

Area Market Survey Summary

Listings as of 05/06/16 at 1:38pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (4/1/2016 to 4/30/2016) , Sold Off MLS (4/1/2016 to 4/30/2016)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	2	92	Minimum	\$142,000	Maximum	\$11,988,000
\$160,000 thru \$179,999	1	63	Average	\$838,172	Median	\$458,000
\$200,000 thru \$249,999	2	50				
\$250,000 thru \$299,999	6	58				
\$300,000 thru \$349,999	1	28				
\$350,000 thru \$399,999	7	20				
\$400,000 thru \$449,999	3	47				
\$450,000 thru \$499,999	8	46				
\$500,000 thru \$549,999	3	21				
\$600,000 thru \$649,999	4	100				
\$650,000 thru \$699,999	1	23				
\$900,000 thru \$949,999	2	20				
\$2,000,000 thru \$2,249,999	1	71				
\$2,250,000 thru \$2,499,999	1	234				
\$2,750,000 thru \$2,999,999	1	76				
\$10,000,000 or More	1	5				
	44	52				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	175	Minimum	\$125,000	Maximum	\$772,000
\$180,000 thru \$199,999	1	8	Average	\$384,120	Median	\$349,500
\$200,000 thru \$249,999	1	155				
\$250,000 thru \$299,999	4	44				
\$300,000 thru \$349,999	6	29				
\$350,000 thru \$399,999	3	39				
\$400,000 thru \$449,999	3	17				
\$450,000 thru \$499,999	3	27				
\$550,000 thru \$599,999	1	29				
\$600,000 thru \$649,999	1	38				
\$750,000 thru \$799,999	1	14				
	25	41				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	23	Minimum	\$199,000	Maximum	\$495,000
\$350,000 thru \$399,999	1	84	Average	\$384,000	Median	\$421,000
\$400,000 thru \$449,999	2	12				
\$450,000 thru \$499,999	1	292				
	5	84				

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	1	140	Minimum	\$215,000	Maximum	\$654,000
\$250,000 thru \$299,999	1	220	Average	\$431,774	Median	\$425,000
\$300,000 thru \$349,999	3	69				
\$350,000 thru \$399,999	3	153				
\$400,000 thru \$449,999	4	25				
\$450,000 thru \$499,999	3	58				
\$500,000 thru \$549,999	2	39				
\$550,000 thru \$599,999	3	41				
\$650,000 thru \$699,999	1	30				
	21	73				

LAST MONTH

MEDIAN = \$382,421 + 11.13%
SOLD = 14 + 50%

Market Statistics Report

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Residential

	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	44	19	5	1	69
Average List Price	\$640,936	\$605,129	\$1,167,780	\$945,000	\$673,660
Average Market Time	34	73	73	32	48
Average Square Feet	1041	1882	2492	2716	1402
All Off Market					
#Units	15	10	1	0	26
Pending					
#Units	4	1	0	0	5
Average List Price	\$373,750	\$425,000	\$0	\$0	\$384,000
Average Market Time	105	4	0	0	84
Average Square Feet	764	1392	0	0	889
Sold					
#Units	11	9	1	0	21
Dollar Value	\$4,798,500	\$3,614,750	\$654,000	\$0	\$9,067,250
Average List Price	\$448,909	\$386,667	\$654,000	\$0	\$432,000
Average Sold Price	\$436,227	\$401,639	\$654,000	\$0	\$431,774
Average Market Time	83	65	30	0	73
Average Square Feet	1200	1330	2300	0	1308
% of List Price	97.17	103.87	100.00	0.00	99.95
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Pending, Sold (4/1/2016 to 4/30/2016), Sold Off MLS (4/1/2016 to 4/30/2016)

21606411 19495 Redwood Dr Monte Rio, 95462-9760 / B0700 SO Single Family DOM/CDOM: 22/22 LP \$499,000



BD: 3 BA: 1/1 FP: No Pool: No SqFt: 960 R Lot Sz: 1.349/0.3294 OLP: \$499,000
Stories: 1 Story YB: 1964 #Gar Sp: 0 #CP Sp: 0 APN: 094-190-047 HOA/\$: Yes/\$0.00/Se
OMD: 03/28/16 PD: 04/19/16 COE: 04/28/16 SP: \$565,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is

[Additional Pictures](#)

Dir: Hwy 116 to Redwood Drive

Subd:

21604126 8168 Speer Ranch Rd Forestville, 95436-9415 / B0700 S Single Family DOM/CDOM: 30/30 LP \$654,000



BD: 4 BA: 3 FP: Yes Pool: No SqFt: 2300 N Lot Sz: 8712/0.2000 OLP: \$654,000
Stories: 1 Story YB: 1986 #Gar Sp: 2 #CP Sp: 0 APN: 083-120-087 HOA/\$: No
OMD: 03/02/16 PD: 04/01/16 COE: 04/18/16 SP: \$654,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is

[Additional Pictures](#)

Dir: River Rd or Hwy 116 to Mirabel Rd to Speer Ranch Rd.

Subd:

21600460 16083 Fern Way Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 60/60 LP \$589,000



BD: 1 BA: 2/1 FP: Yes Pool: No SqFt: 1765 N Lot Sz: 43996/1.0100 OLP: \$589,000
Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 0 APN: 072-340-030 HOA/\$: No
OMD: 01/11/16 PD: 03/11/16 COE: 04/01/16 SP: \$579,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is
This unique home has it all, privacy, sun, and a full acre with a seasonal creek and waterfalls. Relax outside with over 1000 sq feet of outdoor living space including sunny roof deck, large back deck with forest views, and covered porch overlooking native plants garden. Inside, the spacious and versatile layout offers many options with an open living room, home offices, and large family room. On a private drive. New roof in 2015.

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero Road to Fern, right on private drive.

Subd:

21603348 9870 River Rd Forestville, 95436-9309 / B0700 S Single Family DOM/CDOM: 41/41 LP \$569,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 952 O Lot Sz: 45302/1.0400 OLP: \$569,000
Stories: 1 Story YB: 1980 #Gar Sp: 1 #CP Sp: 0 APN: 082-141-002 HOA/\$: No
OMD: 02/24/16 PD: 04/05/16 COE: 04/06/16 SP: \$575,000 TIC: No U/B/L: 2nd Unit: Yes
Sale Cond: None
Have a piece of the River! Riverfront acre with two absolutely darling homes connected by extensive decking to take advantage of the fantastic views. Beautiful gardens and fruit trees to stroll amongst down to the river. Raised above flood, garage plus extensive storage. Was a vacation rental so furnishings available.

[Additional Pictures](#)

Dir: River side. Between Martinelli and Scenic. closest to Scenic. No sign. Across fr Fort Cook

Subd:

21605140 21654 Moscow Rd Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 36/36 LP \$517,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1024 R Lot Sz: 2749/0.0631 OLP: \$517,000
Stories: 1 Story YB: 1924 #Gar Sp: 0 #CP Sp: 0 APN: 095-091-030 HOA/\$: No
OMD: 03/17/16 PD: 04/22/16 COE: 04/28/16 SP: \$517,500 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is
River views! Impeccable 1924 cottage, remodeled with love. Enjoy your expansive deck w/panoramic views of the river. Propane fireplace. Beautiful old wood floors. Skylights. Custom bar top. Historic craftsman touches. Exquisite attention to detail blending old & new. The river views are breathtaking. Vacation at home or vacation rental potential. Ez access to 2 local beaches. Come be inspired. This one is a cream puff! Yummy. Your house matters

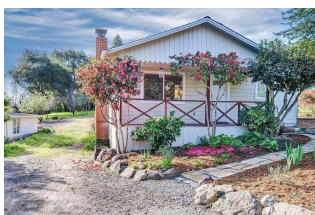
[Additional Pictures](#)

Dir: Main St - Moscow. On River side of Moscow

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Pending, Sold (4/1/2016 to 4/30/2016) , Sold Off MLS (4/1/2016 to 4/30/2016)

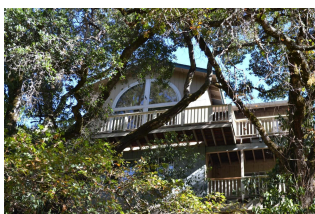
21603898 7518 Mirabel Rd Forestville, 95436-9268 / B0700 S Single Family DOM/CDOM: 41/41 LP \$525,000

BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 936 R **Lot Sz:** 19166/0.4400 **OLP:** \$548,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-151-009 **HOA/\$:** No
U/B/L:

OMD: 03/04/16 **PD:** 04/14/16 **COE:** 04/21/16 **SP:** \$505,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

Cute, Cute, Cute!! Private location off the main road a recently remodeled single level Forestville bungalow, 2 bdrm/1.5 baths on a sunny, usable .44 acre lot. Updated, light & bright kitchen with custom cabinets and quartz counters. Newer roof, electrical, plumbing, flooring. A detached garage with attached shed that would make a great workshop. New septic system and mutual water service. This is the one you have been waiting for, make it your own.

[Additional Pictures](#)**Dir:** Hwy 116 to Mirabel Road, past Guisti look for red arrow on lane (address numbers on telephone poll) **Subd:****21528542 9575 Argonne Way Forestville, 95436-9384 / B0700 S Single Family DOM/CDOM: 111/114 LP \$519,000**

BD: 2 **BA:** 2/1 **FP:** No **Pool:** No **SqFt:** 2974 R **Lot Sz:** 21780/0.5000 **OLP:** \$519,000
Stories: 3 Story **YB:** 1995 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-061-069 **HOA/\$:** No
U/B/L:

OMD: 12/10/15 **PD:** 04/01/16 **COE:** 04/01/16 **SP:** \$492,000 **TIC:** No **2nd Unit:** No

Sale Cond: REO

Huge price cut. Zillow Zestimate \$696,912! Built in 1995 this nearly 3000 sf house sits on a big sunny 1/2 acre lot with beautiful views out every window. In need of much TLC, this home is a fantastic opportunity, with huge kitchen beautiful views and privacy, large loft, big bonus room, huge master suite, tons of parking and room for RV, close to Steelhead Beach. Well worth the work needed to make this property shine!

[Additional Pictures](#)**Dir:** River Rd to Trenton (across from Steelhead beach), left on Argonne **Subd:****21603462 16070 brookdale Dr Guerneville, 95446-9530 / B0700 S Single Family DOM/CDOM: 54/54 LP \$498,000**

BD: 2 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 1576 R **Lot Sz:** 20038/0.4600 **OLP:** \$498,000
Stories: 1 Story **YB:** 1951 **#Gar Sp:** 2 **#CP Sp:** 1 **APN:** 069-220-018 **HOA/\$:** No
U/B/L:

OMD: 02/23/16 **PD:** 04/17/16 **COE:** 04/18/16 **SP:** \$480,000 **TIC:** No **2nd Unit:** No

Sale Cond: Notice Of Def, Offer As Is

Wonderful single level creekside home on large lot in preferred Armstrong Valley. Room for gatherings of 24 people with ease. Park 5 cars and a 27' RV on site. No kidding! Not much front yard appeal- but you'll be pleased when you enter. Peaceful view from the living room. Large den features lots of closet space. One of the few properties with a garage over 700 sq. ft. and carport. Master bath has jetted tub for two and marble. Got to see it!

[Additional Pictures](#)**Dir:** armstrong woods road to watson to first right on brookdale **Subd:****21606788 3045 Austin Creek Rd Cazadero, 95421-9686 / B0700 S Single Family DOM/CDOM: 10/10 LP \$425,000**

BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2312 R **Lot Sz:** 111078/2.5500 **OLP:** \$425,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 105-090-013 **HOA/\$:** No
U/B/L:

OMD: 04/01/16 **PD:** 04/11/16 **COE:** 04/13/16 **SP:** \$452,750 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Beautiful creek front on very usable 2.5 acres. Beautiful property. Contractor special.

[Additional Pictures](#)**Dir:** Hwy 166 to Austin Creek **Subd:****21605347 10620 River Dr Forestville, 95436-9816 / B0700 S Single Family DOM/CDOM: 29/29 LP \$439,000**

BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1000 R **Lot Sz:** 15520/0.3563 **OLP:** \$439,000
Stories: 1 Story, **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 082-220-025 **HOA/\$:** No
U/B/L:

OMD: 03/16/16 **PD:** 04/14/16 **COE:** 04/18/16 **SP:** \$439,000 **TIC:** No **2nd Unit:** No

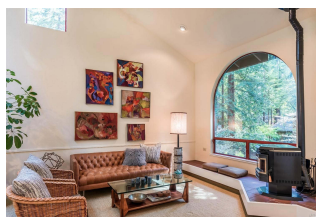
Sale Cond: Offer As Is

NO ACCESS FROM 4/1 to 4/5. Outstanding River home for weekends, rental or permanent residence. Easy access (one block off of River Road), all day Sun, level, fully usable 1/3 acre parcel, & immediate access to Russian River's Mom's Beach. Beach is just 1/2 block to Public Access Path. House has been nicely remodeled, with 2 full baths, spacious kitchen & living room. Detached Studio has large wood deck & extra large yard has raised garden bed.

[Additional Pictures](#)**Dir:** River Road to River Drive - right, before the bridge **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Pending, Sold (4/1/2016 to 4/30/2016) , Sold Off MLS (4/1/2016 to 4/30/2016)

21606498 17247 Verba Ln Guerneville, 95446-9591 / B0700 S Condo/Coop DOM/CDOM: 13/13 LP \$377,000

BD: 3 BA: 3 FP: Yes Pool: No SqFt: 1392 R Lot Sz: 605/0.0139 OLP: \$377,000
Stories: 3 Story YB: 1989 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-031 HOA/\$: Yes/\$390.00/Mo
U/B/L:
OMD: 04/06/16 PD: 04/19/16 COE: 04/22/16 SP: \$425,000 TIC: No 2nd Unit: No
Sale Cond: None

Amazing & Spacious Tri-Level Townhouse of Incredible design & construction! Resort like charm & luxury lends to a grounded feel for today's hectic lifestyle. Vaulted-ceilings in living/dining rooms feature floor to ceiling windows creating volume & space. 3 BD w/En-Suite BA. Personal patio garden & deck. Savor the calming nature surrounding your home~stroll along the trails, relax in the landscaped meadows & swim the river. It's one-of-a-kind!

[Additional Pictures](#)**Dir:** 1 mile west of Safeway, on Hwy 116 to Dubrava Village gate.**Subd:****21603440 11830 Redwood Rd Forestville, 95436-9763 / B0700 S Single Family DOM/CDOM: 32/32 LP \$359,000**

BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1128 R Lot Sz: 7500/0.1722 OLP: \$359,000
Stories: 1 Story YB: 1901 #Gar Sp: 0 #CP Sp: 0 APN: 081-282-033 HOA/\$: No
U/B/L:
OMD: 02/29/16 PD: 04/01/16 COE: 04/04/16 SP: \$401,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This quintessential SUNNY cabin in Summer Home Park is the perfect weekender or full time residence. The home is U-shaped with a door to the large, SUNNY deck from each section of the house. The fireplace in the living room provides the perfect winter gathering point. SHP is a private community established in 1908. Members sponsor many events in the summer. Amphitheater & clubhouse have been recently updated. Private beach for member use. Welcome home!

[Additional Pictures](#)**Dir:** River Rd to Forest Hill RD to Old River Rd. to Summerhome Pk to Redwood RD.**Subd:****21603869 17515 Neeley Rd Guerneville, 95446-9128 / B0700 S Single Family DOM/CDOM: 25/25 LP \$398,000**

BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1314 R Lot Sz: 14048/0.3225 OLP: \$398,000
Stories: 2 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 071-230-062 HOA/\$: No
U/B/L:
OMD: 03/03/16 PD: 03/28/16 COE: 04/06/16 SP: \$400,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Situated amongst the trees this stunning 2 level wine country retreat has it all. Features include 3 bdrms, 2 bths. Spacious newly remodeled Chef's kitchen w/lots of storage & wonderful outlooks. The living room has a wood-burning fireplace & a charming dining room area. This magnificent home is completed with a laundry room area & and deck off the main entrance which is ideal for entertaining. Easy off street prkng & close proximity to town.

[Additional Pictures](#)**Dir:** Hwy 116 to Neeley Road**Subd:****21602912 17495 Old Monte Rio Rd Guerneville, 95446-9625 / B0700 S Single Family DOM/CDOM: 69/158 LP \$389,000**

BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2092 A Lot Sz: 13000/0.2984 OLP: \$389,000
Stories: 2 Story YB: 1914 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-079 HOA/\$: No
U/B/L:
OMD: 02/17/16 PD: 04/26/16 COE: 04/27/16 SP: \$385,500 TIC: No 2nd Unit: No
Sale Cond: None

Nice big house in Guerneville! New laminate flooring, carpet and paint ready for you to move in. There is a motorized trolley that can carry up to 500lbs that starts up at the road. Living area downstairs has a big sitting area between two bedrooms and one of the full baths. The lower deck is on a perimeter foundation. Previous owners were going to expand the house by 900 sq ft there with an additional 2bd 2bath.

[Additional Pictures](#)**Dir:** Hwy 116 west of downtown to Old Monte Rio Rd.**Subd:****21517772 500 Kalinda Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 233/233 LP \$399,000**

BD: 2 BA: 1 FP: Yes Pool: No SqFt: 675 R Lot Sz: 1738480/39.9100 OLP: \$425,000
Stories: 2 Story YB: 1992 #Gar Sp: 0 #CP Sp: 0 APN: 107-320-026 HOA/\$: Yes/\$760.00/Ye
U/B/L:
OMD: 08/13/15 PD: 04/02/16 COE: 04/08/16 SP: \$360,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Prime 39+ acre parcel with great views and sun. There is a modest 2BR/1BA house under construction with large addition. This is a major contractor special, but there is much to work with and from. Wonderful privacy and retreat-like beauty about 15 min. from Cazadero, 55 min. from Sebastopol and 2+ hours to San Francisco. Off grid with generators and solar possibilities. Old Barn has concrete slab with electric and water/septic hookups.

[Additional Pictures](#)**Dir:** Will need assistance with directions.**Subd:**

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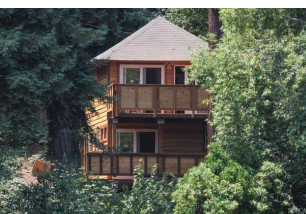
21525852 14500 Cherry St Guerneville, 95446-9319 / B0700 S Single Family DOM/CDOM: 158/158 LP \$389,000

BD: 3 BA: 2 FP: No Pool: No SqFt: 915 R Lot Sz: 11252/0.2583 OLP: \$389,000
Stories: 1 Story YB: 1922 #Gar Sp: 0 #CP Sp: 2 APN: 072-140-052 HOA/\$: No
U/B/L:

OMD: 10/23/15 PD: 03/29/16 COE: 04/11/16 SP: \$359,000 TIC: No 2nd Unit: No

Sale Cond: None

This charming 20's cottage has open wood beam ceilings, fir floors, covered porch with french doors from the living room. Kitchen has been updated with granite countertops, tile floors, open deck and new dishwasher. Bathrooms have been remodeled with new fixtures and tile surround and floors. Shower is oversized. Additional parcel makes total property over 1/3 acre. Carport is partially enclosed and can fit two cars.

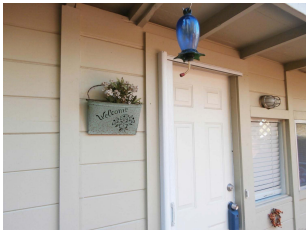
[Additional Pictures](#)**Dir: Hwy 116 West, right on Lovers Lane, Right onto Cherry Street.****Subd:****21604134 21505 Starrett Hill Dr Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 40/40 LP \$349,000**

BD: 3 BA: 2 FP: No Pool: No SqFt: 788 R Lot Sz: 1307/0.0300 OLP: \$349,000
Stories: 2 Story YB: 1921 #Gar Sp: 0 #CP Sp: 0 APN: 095-152-037 HOA/\$: No
U/B/L:

OMD: 03/03/16 PD: 04/12/16 COE: 04/13/16 SP: \$349,000 TIC: No 2nd Unit: No

Sale Cond: None

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. Imagine sipping wine and enjoying your river view all summer long!

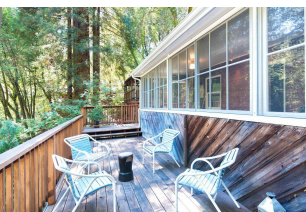
[Additional Pictures](#)**Dir: From Main Street in Monte Rio, proceed up Starrett Hill for about 1/4 mile.****Subd:****21525709 11781 Ridge Dr Guerneville, 95446-9182 / B0700 S Single Family DOM/CDOM: 151/151 LP \$335,000**

BD: 2 BA: 1 FP: Yes Pool: No SqFt: 735 R Lot Sz: 7248/0.1664 OLP: \$339,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 085-132-023 HOA/\$: No
U/B/L:

OMD: 10/23/15 PD: 03/22/16 COE: 04/08/16 SP: \$335,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

This quiet and peaceful cottage, nestled in the woods, just minutes from town. Located on a dead-end street, there is no traffic noise to disturb the tranquility. The large deck overlooking the forest makes an ideal place to entertain or just enjoy your morning meditation. Pride of ownership is evident in this sweet retreat. Full time or get-away... this will be the place you long to come home to.

[Additional Pictures](#)**Dir: Hwy 116 (Pocket Canyon)to Tunstall. All the way to the top. Right onto Ridge Dr.****Subd:****21606207 5655 Cazadero Hwy Cazadero, 95421-1304 / B0700 S Single Family DOM/CDOM: 17/106 LP \$319,000**

BD: 2 BA: 1 FP: Yes Pool: No SqFt: 783 R Lot Sz: 5850/0.1343 OLP: \$319,000
Stories: 2 Story YB: 1924 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-012 HOA/\$: No
U/B/L:

OMD: 03/29/16 PD: 04/15/16 COE: 04/26/16 SP: \$301,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Cazadero Creekview Cottage with the sight and sound of Austin Creek. Ridge Views off the front deck or solarium, this one has a forested charm. The sweet sunny garden in back of home, and entertainment deck in front make for wonderful summertime enjoyment. Solid Wood floors, cozy wood stove, and ceiling fans with paneling set it apart. The solarium room is amazing, used as second bedroom. Over 400 sq ft of bonus storage below.

[Additional Pictures](#)**Dir: West on Hwy 116 to Cazadero Hwy(R), up 5.6 miles, house on left park in front near boulder.****Subd:****21518752 16233 3rd St Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 220/220 LP \$295,000**

BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1066 R Lot Sz: 2448/0.0562 OLP: \$315,000
Stories: 1 Story YB: 1928 #Gar Sp: 1 #CP Sp: 0 APN: 070-030-038 HOA/\$: No
U/B/L:

OMD: 08/01/15 PD: 03/14/16 COE: 04/01/16 SP: \$277,500 TIC: No 2nd Unit: No

Sale Cond: None

Classic Craftsman-style Cottage in the center of town. Easy living, just steps to everything that's fun and happening in Guerneville. Nice big layout with three bedrooms and large eat-in kitchen. High ceilings and original charm. Enjoy extra income from the rented garage & lower level.

[Additional Pictures](#)**Dir: HWY 116 to Armstrong Woods Rd - RIGHT - 1st LEFT on 3rd - Mid Block on LEFT****Subd:**

BAREIS Client 5-U Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Pending, Sold (4/1/2016 to 4/30/2016), Sold Off MLS (4/1/2016 to 4/30/2016)

21526159 15657 OLD RIVER Rd Guerneville, 95446-9545 / B0700 S Single Family DOM/CDOM: 140/140 LP \$229,000**BD: 2 BA: 1 FP: No Pool: No SqFt: 784 R Lot Sz: 5998/0.1377 OLP: \$260,000****Stories: 1 Story YB: 1954 #Gar Sp: 0 #CP Sp: 2 APN: 070-100-034 HOA/\$: No****U/B/L:****OMD: 10/27/15 PD: 03/15/16 COE: 04/01/16 SP: \$215,000 TIC: No 2nd Unit: No****Sale Cond: Offer As Is**

The perfect starter home for first time home buyers! This cozy home is located in a quiet Guerneville neighborhood. The 784 sq ft interior offers 2 bedroom and 1 bathroom, a living room, spacious kitchen, and dining area. Step out on to the large deck and take in all the nature and beautiful mountain views! With a little clean-up, this could be a gem. Dont miss out!

[Additional Pictures](#)**Dir:** Drive on river road, left on Bonita Ave, Left on Old River RD, DESTINATION ON LEFT.**Subd:****21515653 26690 116 Hwy Duncans Mills, 95430 / B0700 P Single Family DOM/CDOM: 292/292 LP \$495,000****BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 776 N Lot Sz: 26136/0.6000 OLP: \$535,000****Stories: 2 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 096-090-031 HOA/\$: No****U/B/L:****OMD: 07/03/15 PD: 04/26/16 COE: SP: \$ TIC: No 2nd Unit: No****Sale Cond: In Foreclosure**

Riverfront dream home on a .6 sunny acre. Open floor plan with expansive windows taking in the river view and hills beyond. Downstairs is a large multipurpose room and workshop area and terrific walk in storage room plus a separate bonus room.

[Additional Pictures](#)**Dir:** 1.1 mile west of Moscow Rd. on south side of Hwy 116.**Subd:****21609226 17228 Verba Ln Guerneville, 95446-9591 / B0700 P Condo/Coop DOM/CDOM: 4/4 LP \$425,000****BD: 3 BA: 3 FP: No Pool: No SqFt: 1392 R Lot Sz: 605/0.0139 OLP: \$425,000****Stories: Tri Level YB: 1985 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-010 HOA/\$: Yes/\$390.00/Mo****U/B/L:****OMD: 04/28/16 PD: 05/02/16 COE: SP: \$ TIC: No 2nd Unit: No****Sale Cond: None**

Calm, Cool & Collected. Stylin' Townhouse reverberates its WOW factor! 2ndfloor composed w generous & well appointed MasterSuites, remodeled bathrooms.The Views! Continue up to the Stunning 3rdLevel-a spacious & exquisite remodel with a Cosmopolitan Energy & Style in a serene river backdrop. Quartz Countertop,Stainless Appliances are gems in the open kitchen~balanced w more Astounding Views of the placid RussianRiver & Redwoods.It's Unparalleled!

[Additional Pictures](#)**Dir:** west of Safeway on Hwy 116 to gate at Dubrava**Subd:****21607157 15190 Canyon 6 Rd Guerneville, 95446 / B0700 P Single Family DOM/CDOM: 19/19 LP \$421,000****BD: 2 BA: 2 FP: Yes Pool: No SqFt: 982 R Lot Sz: 9583/0.2200 OLP: \$421,000****Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 070-220-007 HOA/\$: No****U/B/L:****OMD: 04/06/16 PD: 04/25/16 COE: SP: \$ TIC: No 2nd Unit: Yes****Sale Cond: None**

Two Storybook Cottages in the Woods! Vintage 1BR units are situated in a lush and lovely setting that provides flexible options for friends, family and rental. Thoughtful re-styling throughout including gorgeous wood floors, updated kitchens & baths - all just like new. Quiet, peaceful - no flood. Enjoy the revitalized Rio Nido Community: Swimming Pool, Veggie Gardens, Dog Park, Put-Put Golf, Playground, the Roadhouse Rest/Bar & Beach Access!

[Additional Pictures](#)**Dir:** Rio Nido Road, Right onto Canyon Seven Rd, Right onto Canyon Six. Fence is addressed as 15182 & 84. **Subd:****21522409 10661 Woodside Dr Forestville, 95436-9795 / B0700 P Single Family DOM/CDOM: 84/84 LP \$380,000****BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1296 R Lot Sz: 18700/0.4293 OLP: \$380,000****Stories: 1 Story YB: 1957 #Gar Sp: 0 #CP Sp: 1 APN: 081-190-016 HOA/\$: No****U/B/L:****OMD: 09/11/15 PD: 12/04/15 COE: SP: \$ TIC: No 2nd Unit: No****Sale Cond: Offer As Is**

Quiet,SERENE, secluded property in DESIRABLE area with great SUN. Home does need work but could be absolutely fabulous with the right energy. Definitely worth taking a look at.

[Additional Pictures](#)**Dir:** River Rd to Scenic Dr. Immediate rt on Old River. Left on Canyon Rd. At the 'T' on top, turn left.**Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Pending, Sold (4/1/2016 to 4/30/2016) , Sold Off MLS (4/1/2016 to 4/30/2016)

21607292 15320 Canyon 2 Rd Guerneville, 95446 / B0700 P Single Family DOM/CDOM: 23/23 LP \$199,000

BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 5001/0.1148 **OLP:** \$185,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-255-023 **HOA/\$:** No
U/B/L:

OMD: 04/12/16 **PD:** 05/05/16 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

This cabin needs TLC or see the attached county approved building plans to build a 3 bedroom, 2 bath home. All that's left to do is for the new owner to pull permits. Seller is willing to work with buyer in financing. Be extra careful on decking. Such possibilities on this one!!

[Additional Pictures](#)**Dir:** River Road to Canyon 2.**Subd:**