04/24/15 **SP:** \$329,000 **TIC:** No **2nd Unit:** No

Classic Cazadero shingled cottage. First time on the market in many years, this has been a beloved getaway as well as a primary residence. Two bedrooms, One large bathroom, laundry room. Living room has open beam ceilings, large fireplace and French doors to back deck. Skylights. Remodeled kitchen with double ovens, tile countertops, farmhouse sink. Terraced back yard. Separate Shop or guest building, greenhouse. New roof just installed.

DIR: Hwy 116 to Cazadero Hwy to property

UBL: **Subd:** **TBM:** , 21507337

10515 Cozey Ct



XSt: Woodside **Forestville / B0700**
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **S** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$256,000
Stories: 2 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **SqFt:** 720 R **Lot Sz:** 5001/0.1148 **OLP:** \$256,000
APN: 082-180-047 **HOA/\$:** No

OMD: 03/26/15 **PD:** 04/21/15 **COE:** 04/27/15 **SP:** \$310,000 **TIC:** No **2nd Unit:** No

Sweet, charming cottage on a beautiful ridgetop in Forestville. High above the flood on a quiet lane sets this lovingly maintained one bedroom one bath home with tons of bonus space. Much more here than meets the eye. Two large decks with fabulous views for entertaining. New engineered septic done with permits, newer roof and tankless hot water heater. This home is ready for your enjoyment.

DIR: Old River Rd to Woodside, to Cozey Ct

UBL: **Subd:** **TBM:** , 21506819

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm

Page: 5

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2015 to 4/30/2015)

14758 Eagles Nest Rd **XSt:** River Rd. **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 199/199 **LP:** \$299,000
BD: 2 **BA:** 1/1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 900 R **Lot Sz:** 5009/0.1150 **OLP:** \$329,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-293-050 **HOA/\$:** No



OMD: 09/12/14 **PD:** 03/30/15 **COE:** 04/10/15 **SP:** \$285,000 **TIC:** No **2nd Unit:** No

Russian River resort living at its finest. Beautiful, relaxing home on a quiet street. Peaceful, restful. 5 minute walk to the river and just 2 miles from downtown/amenities. Privacy and peace of mind are yours. Gardening, entertaining and a private side deck perfect for a hot tub. High ceiling living room with a charming Morso wood stove. Wine tasting 5 minutes away. 30 minutes to Sebastopol.

DIR: River Rd. to Eagles Nest above hairpin turn. **UBL:** **Subd:** **TBM:** 361, D1 21421359

6315 Cazadero Hwy **XSt:** Fort Ross Rd **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 42/42 **LP:** \$299,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 608 R **Lot Sz:** 7405/0.1700 **OLP:** \$299,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-100-004 **HOA/\$:** No



OMD: 02/19/15 **PD:** 04/02/15 **COE:** 04/17/15 **SP:** \$275,000 **TIC:** No **2nd Unit:** No

Petite Classic River Cabin with glorious history and views. Close to Murrays Pool swim hike.. This is a gem..All furnishings negotiable. Enjoy the decks and views. At the gateway of the Sonoma coastal wine country.

DIR: Hwy 116 to cazadero Hwy 6.3 miles on the left. **UBL:** **Subd:** **TBM:** , 21503368

9175 Old River Rd **XSt:** Rio Vista **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 97/97 **LP:** \$279,900
BD: 3 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1152 R **Lot Sz:** 4948/0.1136 **OLP:** \$279,900
Stories: Multi Level **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-121-004 **HOA/\$:** No



OMD: 12/18/14 **PD:** 03/25/15 **COE:** 04/02/15 **SP:** \$269,900 **TIC:** No **2nd Unit:** No

Great river hideaway. Perched atop Old River, this well maintained cabin enters through a light filled family room with attached deck. Up the spiral staircase is one bedroom with two more bedrooms off the kitchen/living room. Inviting wood stove in the living room, ceiling fans and a laundry room under the house.

DIR: West of Champs de Elyess, left on Rio Vista then first left up steep driveway. **UBL:** **Subd:** **TBM:** , 21427163

14536 canyon 1 Rd **XSt:** Canyon 2 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 97/221 **LP:** \$269,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 924 R **Lot Sz:** 3999/0.0918 **OLP:** \$269,000
Stories: 1 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-300-003 **HOA/\$:** No



OMD: 01/08/15 **PD:** 04/15/15 **COE:** 04/15/15 **SP:** \$262,000 **TIC:** No **2nd Unit:** Yes

Live and earn. Quaint 1 bedroom cottage conveniently located. just 1 block to pool, river and restaurant. Property includes a detached studio apartment. The two units are separated by a private, sunny deck and patio. Newer roofs, windows and security lighting. Covered parking and individual storage units. City sewer and water, no flood. Great Investment!

DIR: River Rd to Canyon 2 rd, right on Canyon 1 **UBL:** **Subd:** **TBM:** , 21500377

21403 Alta Way **XSt:** Vine **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$115,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 576 R **Lot Sz:** 10794/0.2478 **OLP:** \$115,000
Stories: 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-135-014 **HOA/\$:** No



OMD: 03/12/15 **PD:** 04/21/15 **COE:** 04/21/15 **SP:** \$125,000 **TIC:** No **2nd Unit:** No

Original River Cabin in a great private location. Charming in many ways, diamond in the rough ready for TLC.

DIR: Bohemian Hwy to Vine, go all the way to the end. House is at the end of the road on the left **UBL:** **Subd:** **TBM:** , 21505210

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** ussian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

9457-9872 Argonne Way



XSt: Trenton **Forestville / B0700** **P** **Single Family** **DOM/CDOM:** 20/20 **LP:** \$479,000
BD: 3 **BA:** 1 **RMS:** 7 **FP:** Yes **Pool:** Yes **SqFt:** 1413 A **Lot Sz:** 15682/0.3600 **OLP:** \$449,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-061-020 **HOA/\$:** No

OMD: 03/27/15 **PD:** 04/16/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Gem of a home in a jewel of a neighborhood. Walk to Steelhead Beach from this quiet, private end of road location. Renovated and move in ready. Refinished vertical grain fir floors, New Solid wood bamboo kitchen cabinets, Quartz countertop. Newly remodeled bath with new vanity, linen cabinet & quartz countertop. Three large bedrooms. One level home with garage/shop. Room for gardens galore. Private Community pool on street-membership available.

DIR: River Rd-turn on Trenton(X from Steelhead Beach)Up hill on Argonne Way 2/10 mile to Arrow-rt to end. **UBL:** **Subd:** **TBM:** , 21506822

21904 Willow Way



XSt: Moscow/West St **Villa Grande / B0700** **P** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$450,000
BD: 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1918 R **Lot Sz:** 6400/0.1469 **OLP:** \$450,000
Stories: 2 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 095-043-009 **HOA/\$:** No

OMD: 04/02/15 **PD:** 04/29/15 **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Ah Villa Grande! Your own Brigadoon. 2 dwellings make the perfect compound for extended family, friends, vacation home, or live in 1 and rent 1. Enjoy the lush garden. Stroll down to the local beach thru glorious redwoods. The 2 bedroom is remodeled w/an open floor plan, new kitchen w/stainless, bamboo floors & new carpet. The 1 bedroom, an artist's delight: Bright colors, cunning nooks. Paradise found. It's a Grande life! Your house matters.

DIR: Moscow Road to West St. Bear right. Willow Way & West Street are synonymous. **UBL:** **Subd:** **TBM:** , 21506308

19000 Hidden Valley Rd



XSt: Cherry **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$248,000
BD: 2 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 660 R **Lot Sz:** 5001/0.1148 **OLP:** \$248,000
Stories: 1 Story **YB:** 1967 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-050-011 **HOA/\$:** No

OMD: 03/19/15 **PD:** 04/28/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Express your minimalist aesthetic with this Tiny-Perfect Cottage in the Woods. A uniquely quaint & charming getaway nestled on a seasonal creek allows you to enjoy & relax in wooded splendor. Front & rear decks offer superior connection to nature. Nicely updated finishes throughout. Super location that's minutes to town, restaurants & recreation + Wineries & the Coast! On municipal water & sewer, no flood. An Absolutely Adorable Opportunity!

DIR: HWY 116 west, past town, RIGHT on Lover's Lane, RIGHT on Cherry, LEFT on Hidden Valley. **UBL:** **Subd:** **TBM:** , 21505398

21416 Alpine Ter



XSt: Middle Way **Monte Rio / B0700** **P** **Single Family** **DOM/CDOM:** 8/8 **LP:** \$49,900
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 568 R **Lot Sz:** 10454/0.2400 **OLP:** \$49,900
Stories: 1 Story **YB:** 1914 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-134-013 **HOA/\$:** No

OMD: 02/14/15 **PD:** 02/22/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Home is in tear down condition. Cash only.

DIR: Middle Way **UBL:** **Subd:** **TBM:** , 21503142

14520 Solaridge Rd



XSt: Hwy 116 **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$799,000
BD: 1 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1931 R **Lot Sz:** 277042/6.3600 **OLP:** \$799,000
Stories: 2 Story **YB:** 1996 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-021-030 **HOA/\$:** No

OMD: 03/26/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy panoramic southwestern views from this ridge-top contemporary. 1 BR, den (guest BR) & office. 6.36 (+/-) acres of greenbelt privacy. The open flowing interior offers large view & celestial windows, multiple sliding glass doors, maple flooring & expansive vaulted ceilings. 3 bedroom septic installed (per seller). Gated road access, yet you're just a few minutes to Russian river beaches, restaurants, resorts and world class wineries.

DIR: Hwy 116 to a right on Solaridge Rd just passed the Fern Grove Cottages Thru gate-Stay right at fork **UBL:** **Subd:** **TBM:** 361, B4 21506742

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

8645 TRENTON Rd **XSt:** Mirabel Rd **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$581,800
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** Yes **SqFt:** 1584 R **Lot Sz:** 85378/1.9600 **OLP:** \$581,800
Stories: 1 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 083-160-035 **HOA/\$:** No



OMD: 03/13/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Auction Property. Gorgeous Forestville 3 BR/2BTH Home with Peaceful Views on 1.96 ACRES! Wrap around deck and pool.

DIR: Maribel Rd head toward Trenton Rd. Property will be on the left. **UBL:** **Subd:** **TBM:** , 21504874

21860 Mesa Grande Ter **XSt:** Moscow Road **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$350,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 896 R **Lot Sz:** 4160/0.0955 **OLP:** \$350,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 095-013-010 **HOA/\$:** No



OMD: 04/07/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful Russian River home that has been fully updated with permits. This home has a large kitchen with all stainless appliances including a stove, microwave, dishwasher, and upgraded cabinets and slab granite countertops. Open floor plan with new dual pane windows, flooring, central heating/air, wood burning stove, deck, and large Tuff Shed storage unit. Plenty of parking, and two additional lots are included in the sale.

DIR: Moscow Road to River Way. Property has a Mesa Grande address. **UBL:** Block B Lot 36 **Subd:** **TBM:** , 21508325

16000 Drake Rd **XSt:** Guerne Way **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 18/18 **LP:** \$279,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 828 R **Lot Sz:** 8712/0.2000 **OLP:** \$279,000
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-140-033 **HOA/\$:** No



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

Sweet country cottage close to town and tennis courts. Old fashioned covered front porch spans the front of the home. Back deck is perfect for entertaining and star gazing. Home is elevated above flood and on public sewer and water. Large basement area with concrete floor and high ceilings offers many possibilities. Level .20 acre lot could be a gardener's delight.

DIR: Hwy 116 to Drake Road **UBL:** **Subd:** **TBM:** , 21508411

9436 Argonne Way **XSt:** River Rd **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$250,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** Yes **SqFt:** 792 R **Lot Sz:** 5001/0.1148 **OLP:** \$250,000
Stories: 1 Story, Oth **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-062-014 **HOA/\$:** No



OMD: 04/23/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Located within walking distance to Steelhead beach, this unique rustic river cottage has tons of potential. Very cute and cozy home but needs your TLC and special touches. Quiet, pristine area perfect for a summer home or year-round Russian River living, at its best. Private community pool just down the lane available with seasonal membership fee.

DIR: West on River Rd to Argonne Way **UBL:** **Subd:** **TBM:** , 21509582

14701 Drake Rd **XSt:** Hwy 116 **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$250,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1392 R **Lot Sz:** 17999/0.4132 **OLP:** \$250,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-030-002 **HOA/\$:** No



OMD: 04/10/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This private home is on a large lot next to vineyards. This fixer home needs a complete make over but has much potential. Please note shared private drive with limited parking.

DIR: Hwy 116 to Drake Rd., property is towards the end of the road before Western Ave on the right. **UBL:** **Subd:** **TBM:** , 21506057

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** ussian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

8154 Park Ave



XSt: Mirabel & Trenton **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$595,000
BD: 4 **BA:** 3/1 **RMS:** 5 **FP:** Yes **Pool:** Yes **SqFt:** 2300 O **Lot Sz:** 7841/0.1800 **OLP:** \$595,000
Stories: 2 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-036-031 **HOA/\$:** No

OMD: 03/31/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Mirabel Heights in Forestville. Custom built home. Original owners have put over \$50,000 into upgrades. The gardens are extraordinary. Generous 4 bedroom, 3 & 1/2 bath home-2 masters! One master is plumbed for a studio with a separate entrance. Views! Close to Steelhead Beach, The Forestville Youth Park, Farmhouse Inn, wine tasting. Privacy, charm, seclusion, convenience, & on city services! Visit attached website for more photos.

DIR: Mirabel Road to Park Avenue (near Speers Market), top of hill. **UBL:** **Subd:** **TBM:** , 21506217

14760 Armstrong Woods Rd



XSt: Laughlin **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$525,000
BD: 2 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1668 R **Lot Sz:** 39204/0.9000 **OLP:** \$525,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 069-290-057 **HOA/\$:** No

OMD: 03/27/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful location on Armstrong Woods Rd, walking distance to down town Guerneville. Resting on this flat sunny lot, just under an acre park like setting is a large two bedroom two bath home. Kitchen is beautifully appointed with Sub-Zero refrigerator, self closing drawers and cabinets and newer oak flooring. Plenty of room for RV parking. This home is a gardener's delight, with small orchard and several planting beds.

DIR: Armstrong Woods Road **UBL:** **Subd:** **TBM:** , 21506810

9880 Hillside Dr



XSt: Scenic Drive **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 14/14 **LP:** \$519,000
BD: 2 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1248 R **Lot Sz:** 22599/0.5188 **OLP:** \$519,000
Stories: 1 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 082-290-033 **HOA/\$:** No

OMD: 04/20/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Versatile two bedroom, two bath home in a great Forestville location. This 1,248 sq.ft. home boasts a 200sq.ft.loft space accessible from pull down staircase, and a 600sq.ft. hobby/pool room downstairs with separate entrance. Tons of parking, quiet neighborhood. Nice garden area.

DIR: From River Road take scenic drive, Left on Hillside drive, first property on the left. **UBL:** **Subd:** **TBM:** , 21509209

15903 Old Cazadero Rd



XSt: Camino Del Arroyo **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$454,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1538 R **Lot Sz:** 15682/0.3600 **OLP:** \$454,000
Stories: 2 Story **YB:** 1980 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-320-014 **HOA/\$:** No

OMD: 04/09/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful 2-story home w/ EXPANSIVE views & PRIVATE setting. Quietly surrounded in magical splendor, this newer custom home has rich wood interiors, open beam ceilings & generous volume throughout. Super entertainment opportunities on a big double lot with exceptional garden & pool potential. Versatile 3BR/2BA floorplan can accommodate many family & friends. A great investment that's close to restaurants, beaches, wine tasting and the coast!

DIR: HWY 116 West, RIGHT on Old Cazadero Rd, 1 mi. bear right & up hill- past Camino del Arroyo, bear RT **UBL:** **Subd:** **TBM:** , 21508076

21458 Alpine Ter



XSt: Highland Ter. **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$385,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1280 R **Lot Sz:** 28885/0.6631 **OLP:** \$385,000
Stories: 2 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 095-134-001 **HOA/\$:** No

OMD: 04/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Private and secluded hillside retreat with bright and sunny exposure. Extensive recent Kitchen and Bathroom upgrades in contemporary style: granite countertops, stainless-steel appliances, softwoods, cool stone, and glass. Vaulted ceiling in Living Room with skylights. Full-floor Master Bedroom suite on lower level opens onto expansive Deck, with Laundry in Master Bathroom. Large side Patio overlooks forest. Decorative front fencing.

DIR: Follow 5 directional arrows, at Starrett Hill Rd., Middle Ter., Rio Vista, Huckleberry, & Highland. **UBL:** **Subd:** **TBM:** , 21506245

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

11146 Dell Ave



XSt: Westside Rd **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$375,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** Yes **SqFt:** A **Lot Sz:** 4500/0.1033 **OLP:** \$375,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-041-027 **HOA/\$:** No
OMD: 04/17/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This is such a great sunny spot on Dell with two bedrooms one bath plus a loft area for sleeping. DID I mention it has it's own small pool surrounded by a lovely garden and room for parking off street. If you like to cook you'll enjoy the modern Kitchen and great eating area. Come and take a look!

DIR: River Road to Westside Road to Dell.

UBL: **Subd:** **TBM:** , 21508930

17590 Duncan Rd



XSt: Old Monte Rio Rd **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$375,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 526 R **Lot Sz:** 20473/0.4700 **OLP:** \$375,000
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-001 **HOA/\$:** No
OMD: 03/26/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

The Raven's Nest overlooks the meandering Russian River and Valley from its close to town location. Private and very charming with its wood floors and wood stove, this sunny spot has all the elements for your relaxation and restoration. Good vacation rental history. Other features include a parking deck and outbuilding which makes the perfect artist's studio or workshop.

DIR: Hwy 116 to Old Monte Rio Rd to Duncan.

UBL: **Subd:** **TBM:** 360, J5 21506836

21502 Highland Terrace Dr



XSt: Huckelberry Way **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 70/70 **LP:** \$375,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 800 N **Lot Sz:** **OLP:** \$439,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 095-113-009 **HOA/\$:** No
OMD: 02/23/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Amazing views atop Starrett Hill. This 2 bedroom,2 bath home has been completely remodeled!Desirable floor plan includes great room with breath taking forest views,darling eat in breakfast nook,bedrooms/baths book mark the great room for ultimate privacy.Parking for 4 cars on a flat driveway with NO STAIRS into the home.Exterior has modern touches,partial wrap around deck and space below home to expand living area.Turn key,Extra parcel included!

DIR: Starrett Hill,L-on Middle Terrace,R- on Rio Vista Terrace, L- on Huckleberry Way, R- on Highland Ter

UBL: **Subd:** **TBM:** , 21503329

15360 Willow Rd



XSt: Canyon 2 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$360,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1010 R **Lot Sz:** 5001/0.1148 **OLP:** \$379,000
Stories: 1 Story, Oth **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-230-027 **HOA/\$:** No
OMD: 03/20/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Here's your premium corner lot in Rio Nido w/ a sweet, upgraded 3 BR, 2 BA home. This place has had a big makeover & is move-in ready. Store your toys here w/ample RV/Boat/Trailer parking. In addition, use the huge, clean basement to park your car, work or possibly extend your living space. Lots of sun & No flood. Stroll down the road to the tennis courts, the park, the post office & the Russian River.

DIR: River Rd. - Canyon 7 - immediate Left on Canyon 2 - Right on Willow

UBL: **Subd:** **TBM:** , 21505721

5875 Cazadero Hwy



XSt: Hwy. 116 **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 10/10 **LP:** \$349,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 988 R **Lot Sz:** 6098/0.1400 **OLP:** \$349,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 3 **APN:** 106-070-025 **HOA/\$:** No
OMD: 04/24/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful remodeled home amongst the redwoods with views of Austin Creek. This home, affectionately named the Tree House, is turn key and ready for your summertime or full-time enjoyment; and walking distance to the bakery and creek. Central heat, remodeled bathroom, kitchen & decks in 2009. New windows and septic in 2009 and new retaining wall in 2011, all with permits! Enjoy all that West County has to offer now.

DIR: North on Cazadero Hwy to property property on West side of street

UBL: **Subd:** **TBM:** , 21508756

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

9779 Rio Vista Rd



XSt: River Road **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$339,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 900 N **Lot Sz:** 21780/0.5000 **OLP:** \$339,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-123-054 **HOA/\$:** No
OMD: 03/30/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Lovingly cared for country cottage in turnkey condition. Tastefully updated kitchen and baths, new flooring, paint and water heater. New septic in 2012. Well situated off the road and accessed by a blacktop drive. Three decks make for a seamless transition from inside to outside living space. Lovely 1/2 acre parcel has rock wall terracing and includes a large level garden space with plenty of sun and raised planter beds.

DIR: River Road to Rio Vista. Right at one way, first drive on left. House is at top of drive.

UBL: **Subd:** **TBM:** , 21505928

14559 Eastern Ave



XSt: Drake & Southern **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 18/18 **LP:** \$333,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 1050 R **Lot Sz:** 3920/0.0900 **OLP:** \$333,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-024-003 **HOA/\$:** No
OMD: 04/16/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sun-Drenched & Stylish with Orchard Views! Bright & open floorplan with gracious french doors leading to a super sized rear deck - perfect for entertaining. Lush outlooks, vaulted ceilings & luxury finishes throughout. Elevated above flood. Two car tandem garage + bonus work space. Great neighborhood w/ easy access to end-of-road BEACH & swimming access! A brilliant full-time residence or relaxing vacation home - summer memories can start NOW!

DIR: Drake Road, past Western, Left on Eastern, second house on the Right.

UBL: **Subd:** **TBM:** , 21508455

19275 Hidden Valley Rd



XSt: Cherry Street **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 81/81 **LP:** \$325,000
BD: 2 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 4792/0.1100 **OLP:** \$329,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 1 **#CP Sp:** 2 **APN:** 072-050-034 **HOA/\$:** No
OMD: 02/12/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful Russian River home that has just been fully updated with permits. This home has a large kitchen with an island and all stainless appliances including a stove and dishwasher and upgraded cabinets and slab granite countertops. Large open floor plan with all new electrical, dual pane windows, flooring, central heating/air, wood burning stove, decks, and lots of storage and closet space. On City sewer and water with plenty of parking.

DIR: River Road West, right on Lovers Lane, right on Cherry Street then left on Hidden Valley Road.

UBL: Lot 19 Block 2 **Subd:** **TBM:** , 21502941

21505 Starrett Hill Dr



XSt: Main **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 12/12 **LP:** \$299,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 788 R **Lot Sz:** 1307/0.0300 **OLP:** \$299,000
Stories: 2 Story **YB:** 1921 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-152-037 **HOA/\$:** No
OMD: 04/22/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Remodeled Russian River Retreat. This custom house features extensive use of wood throughout, including maple and bamboo. House has been remodeled from top to bottom with first rate materials and exceptional craftsmanship. No detail has been overlooked nor any expense spared in this exceptional example of River Modern architecture.

DIR: From Main Street in Monte Rio, proceed up Starrett Hill for about 1/4 mile.

UBL: **Subd:** **TBM:** , 21509490

16214 Rio Nido Rd



XSt: Armstrong Woods Road **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$290,000
BD: 2 **BA:** 2 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 6547/0.1503 **OLP:** \$290,000
Stories: 2 Story **YB:** 1937 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-038 **HOA/\$:** No
OMD: 04/13/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This charming two-story home is off the beaten path. It features two bedrooms and two baths. One bedroom & bath downstairs, another bedroom and bath upstairs with fir floors and a private entrance. A great room combines kitchen and living room with stone fireplace. Large front deck for entertaining. Private back patio area and a tastefully landscaped garden in front. On demand water heater and stack-able washer/dryer.

DIR: River road to Armstrong Woods Road, right on Rio Nido Road, left on gravel drive by arrow. Keep left

UBL: **Subd:** **TBM:** , 21508202

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

33 Magic Mountain Rd



XSt: Cazadero Hwy **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 221/221 **LP:** \$259,500
BD: 2 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1202 R **Lot Sz:** 49658/1.1400 **OLP:** \$279,500
Stories: 1 Story **YB:** 1967 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 097-240-055 **HOA/\$:** Yes/\$1,297.00/Ye
OMD: 09/19/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming cottage on a one plus ridge-top acre overlooking the Russian River Valley. Potential river views. Useful outbuildings. Not far from the historic hamlet of Duncans Mills nor much farther to the Sonoma County Coast, with its' thousands of acres of accessible protected parkland.

DIR: Cazadero Highway to Magic Mountain Road. **UBL:** **Subd:** Magic Mountain **TBM:** , 21421259

11146 Ice Box Canyon Rd



XSt: Summerhome Park Rd. **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$249,000
BD: 1 **BA:** 1/1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1214 R **Lot Sz:** 22651/0.5200 **OLP:** \$249,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-090 **HOA/\$:** Yes/\$30.00/Ye
OMD: 04/13/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Perched high and dry above the canyon on an ~1/2-acre parcel, this home provides commanding forest views, is suitable for year-round or seasonal living, and sports many recent upgrades: central heat and air, appliances, flooring, windows, and paint. Spacious Living Room upstairs and equally large Family Room down, with woodstove. Eat-in Kitchen. Laundry Area in Half Bathroom on lower level. Beach access available nearby with low-cost membership.

DIR: River Rd. to Forest Hills Rd., rt. on Summerhome Park Rd. to Ice Box Canyon Rd. Park at sign on lt. **UBL:** **Subd:** **TBM:** , 21508473

17423 Neeley Rd



XSt: Orchard **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 64/64 **LP:** \$220,000
BD: 1 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 704 R **Lot Sz:** 6277/0.1441 **OLP:** \$220,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-220-061 **HOA/\$:** No
OMD: 03/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Top of the world rooftop views, privacy, lots of sunshine and hooked to sewer. Bring your contractor expertise to this older home located on a lovely spot in Vacation Beach. Just a short walk to the beach, seasonal fish ladder, town, and Pee Wee Golf.

DIR: Neeley has a back loop from Orchard to River Ln. Look for directionals on either side of loop. **UBL:** **Subd:** **TBM:** , 21504244

15246 Rio Nido Rd



XSt: Canyon 7 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 69/69 **LP:** \$219,000
BD: 1 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 528 R **Lot Sz:** 2723/0.0625 **OLP:** \$219,000
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-200-038 **HOA/\$:** No
OMD: 02/24/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful remodel. On city sewer and water. 2 parking spots.

DIR: Hwy 116 to Armstrong Woods Road. about 2 miles to Rio Nido Rd. Turn right onto Rio Nido Rd. **UBL:** **Subd:** **TBM:** , 21503576

11020 Sequoia Rd



XSt: Westside Rd. **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 185/185 **LP:** \$199,000
BD: 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 728 R **Lot Sz:** 7427/0.1705 **OLP:** \$199,000
Stories: 1 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-051-002 **HOA/\$:** No
OMD: 10/31/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sweet classic Russian River cabin on the creek. Living room, dining area, kitchen, bedroom and den. Deck just off living room. Full basement under house. Large 7,425 sqft. lot.

DIR: River Rd. to Westside to Sequoia Rd. **UBL:** **Subd:** **TBM:** , 21424795

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

17342 Park Ave



XSt: Old Monte Rio rd **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$179,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1620 R **Lot Sz:** 10999/0.2525 **OLP:** \$179,000
Stories: 2 Story **YB:** 1919 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-160-022 **HOA/\$:** No

OMD: 04/10/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This 2 bdrm, 2 bath, spacious hillside home is a great opportunity, but NOT for the faint at heart! This home needs lots of work but will be beautiful when fixed up. Great level parking area, indoor laundry room, 1 car detached garage, good sun exposure, and at one time the gardens were stunning but need some attention. High in the hills with northern exposure. It also has a couple bonus rooms!

DIR: Hwy 116 to Old Monte Rio Rd. Turn right on Park Ave. House on left with HUGE level parking area. **UBL:** **Subd:** **TBM:** , 21508228

15131 Drake Rd



XSt: Leasowe **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 499/499 **LP:** \$117,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 312 R **Lot Sz:** 5009/0.1150 **OLP:** \$180,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 071-070-060 **HOA/\$:** No

OMD: 11/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

5601 Eastside Rd



XSt: Shone Farms **Forestville / B0700** **CR** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$1,795,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** A **Lot Sz:** 210830/4.8400 **OLP:** \$1,895,000
Stories: 2 Story **YB:** 1980 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-010-053 **HOA/\$:** No

OMD: 04/10/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Artfully designed Contemporary residence just 8 miles from downtown Healdsburg. With almost 5 acres in the heart of the Russian River Valley this residence exemplifies the best of indoor & outdoor wine country living. Attention to detail and quality materials are evident throughout the entire property. Gated privacy, southern exposure and a Zen-like year-round pond. Additional space for guests. Includes pool and chicken coop. Rarely available.

DIR: South of Healdsburg, Old Redwood Highway to Eastside Road. Next to Shone Farms. A beautiful drive. **UBL:** **Subd:** **TBM:** , 21508330

5850 Anderson Rd



XSt: Covey **Forestville / B0700** **A** **Farms/Ranches** **DOM/CDOM:** 32/32 **LP:** \$2,950,000
BD: 3 **BA:** 4/1 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 5200 O **Lot Sz:** 507038/11.6400 **OLP:** \$3,450,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-040-084 **HOA/\$:** No

OMD: 04/02/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Mediterranean Village, 2 electronic gates. End of quiet Country Road. Spectacular views, 5,165 sq/ft 2 story custom home, 3000 bottle wine cellar, 360 sq/ft studio, 546 sq/ft Cabana next to 40 ft salt water, solar heated pool, 440 sq/ft office building, 1518 sq/ft barn, lush landscaping. 6+ acres of Gold Ridge soils ready to plant world class Pinot Noir. Whole foods 10 minutes away. 20 minutes from Healdsburg, 1+ hour to SF.

DIR: River Road West. pass Farm House Inn, turn first left, next left Covey, Left on Anderson to end gate **UBL:** **Subd:** **TBM:** , 21507496

22453 Highway 116



XSt: Laurel Dell Avenue **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 62/62 **LP:** \$2,399,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1870 R **Lot Sz:** 13068000/300.0000 **OLP:** \$2,399,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-100-015 **HOA/\$:** No

OMD: 03/03/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

This spectacular property consists of 2 separate parcels, 260 acres and 42 acres, of forestland, woodlands & meadows. A modest cabin style home of 3 bed/3 bath sits atop the knoll taking in coastal range views. A nicely established road system winds through the acreage. There is potential to build your dream home with Russian River valley views, harvestable timber, hunting camp, or planting.

DIR: West on Hwy 116 past Laurel Dell Ave. **UBL:** **Subd:** **TBM:** 380, G1 21504186

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

5960 Eastside Rd



XSt: Healdsburg-Trenton Rd **Forestville / B0700** **A** **Farms/Ranches** **DOM/CDOM:** 25/208 **LP:** \$1,725,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2020 R **Lot Sz:** 365033/8.3800 **OLP:** \$1,725,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-010-038 **HOA/\$:** No

OMD: 04/09/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Get away in wine country. 2000 sq/ft remodeled home over looking vineyard, 4.5 acres double planted of Pinot Noir (8000) plants. 5000 sq/ft barn w/office, full bath w/shower, temp controlled wine storage, 3 bed room sized office/studio (use to be Milk Barn)3 sided farm equipment barn. The vineyard produces premium wine and property is zoned for winery as well. Ideal for 2nd home, future retirement, or winery with home.

DIR: River Rd to Wohler Rd, to Eastside Rd to property or, 101, Old Redwood HWY turn off, to Eastside Rd **UBL:** **Subd:** **TBM:** , 21508226

7200 Giovanetti Rd



XSt: Hwy 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 270/270 **LP:** \$1,595,000
BD: 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 2400 N **Lot Sz:** 3484800/80.0000 **OLP:** \$1,595,000
Stories: 2 Story **YB:** 1967 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 084-220-004 **HOA/\$:** No

OMD: 08/07/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Down a private lane along a winter creek with towering Redwoods. Amazing views offered from this gracious home. Beautiful wood and slate finishes compliment the great open & flowing floor plan. Situated in a banana belt, a gardener's heaven. Once the site of a hillside vineyard at the turn-of-the-century. Russian River Appellation. Private guest suite. Separate artist studio. Total privacy, pond, pool, creek, redwoods & magnificent sweeping views

DIR: Hwy 116 west of Forestville to Giovanetti. **UBL:** **Subd:** **TBM:** , 21417808

5908 Van Keppel Rd



XSt: Covey Rd **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 7/7 **LP:** \$1,199,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1630 R **Lot Sz:** 223898/5.1400 **OLP:** \$1,199,000
Stories: 1 Story **YB:** 2000 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-050-023 **HOA/\$:** No

OMD: 04/27/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Tropical resort meets Hacienda in this exquisite 5 acre Wine Country Retreat. Dramatic gated entry with cobbled drive opens to paradise. This 2 BR/2BA + Den/Office features 1630 sf of open living space. Entertainer's delight w/tropical garden decks, koi pond/waterfalls, Tiki Hut, fountains & pavilion deck area for large summer fiestas. Green house, raised garden and fruit trees. Barn houses workshop/exercise room. Fully fenced. Room for horses.

DIR: Hwy 116, Covey Rd, Van Keppel Rd. At the end of Van Keppel turn left to 5908(second gate on right) **UBL:** **Subd:** **TBM:** , 21507501

24951 Hwy 116



XSt: Mill Pond Rd **Duncans Mills / B0700** **A** **Single Family** **DOM/CDOM:** 43/43 **LP:** \$895,000
BD: 5 **BA:** 2 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 2716 R **Lot Sz:** 31002/0.7117 **OLP:** \$895,000
Stories: 2 Story **YB:** 1890 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-160-012 **HOA/\$:** No

OMD: 03/22/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Graceful circa 1880 home, set on a sunny .7 acre view parcel in the charming Community of Duncans Mills. Designated a Sonoma County Historic Landmark, the home has been extensively remodeled. Currently 5 bedrooms, 2 bathrooms with potential for more. 4 fireplaces provide the ambience of a true Victorian Home. With Duncans Mills next door, Jenner only 5 miles away and the river across the highway, this is a beautiful spot for a Premium B&B Inn.

DIR: Hwy 116 West to private lane (Mill Pond Rd), Just west of Duncans Mills population sign. **UBL:** **Subd:** **TBM:** , 21506021

19387 Redwood Ct



XSt: Hwy. 116 **Monte Rio / B0700** **N A** **Single Family** **DOM/CDOM:** 1/1 **LP:** \$785,000
BD: 3 **BA:** 2/1 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2148 R **Lot Sz:** 9074/0.2083 **OLP:** \$785,000
Stories: 2 Story **YB:** 1981 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-200-003 **HOA/\$:** Yes/\$150.00/Year

OMD: 05/03/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fabulous, spacious, contemporary river front home in the Northwood subdivision. Unique atrium entry with koi pond. Views of the river from the back of the house and golf course from the front of the house. Huge private deck overlooks the Russian River.

DIR: Hwy. 116 West to Redwood Drive. 2nd house on the left. **UBL:** **Subd:** **TBM:** , 21510345

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

15940 Drake Rd



XSt: Hwy. 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 64/153 **LP:** \$749,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1699 O **Lot Sz:** 31363/0.7200 **OLP:** \$749,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-140-078 **HOA/\$:** No

OMD: 03/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautifully restored Russian River 3 bdrm, 3 bath prairie style home (includes private 1 bdrm, 1 bath downstairs). Spacious deck with view of trees. Large .73 acre parcel with ability for a 2nd dwelling, or lot split. Enjoy peaceful surroundings that are within walking distance to town and beaches. Huge Redwood Fairy ring and 2nd growth heritage trees complete this private park like setting. Walk to river and close to restaurants and wineries

DIR: Hwy 116 to Drake Rd.

UBL: **Subd:** **TBM:** , 21503510

22090 Highway 116 Hwy



XSt: Duncan **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 10/10 **LP:** \$685,000
BD: 4 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 24960/0.5730 **OLP:** \$685,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-010-006 **HOA/\$:** No

OMD: 04/24/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

What a wonderful River Front property with stairs leading you down to your dock on the River! Home offers large square footage of living space with floor-to ceiling windows overlooking the river. 2 generous bedrooms boast large windows also overlooking the river. Wonderful rentals below for extra income or extended family. Plenty of parking. Half-acre lot includes majestic groomed redwoods, full sun, wide skies. This property has so much to offer

DIR: 1.4 miles West of Monte Rio stop sign. Go past Duncan Rd. Turn LEFT off HWY just past 50mph sign.

UBL: **Subd:** **TBM:** , 21509107

24200 Rocky Rd



XSt: Mitoma **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$625,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 986 R **Lot Sz:** 1556834/35.7400 **OLP:** \$625,000
Stories: 2 Story **YB:** 1980 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 107-130-027 **HOA/\$:** Yes/\$234.00/Ye

OMD: 04/17/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Amazingly beautiful and usable acreage with move in ready contemporary two bedroom one bath home. Open floor plan. Screened in laundry/mud room. Updated kitchen and bath. On demand water heater. Ultraviolet water purification in house. Solar power. Newer permitted septic system. Spring water with extensive storage facilities. Fruit and olive trees.

DIR: Call listing office for directions.

UBL: **Subd:** **TBM:** , 21508985

6986 Mirabel Rd



XSt: Hwy 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 46/46 **LP:** \$575,000
BD: 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1683 R **Lot Sz:** 10102/0.2319 **OLP:** \$600,000
Stories: 1 Story **YB:** 1971 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-120-038 **HOA/\$:** No

OMD: 03/19/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Well maintained 3/2, attached 2 car garage and permitted RV storage facility with 2 roll up doors. Home is situated on almost 1/4 acre backing up to a beautiful little orchard! Fire sprinklers throughout house and both garages. Additional off street parking for boat and more than 1 RV or other toys. Sprinkler system and landscaping in front yard. Walk to downtown Forestville, public transportation across the street.

DIR: Hwy 116 (Forestville) to Mirabel. Across the street from Forestville Youth Park.

UBL: **Subd:** **TBM:** , 21506110

10590 River Dr



XSt: River Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$549,999
BD: 4 **BA:** 3 **RMS:** 10 **FP:** Yes **Pool:** No **SqFt:** 2684 R **Lot Sz:** 6752/0.1550 **OLP:** \$650,000
Stories: Multi Level **YB:** 1947 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 082-220-015 **HOA/\$:** No

OMD: 03/30/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

A River area paradise with sun and surrounded by redwoods. Duplex or family compound w/ tons of parking for cars/RV. The bedrooms, closets and baths are spacious and light floods the second story unit. The kitchen/living open plan is great for larger gatherings. Decks all around are perfect for enjoying the trees and river breeze. Steps to charming Mother's Beach. FEMA grant program (90% funding) may apply to this home, prepped for lift

DIR: River Road to River Drive - Just east of the Hacienda Bridge.

UBL: **Subd:** **TBM:** , 21509573

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358
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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm

Page: 15

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2015 to 4/30/2015)

11694 Upper Oak Rd



XSt: Madrone Rd **Forestville / B0700** **BD:** 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2458 R **DOM/CDOM:** 0/0 **LP:** \$539,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-033 **Lot Sz:** 6098/0.1400 **OLP:** \$539,000
HOA/\$: No

OMD: 05/04/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Take it all in...The stillness, the fragrance of the earth and forest, the sounds of birds, the captivating view...This large 3 bedroom 2 bath home has a double lot and is a true retreat with extraordinary scenery. Enjoy time inside or out on the deck. Parking for three. Located in Summer Home Park you also have access to a private beach and clubhouse/lodge. This home and location must be experienced to be appreciated.

DIR: River Road to Summer Home Park. Right on Madrona, Left on Oak.

UBL: **Subd:** **TBM:** , 21510000

8029 Corso Dr



XSt: Park Ave **Forestville / B0700** **BD:** 3 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1531 R **DOM/CDOM:** 0/0 **LP:** \$539,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 082-037-002 **Lot Sz:** 6970/0.1600 **OLP:** \$539,000
HOA/\$: No

OMD: 05/04/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Gardens & outdoor living highlight this sun drenched home. Inside finds a stone gas fireplace, a reading room/office, spacious kitchen & large bath with claw-foot tub. The 3rd bedroom, with French doors to the patio, can easily serve as a den or media room. The large parcel is fully fenced w/ a garage, carport and a detached art room with multiple possibilities. Relax on the private patio & enjoy nearby beaches, wineries, shopping & dining.

DIR: Hwy 116 to Mirabel Rd to Park Ave to Corso Dr. or River Rd to Mirabel Ave. to Park to Corso Dr.

UBL: **Subd:** **TBM:** 362, E5 21510326

14990 Cherry St



XSt: River Road **Guerneville / B0700** **BD:** 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **DOM/CDOM:** 9/9 **LP:** \$499,900
Stories: 2 Story **YB:** Against Co. Policy **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-040-046 **Lot Sz:** 5998/0.1377 **OLP:** \$499,900
HOA/\$: No

OMD: 04/25/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Stunning Home on Cherry Street. Remodeled and rebuilt from the bottom to the top with Custom Oak Cabinetry throughout, pool table and wet bar room, wine cellar, tile, wood, glass, ceiling fans, french doors, sun, hot tub and two car garage. Three bedrooms, two and a half baths; this home is move in ready, just add furniture. Embrace the West County.

DIR: River Rd. (Hwy 116) R. on Lover's Lane, R. on Cherry Street OR go Old Caz Rd. turn L. at the top.

UBL: **Subd:** **TBM:** , 21509146

17600 Orchard Ave



XSt: Neeley **Guerneville / B0700** **BD:** 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1936 R **DOM/CDOM:** 0/0 **LP:** \$499,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 1 **#CP Sp:** 2 **APN:** 071-230-004 **Lot Sz:** 62726/1.4400 **OLP:** \$499,000
HOA/\$: No

OMD: 05/04/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Large one story home built in the fifties on 1.44 acres on the Russian River. 3 bedrooms, 2 bath house with wet bar has close to 2000 square feet of indoor space. Extensive flat lot has an outbuilding and ample room to grow. Fruit trees and greenery. River access or a short stroll to Vacation Beach boasts the seasonal eye candy fish ladder. Parking galore for boats, RV and extra cars. Don't forget the basement. Perfect place to build a shop.

DIR: Hwy. 116 (Pocket Canyon) to Neeley to Orchard. Look for the sign.

UBL: **Subd:** **TBM:** , 21510308

2360 Cazadero Hwy



XSt: River Road **Cazadero / B0700** **BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1639 R **DOM/CDOM:** 186/269 **LP:** \$496,000
Stories: 2 Story **YB:** 1980 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 105-301-004 **Lot Sz:** 10454/0.2400 **OLP:** \$496,000
HOA/\$: No

OMD: 10/30/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

CREEKSIDE SPLENDOR! Beautiful contemporary 2 bedroom 2 bath home on the banks of the Austin Creek. Impressive great room with soaring exposed beam ceiling ideal for entertaining. Home has been beautifully maintained and upgraded. Imagine long walks along the creek and picnics in your own private sanctuary. This is a spectacular bicycle destination and only minutes from the incredible Sonoma Coast. Great vacation rental potential! COME-SEE-UNWIND.

DIR: Hwy 116 (River Road) to Cazadero Hwy 2.3 miles on right

UBL: **Subd:** **TBM:** , 21423961

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** ussian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

9085 Middle Ter



XSt: Monte Vista Ter. **Monte Rio / B0700** **N A** **Single Family** **DOM/CDOM:** 0/0 **LP:** \$449,000
BD: 1 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1411 R **Lot Sz:** 27007/0.6200 **OLP:** \$449,000
Stories: 3 Story **YB:** 1987 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 095-145-001 **HOA/\$:** No

OMD: 05/04/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Dome home, gnome included! Owner-built and -maintained in redwood and cedar. Functions as 3BR home on 3 levels: Bonus Room with Basement access and Laundry area below; expansive Living Room with Kitchen, Bedroom, and full Bathroom on main level; and loft Bedroom, Family Room, half Bathroom, and Den/Study. Large corner lot with forest views, Decks for days, Patio areas, sunken hot tub, bridge across seasonal creek. Garage below; carport above.

DIR: Hwy. 116 over bridge, rt. on Main, rt. on Starrett Hill, left on Middle, just past Monte Vista. **UBL:** **Subd:** **TBM:** , 21509770

8263 Grape Ave



XSt: Mirabel Ave **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 7/7 **LP:** \$449,000
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1612 R **Lot Sz:** 3920/0.0900 **OLP:** \$449,000
Stories: 2 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-039-005 **HOA/\$:** No

OMD: 04/27/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Welcome Home! Extensively Remodeled with High Quality Materials While Preserving Original Charm. Gorgeous Antique Fir Wood Floors, Natural Marmoleum Floors, Milgard Tuscany Windows, Granite Counters, Lush, Low Maintenance/Low Water Landscaping Including Trex Decking & Cabana. Conveniently Located Near Downtown Forestville & Speers Market. Quick, Scenic Drive to Sebastopol & Santa Rosa. On City Services. Very Special Storybook Home!

DIR: Mirabel Rd, up Park Ave, S on Mirabel Ave, E on Grape OR River Road, S on Mirabel Ave, E on Grape **UBL:** **Subd:** **TBM:** , 21509598

8176 Knoll Dr



XSt: SAVIO **Forestville / B0700** **B A** **Single Family** **DOM/CDOM:** 32/32 **LP:** \$449,000
BD: 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1128 R **Lot Sz:** 3498/0.0803 **OLP:** \$449,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-035-010 **HOA/\$:** No

OMD: 04/02/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Newly remodeled, charming Mirabel Heights home. Modern updates to this affordable West County gem. New kitchen, windows and upgrades throughout. Nothing left to do but enjoy the good life in Forestville!

DIR: MIRABEL RD TO SAVIO TO KNOLL **UBL:** **Subd:** **TBM:** , 21507550

17512-17510 Neeley Rd



XSt: HWY 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 64/64 **LP:** \$429,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1140 R **Lot Sz:** **OLP:** \$429,000
Stories: 2 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-230-067 **HOA/\$:** No

OMD: 03/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Picture yourself in a house close by the river With tangerine trees and rental besides Somebody calls you, you answer quite slowly A place like this is something great to buy Lucy what a diamond this is.

DIR: Hwy 116 to Neeley Rd **UBL:** **Subd:** **TBM:** , 21503913

10718 Old River Rd



XSt: Forest Hills Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 35/35 **LP:** ↓ \$427,500
BD: 3 **BA:** 2/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1932 A **Lot Sz:** 7501/0.1722 **OLP:** \$439,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-260-008 **HOA/\$:** No

OMD: 03/30/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Convenient and Quiet Forest Hills location, walk to general store and public river beach. This spacious home features enormous Living Room with open-beam ceiling and skylights, eat-in Kitchen with wine fridge, covered Front Porch, and Back Yard with covered area for entertaining. Many upgrades, including new septic system, furnace, exterior paint, and room addition. First floor features Bedroom Suite, Laundry area, Rec Room, and attached Garage.

DIR: River Rd. to Forest Hills Rd. one block, left on Old River Rd.; house on rt. **UBL:** **Subd:** **TBM:** , 21506278

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

11001 Ogburn Ln



XSt: Terrace **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 63/63 **LP:** \$399,900
BD: 1 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1361 R **Lot Sz:** 5423/0.1245 **OLP:** \$435,000
Stories: 2 Story **YB:** 1960 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-280-002 **HOA/\$:** No
OMD: 03/02/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Forestville Find. A wonderful 2 bedroom home plus office/art room located at the end of the road. Open living/dining area with vaulted ceilings and hardwood floors. 1 large sleeping room and full bath down plus master suite upstairs with attached deck overlooking open space. Seasonal creek runs along the back hillside. Plenty of front yard space and multi level decks in back for entertaining. Attached 1 car garage.

DIR: Summerhome Park to Ogburn Ln. almost to the end. **UBL:** **Subd:** **TBM:** , 21504378

10287 Solito Ct



XSt: Field **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 0/0 **LP:** \$399,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 985 O **Lot Sz:** 7022/0.1612 **OLP:** \$399,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 082-191-067 **HOA/\$:** No
OMD: 05/04/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

2 bedroom, 2 bath remodeled beauty. All with permits. Must see. Custom hardwood floors. Engineered septic redone in 2011. Large deck. Very private. This one has the Wow factor.

DIR: From 101 head west on River Rd. Left on Scenic, Right on Old River, Left on Field, Left on Solito **UBL:** **Subd:** **TBM:** , 21510320

15650 Old River Rd



XSt: Bonita Avenue **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 12/12 **LP:** \$399,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1162 R **Lot Sz:** 11400/0.2617 **OLP:** \$399,000
Stories: 1 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-110-026 **HOA/\$:** No
OMD: 04/22/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sunny and sparkling clean single level home, updated and ready to move in. New kitchen with honey maple cabinets, granite counter tops and tile floors. New carpeting in living room and second bedroom. Private fenced side yard with hot tub and area for outdoor dining. Large private driveway allows for at least 3+ car parking with additional street parking in front of home! Close to downtown and walking distance to Stumptown Brewery and BEACH!

DIR: River Road, right on Bonita (at hardware store), left on Old River Road, property is on the right. **UBL:** **Subd:** **TBM:** , 21509425

16625-16635 Neeley Rd



XSt: Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$395,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1100 N **Lot Sz:** 9148/0.2100 **OLP:** \$395,000
Stories: 2 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-194-008 **HOA/\$:** No
OMD: 04/23/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Delightfully charming Russian River hideaway high above the river with windows galore looking out on peaceful forest greenery, this sweet 2Bd/2Ba treasure boasting wood floors, remodeled and updated kitchen and baths, flexible bonus room/studio is waiting to become your special river sanctuary. Ample natural light streams from windows and skylights to bring the forest atmosphere in. this is tranquility you've been looking for!

DIR: From Guerneville Hwy116 bridge go North on Neeley Road **UBL:** **Subd:** **TBM:** , 21509466

15555 Old Cazadero Rd



XSt: Cherry **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 12/12 **LP:** \$395,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1745 O **Lot Sz:** 8001/0.1837 **OLP:** \$395,000
Stories: 2 Story **YB:** 1967 **#Gar Sp:** 2 **#CP Sp:** 1 **APN:** 072-031-081 **HOA/\$:** No
OMD: 04/22/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Russian River Creekside Chalet 2 units, live in one, rent the other Main house: 2 bed/2 bath, separate ding room, separate laundry, bonus room, 2 fireplaces and deck 2nd building: 1 bed/1 bath Apt. above detached 2 car garage, carport, deck, currently rented for \$1000 per month. Ample fenced parking, creek side beach, all appliances included (stoves, refrigerators, washer/dryer), no flood history.(4/19/2015) Will cooperate with buyer's agents.

DIR: 116 to Old Cazadero Rd. approx 1.4 mile turn right on old Caz. Turn right at bridge go about 1 mi **UBL:** **Subd:** **TBM:** , 21509514

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

138 Magic Mountain Rd



XSt: Mosswood Circle **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$385,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 100188/2.3000 **OLP:** \$385,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-250-028 **HOA/\$:** Yes/\$400.00/Ye

OMD: 04/19/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

One bedroom trailer on spectacular 2.3 view acres. Top of the hill. Connected to a 1200 gal. septic system. Live in trailer while you build your dream home. Acreage spans both sides of the road. Served by mutual water system which has new tanks and lines going in. Quiet, peaceful top of the hill location.

DIR: Cazadero Hwy to Magic Mountain to property. Parcel is on both sides of Magic Mountain Road. **UBL:** **Subd:** **TBM:** , 21509145

11 Silvia Dr



XSt: Springhill **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$362,500
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1072 R **Lot Sz:** 9801/0.2250 **OLP:** \$375,000
Stories: 3 Story, Mul **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-220-050 **HOA/\$:** No

OMD: 03/13/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Unique home in a great neighborhood. One bedroom but the second floor loft serves nicely as an additional bedroom. Split bath with separate shower room. Two story living room. Open beam ceilings. Open floor plan. Nice sized deck to entertain on or just sit and enjoy nature. Walk to Austin Creek.

DIR: Hwy 116 to Austin Creek Road to Silvia. **UBL:** **Subd:** **TBM:** , 21505535

14792 Northern Ave



XSt: Drake Rd. **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 6/6 **LP:** \$359,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 756 R **Lot Sz:** 6970/0.1600 **OLP:** \$359,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-025-008 **HOA/\$:** No

OMD: 04/28/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Direct access to the River from your own backyard...absolutely precious charmer with loads of character and light, cozy front patio, private backyard deck with hot tub and large fenced yard area. Open beam livingroom/dining area with spacious kitchen. One of the bedrooms has a slider leading out to the back deck. Privacy gate, and off street parking. Currently a very successful vacation rental. Come enjoy the Russian River area!

DIR: Hwy 116, go Drake Rd. left Western, Right Northern and property will be on your left. **UBL:** **Subd:** **TBM:** , 21509776

15011 Cherry St



XSt: Old Cazadero Rd **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 2/2 **LP:** \$357,500
BD: 3 **BA:** 3 **RMS:** 8 **FP:** No **Pool:** No **SqFt:** 2283 R **Lot Sz:** 7501/0.1722 **OLP:** \$357,500
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-028 **HOA/\$:** No

OMD: 05/02/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful rustic setting along Hubert Creek, this 3 bedroom 3 bath home features a living room upstairs and a roomy family room downstairs. Cozy sunroom entrance, natural landscape and plenty of deck space add to this great opportunity to fix up and relax. Bring your toolbox and envision the possibilities.

DIR: Hwy 116 to Lovers Lane, keep right onto Cherry **UBL:** **Subd:** **TBM:** , 21510452

14934 Canyon 1 Rd



XSt: Canyon 2 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$350,000
BD: 3 **BA:** 2 **RMS:** 8 **FP:** Yes **Pool:** No **SqFt:** 1085 R **Lot Sz:** 4792/0.1100 **OLP:** \$350,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-261-015 **HOA/\$:** No

OMD: 04/10/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

A family getaway that has been lovingly restored. Close to a multitude of recreation activities Pee Wee golf, Tennis courts, Beach, Dog park and Community garden. It includes a legal nonconforming studio underneath.

DIR: River Road to Canyon 2, go to the second entrance to Canyon 1 and look for the address on the left. **UBL:** **Subd:** **TBM:** , 21506802

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

14547 Old Cazadero Rd



XSt: Hwy 116 **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 4/4 **LP:** \$339,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 882 R **Lot Sz:** 4792/0.1100 **OLP:** \$339,000
Stories: 1 Story **YB:** 1927 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-006 **HOA/\$:** No

OMD: 04/30/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Quintessential Russian River Home. This classic Russian River home has been tastefully remodeled by its current owners. Modern and traditional elements are blended seamlessly together, creating a fine example of the modern Russian River dwelling. This house is perfect for full-time or second home use. Minutes to the river, downtown Guerneville, or Northwoods Golf.

DIR: From Hwy 116, proceed about 3/4 mile on Old Caz, house on right.

UBL: **Subd:** **TBM:** , 21510281

20641 Monte Rio Ave



XSt: Bohemian Avenue **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$334,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1427 R **Lot Sz:** 4356/0.1000 **OLP:** \$334,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-181-010 **HOA/\$:** No

OMD: 04/25/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Las Nubes, your home in the clouds! Near the end of a dead end road and backing up to the Bohemian Grove, this home offers solitude and privacy. Three bedrooms (two according to tax records). Two parcels. 450 sq. ft. deck perfect for entertaining or enjoying nature. Large storage shed or art studio. Private and separate entrance to 3rd bedroom/bath downstairs. Tastefully remodeled. Additional storage under house. 1/2 mi. to Monte Rio Theater

DIR: Highway 116 to Bohemian Hwy. Left on Bohemian Ave. Immediate right on Monte Rio Avenue.

UBL: **Subd:** **TBM:** , 21507764

21581 Hwy 116 Hwy



XSt: B Street **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$334,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1075 R **Lot Sz:** 4356/0.1000 **OLP:** \$339,000
Stories: 1 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-123-004 **HOA/\$:** No

OMD: 04/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

The Heart of Vacation Wonderland. Right in the nick time for summer fun! This charming updated Russian River home has been Loved and Pampered and Polished and now it can be yours. All of the amenities are here, just add people. Behind the white picket fence sits a sunny deck & hot tub. Across the street are restaurants, river beaches, movies & golfing. No car needed, just sandals, sun screen, towels & umbrella. Darling studio unit in back.

DIR: Highway 116 (River Road) going west right hand side before Monte Rio School. Look for sign.

UBL: **Subd:** **TBM:** , 21506960

14616 Canyon One Rd



XSt: Canyon Two **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$325,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 642 R **Lot Sz:** 8499/0.1951 **OLP:** \$325,000
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-280-038 **HOA/\$:** No

OMD: 04/25/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

One of the cutest homes you've ever seen. 1 bedroom, 1 bath on a large flat lot in a tranquil neighborhood. Detached garage, hot tub & dog run. Plenty of room here for RV, boat. No flood. Walk to the hamlet of Rio Nido where there is a gathering place with sunny lawns, restaurant, bar & pool. A hop, skip and jump to the Russian River. Pee Wee Golf is just around the corner after crossing the Guerneville Bridge. Grownup Golf a few more miles.

DIR: River Rd. to Canyon 2, Right on Canyon 1. Home on the right.

UBL: **Subd:** **TBM:** , 21509378

18233 Neeley Rd



XSt: Benson **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 31/31 **LP:** \$325,000
BD: 1 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 696 O **Lot Sz:** 5001/0.1148 **OLP:** \$325,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-260-030 **HOA/\$:** No

OMD: 04/03/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Darling cottage in a private setting with plenty of sun and lots of decking. Soak in the hot tub and view the beautiful redwoods. Living Room/dining area has custom wood flooring with french doors leading to the deck. Large walk in tile shower in bedroom. The beauty of the outdoors is accentuated by the many windows and entrances. Is a successful vacation rental but could be your own retreat.Reviews at Flipkey.com. Cabin at the end of the Road

DIR: Neeley,Past Benson,Left at Rider sign with house address on tree. Go to top at V make a left

UBL: **Subd:** **TBM:** , 21507556

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

5147 Ridgley Ct



XSt: Ridgley Ave. **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 255/255 **LP:** \$324,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1700 O **Lot Sz:** 10729/0.2463 **OLP:** \$399,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 850-000-034 **HOA/\$:** Yes/\$2,000.00/Ye

OMD: 08/22/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy this wonderful remodeled, fully permitted home with approx. 1770+/- SF of living space, 3bd/2ba, brick fireplace, a unique cart and winch lift system and multiple deck levels offering breathtaking panoramic views of vineyards, river & forest. Add your finishing touches! Located at the end of a private lane, includes a private beach, tennis clubhouse, restaurant, bocce ball, activities for the whole family! PRIVATE MEMBERSHIP REQUIREMENT

DIR: Hwy. 116 to Odd Fellow Park. R.Riverside, L.Recreation R. Ridgley Ave. Sharp L Ridgley Ct. **UBL:** **Subd:** **TBM:** 361, H3 21419326

19765 hwy 116 Hwy



XSt: Crescent ave **Monte Rio / B0700** **B** **A** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$319,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 888 R **Lot Sz:** 7928/0.1820 **OLP:** \$319,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-140-019 **HOA/\$:** No

OMD: 04/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fabulous views from a spectacular wall of glass. Perched high on a hill with a wonderful sense of privacy. 2 bedrooms, 2 baths, large deck opens onto your backyard forest. New roof. 1 car garage with workshop space. beautiful stone fireplace and plenty of storage.

DIR: west on hwy 116 past Crescent Ave, on left. Last house at top of hill. **UBL:** **Subd:** **TBM:** , 21507399

17426 Riverside Dr



XSt: Highway 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 56/56 **LP:** \$319,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 946 R **Lot Sz:** 2614/0.0600 **OLP:** \$339,000
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-190-040 **HOA/\$:** No

OMD: 03/09/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming 3 bedroom Guerneville cottage located on a secluded riverfront street makes this a perfect weekend retreat or vacation rental. Add bunk beds and a futon, and you can house extended family and friends. The home's open floorplan includes faux hardwood floors, woodburning fireplace, new appliances and large bright bathroom. Home has a new roof, curtains, carpeting, wall sconces, and bathroom vanity.

DIR: West of Guerneville. River Road west, left on River Drive **UBL:** **Subd:** **TBM:** , 21505054

18419 Old Monte Rio Rd



XSt: Cnopius **Guerneville / B0700** **N** **A** **Single Family** **DOM/CDOM:** 4/4 **LP:** \$315,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1098 R **Lot Sz:** 3598/0.0826 **OLP:** \$315,000
Stories: Multi Level **YB:** 1920 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-270-023 **HOA/\$:** No

OMD: 04/30/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Picturesque 1920's cottage. Step down to your hillside home, a blend of old and new. Sunlit rooms with original touches, an open floor plan, lovely ceilings, bamboo floors, fresh carpet & paint. Antique range, new woodstove, 3 bedrooms, + study & 2 baths & older garage. The lower floor is spacious - room for your own story line. Great deck for entertaining. Greenery abounds. Towards the end of a road. Your own fairy tale. Your house matters.

DIR: Hwy 116-Cnopius. Sharp left on Old Monte Rio. House is on left. **UBL:** **Subd:** **TBM:** , 21509792

20121 Railroad Ave



XSt: Bohemian Avenue **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 44/150 **LP:** \$299,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 14810/0.3400 **OLP:** \$299,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-225-026 **HOA/\$:** No

OMD: 03/21/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Rare Russian River Gem! Custom built cabin set on a beautiful peaceful lot. Great room has open beam ceilings, light and bright with forest views from every window. Tastefully decorated kitchen has stainless steel appls, upgraded counters and cabinets. Large bathroom with plenty of storage and privacy. Over a 1/3 acre lot provides ample parking above and below the property. Permitted bonus room has been started-bring your ideas to customize your new home

DIR: 116 to Church St. Church St. becomes Bohemian Highway. Turn on Bohemian Ave. to Railroad Ave. **UBL:** **Subd:** **TBM:** , 21506290

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

17331 Park Ave



XSt: Old Monte Rio Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 56/56 **LP:** \$289,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1184 R **Lot Sz:** 5624/0.1291 **OLP:** \$319,000
Stories: 2 Story **YB:** 1954 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-150-028 **HOA/\$:** No

OMD: 03/09/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Classic River home with additional lot included for a large yard or future development. 2 BR, 2 BA, plus den/office or 3rd bedroom. Original wood floors, fireplace for chilly nights, semi-enclosed front patio for warm days. Deck off of dining rm. Garage & full basement for storage, workshop area. Off street parking. No Flood.

DIR: Hwy 116 to Old Monte Rio Rd to Park Ave. **UBL:** **Subd:** **TBM:** , 21504980

11060 Ogburn Ln



XSt: Summerhome **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 109/174 **LP:** \$289,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 920 R **Lot Sz:** 3049/0.0700 **OLP:** \$299,000
Stories: 2 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-280-008 **HOA/\$:** No

OMD: 01/15/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Section 1 Pest Clearance is available. see report. top of the hill enclave. The neighbors are quiet and traffic is light. Recent pest work, updated waste disposal. Treetop views. Street level access to living area, kitchen and bdrm. Dwnstrs bdrm and bath have both inside and outside access. Motivated seller. Bring offers.

DIR: Ogburn Lane to the end. Home is on the left at the top. **UBL:** **Subd:** **TBM:** , 21500764

17930 Old Monte Rio Rd



XSt: River Rd. **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$279,900
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1016 R **Lot Sz:** 2178/0.0500 **OLP:** \$289,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-220-012 **HOA/\$:** No

OMD: 04/07/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Amazing Peek a boo river views. Great opportunity to own a vacation or starter home in beautiful Russian River area in Guerneville Ca. 25 minutes from Santa Rosa. This home offers 2 bedrooms and 2 bathrooms, a deck and more.. with a total living space of 1,016sf. All appliances included and all furniture negotiable. Hurry, This One Won't Last!

DIR: River Rd. to Old Monte Rio Rd. **UBL:** **Subd:** **TBM:** , 21507868

9645 Rio Vista Rd



XSt: Park **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$278,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1134 R **Lot Sz:** 9583/0.2200 **OLP:** \$278,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-123-020 **HOA/\$:** No

OMD: 04/08/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fannie Mae Owned Property. Good size 3br 1ba home located near the Russian River in Forestville. Great location, open floor plan, large deck, decorative stained glass light fixtures and central location.

DIR: From River Road turn on Park go to Rio Vista Road & make a right. **UBL:** **Subd:** **TBM:** , 21508606

17315 Park Ave



XSt: Summit Ave **Guerneville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$276,000
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1140 A **Lot Sz:** 5624/0.1291 **OLP:** \$276,000
Stories: 1 Story **YB:** 1929 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-150-012 **HOA/\$:** No

OMD: 03/30/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This quiet retreat features 3 bedrooms and 1.5 baths. Spacious kitchen with dining area. Large deck with serene views of the redwoods. A nice mix of sun and shade. Additional garage/storage area. Approximately 1/3rd of a mile to the Russian River and 1 mile to downtown Guerneville.

DIR: Hwy 116 west of Guerneville, Right on Old Monte Rio Rd, Right on Park Ave. **UBL:** **Subd:** **TBM:** , 21507080

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 05/04/2015 12:58 pm
Criteria:Property Type Residential
Sold (4/1/2015 to 4/30/2015)

Transaction Type Sale **Area** ussian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending,

5845 Austin Creek Rd



XSt: Kramer rd **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 68/74 **LP:** \$263,700
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 997 R **Lot Sz:** 7331/0.1683 **OLP:** \$307,400
Stories: 1 Story **YB:** 1944 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-040-076 **HOA/\$:** No
OMD: 02/25/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This is an auction listing. This single family residence is a charming and welcoming home that sits on a respectable sized lot. This property situated at 5845 Austin Creek Rd is located in the city of Cazadero, Sonoma County. According to tax records this property was built in 1944 and is offering 2 bedrooms, 1 bathroom is a 997 square foot floor plan. This is a bank owned property to be sold as-is. Buyer and agent to verify all.

DIR: HWY 116 to Cazadero Hwy to Hahn Road to Austin Creek Road **UBL:** **Subd:** **TBM:** , 21503996

11717 Madrona Rd



XSt: Summerhome Park Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 276/276 **LP:** ↓ \$234,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 436 R **Lot Sz:** 1398/0.0321 **OLP:** \$249,000
Stories: 1 Story **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-250-024 **HOA/\$:** No
OMD: 08/01/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Vacation Home community with rentals and 2 lodges overlooking river. Beach for family fun. There is awesome view of River in this fully remodeled 1 bath with loft unit. Beautiful deck to relax on. New roof, new siding, new bathroom remodel, new maple kitchen cabinets with roll out drawers,new maple laminate flooring, new Bali shades to keep you cool in the summer. Come see it to appreciate.Feels bigger than whats reflected. EXTRA ROOM below.

DIR: From 101,take River Road, left on Forest hills road,right on Summerhome park rd, left at Madrona. **UBL:** **Subd:** **TBM:** , 21417791

17598 Hwy 116 Hwy



XSt: Riverside Dr **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 111/111 **LP:** \$230,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1519 N **Lot Sz:** **OLP:** \$230,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-059 **HOA/\$:** No
OMD: 01/13/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Enjoy wonderful Russian River views from this charming River home. Upstairs features a five rooms two bedroom, one bath unit. Downstairs is three rooms, one bedroom one bath unit.

DIR: Hwy 116 3/4 miles west of Guerneville **UBL:** **Subd:** **TBM:** , 21500734

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 U.S. Patent 6,910,045