

Area Market Survey Summary

Listings as of 09/05/15 at 2:34pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2015 to 8/31/2015)

Active

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$140,000 thru \$159,999 | 1 | 120 | Minimum | \$148,000 | Maximum | \$1,300,000 |
| \$200,000 thru \$249,999 | 2 | 90 | Average | \$459,444 | Median | \$392,000 |
| \$250,000 thru \$299,999 | 9 | 68 | | | | |
| \$300,000 thru \$349,999 | 7 | 81 | | | | |
| \$350,000 thru \$399,999 | 7 | 37 | | | | |
| \$400,000 thru \$449,999 | 2 | 46 | | | | |
| \$450,000 thru \$499,999 | 3 | 57 | | | | |
| \$500,000 thru \$549,999 | 4 | 31 | | | | |
| \$550,000 thru \$599,999 | 5 | 60 | | | | |
| \$600,000 thru \$649,999 | 1 | 16 | | | | |
| \$650,000 thru \$699,999 | 3 | 70 | | | | |
| \$700,000 thru \$749,999 | 1 | 17 | | | | |
| \$900,000 thru \$949,999 | 2 | 59 | | | | |
| \$1,250,000 thru \$1,499,999 | 1 | 122 | | | | |
| | 48 | 61 | | | | |

Contingent

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$140,000 thru \$159,999 | 1 | 8 | Minimum | \$150,000 | Maximum | \$3,150,000 |
| \$200,000 thru \$249,999 | 5 | 94 | Average | \$471,563 | Median | \$339,500 |
| \$250,000 thru \$299,999 | 6 | 40 | | | | |
| \$300,000 thru \$349,999 | 3 | 21 | | | | |
| \$350,000 thru \$399,999 | 2 | 50 | | | | |
| \$400,000 thru \$449,999 | 1 | 124 | | | | |
| \$450,000 thru \$499,999 | 3 | 63 | | | | |
| \$500,000 thru \$549,999 | 1 | 170 | | | | |
| \$550,000 thru \$599,999 | 1 | 16 | | | | |
| \$600,000 thru \$649,999 | 2 | 38 | | | | |
| \$650,000 thru \$699,999 | 1 | 72 | | | | |
| \$3,000,000 thru \$3,249,999 | 1 | 156 | | | | |
| | 27 | 62 | | | | |

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 | \$599,000 |
| \$180,000 thru \$199,999 | 2 | 97 | Average | \$369,328 | Median | \$383,500 |
| \$250,000 thru \$299,999 | 1 | 35 | | | | |
| \$300,000 thru \$349,999 | 3 | 30 | | | | |
| \$350,000 thru \$399,999 | 3 | 50 | | | | |
| \$450,000 thru \$499,999 | 4 | 57 | | | | |
| \$500,000 thru \$549,999 | 1 | 55 | | | | |
| \$550,000 thru \$599,999 | 1 | 37 | | | | |
| | 16 | 50 | | | | |

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U.S. Patent 6,910,045

Area Market Survey Summary

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Sold

| <u>Selling Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$100,000 thru \$119,999 | 1 | 52 | Minimum | \$119,000 | Maximum | \$2,100,000 |
| \$120,000 thru \$139,999 | 1 | 38 | Average | \$534,115 | Median | \$375,000 |
| \$160,000 thru \$179,999 | 3 | 34 | | | | |
| \$200,000 thru \$249,999 | 1 | 10 | | | | |
| \$250,000 thru \$299,999 | 2 | 103 | | | | |
| \$300,000 thru \$349,999 | 7 | 64 | | | | |
| \$350,000 thru \$399,999 | 1 | 32 | | | | |
| \$400,000 thru \$449,999 | 3 | 78 | | | | |
| \$450,000 thru \$499,999 | 1 | 23 | | | | |
| \$500,000 thru \$549,999 | 1 | 102 | | | | |
| \$550,000 thru \$599,999 | 3 | 70 | | | | |
| \$700,000 thru \$749,999 | 2 | 83 | | | | |
| \$850,000 thru \$899,999 | 1 | 20 | | | | |
| \$1,000,000 thru \$1,249,999 | 1 | 21 | | | | |
| \$1,250,000 thru \$1,499,999 | 1 | 358 | | | | |
| \$1,500,000 thru \$1,749,999 | 1 | 127 | | | | |
| \$2,000,000 thru \$2,249,999 | 1 | 153 | | | | |
| | 31 | 74 | | | | |

Last Month

MEDIAN: \$400,000 - 6.25 %
SOLD: 49 + 36.73 %

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 U.S. Patent 6,910,045

Market Statistics Report

Listings as of 09/05/15 at 2:34pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2015 to 8/31/2015)

| Residential | <u>2- Bedrooms</u> | <u>3 Bedrooms</u> | <u>4 Bedrooms</u> | <u>5+ Bedrooms</u> | <u>All Bedrooms</u> |
|----------------------------|---------------------------|--------------------------|--------------------------|---------------------------|----------------------------|
| Active | | | | | |
| #Units | 46 | 24 | 4 | 1 | 75 |
| Average List Price | \$367,939 | \$620,346 | \$630,500 | \$450,000 | \$463,807 |
| Average Market Time | 48 | 93 | 30 | 33 | 61 |
| Average Square Feet | 857 | 1708 | 2037 | 3000 | 1221 |
| All Off Market | | | | | |
| #Units | 28 | 17 | 2 | 0 | 47 |
| Pending | | | | | |
| #Units | 11 | 5 | 0 | 0 | 16 |
| Average List Price | \$345,441 | \$421,880 | \$0 | \$0 | \$369,328 |
| Average Market Time | 51 | 46 | 0 | 0 | 50 |
| Average Square Feet | 1010 | 1554 | 0 | 0 | 1180 |
| Sold | | | | | |
| #Units | 17 | 12 | 2 | 0 | 31 |
| Dollar Value | \$6,173,153 | \$8,797,000 | \$1,587,406 | \$0 | \$16,557,559 |
| Average List Price | \$348,056 | \$801,750 | \$779,500 | \$0 | \$551,515 |
| Average Sold Price | \$363,127 | \$733,083 | \$793,703 | \$0 | \$534,115 |
| Average Market Time | 53 | 113 | 22 | 0 | 74 |
| Average Square Feet | 845 | 1660 | 2653 | 0 | 1277 |
| % of List Price | 104.33 | 91.44 | 101.82 | 0.00 | 96.85 |
| 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: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

22453 Highway 116



XSt: Laurel Dell Avenue **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 153/153 **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:** 08/03/15 **COE:** 08/05/15 **SP:** \$2,100,000 **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. With an ACC, there may be 3 parcels totaling 300 acres.

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

5960 Eastside Rd



XSt: Healdsburg-Trenton Rd **Forestville / B0700** **S** **Farms/Ranches** **DOM/CDOM:** 127/310 **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:** 08/14/15 **COE:** 08/17/15 **SP:** \$1,625,000 **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** **S** **Single Family** **DOM/CDOM:** 358/358 **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:** 08/24/15 **COE:** 08/24/15 **SP:** \$1,300,000 **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**

5909 Van Keppel Rd



XSt: Covey Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$1,100,000
BD: 4 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 3135 R **Lot Sz:** 87556/2.0100 **OLP:** \$1,100,000
Stories: 1 Story **YB:** 1985 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-050-018 **HOA/\$:** No

OMD: 07/14/15 **PD:** 08/04/15 **COE:** 08/05/15 **SP:** \$1,126,406 **TIC:** No **2nd Unit:** Yes

Single level, 4bd/2.5ba + office, 3135+/- sf main home plus permitted 2nd home w/attached 2 car garage, end of quiet country lane, oak studded 2+ ac, beautiful refinished hardwood floors, open beam vaulted ceilings, bright kitchen w/gas cook top range, decks, spa tub off master, flagstone entry to private inground pool, crushed granite walkways through landscaped grounds, located minutes to Sebastopol, Santa Rosa, Healdsburg.

DIR: Covey Rd to Van Keppel Rd to end of lane **UBL:** **Subd:** **TBM:** 362, F7 **21516366**

21361 Monte Cristo Ave



XSt: Hwy 116 **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 20/20 **LP:** \$749,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2709 A **Lot Sz:** 10001/0.2296 **OLP:** \$749,000
Stories: 2 Story **YB:** 1980 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-061-023 **HOA/\$:** No

OMD: 07/31/15 **PD:** 08/20/15 **COE:** 08/24/15 **SP:** \$870,000 **TIC:** No **2nd Unit:** No

Wonderful River Front location, private, quiet, serene in Monte Rio. Beautiful river views from the living room and kitchen of this well appointed, lovingly maintained home. Open floor plan is light, bright and spacious with beautiful soaring ceilings. Master bath has an over sized tub with separate shower stall. Kitchen boasts great work space with high end appliances. Downstairs is a separate bedroom, kitchen, living room and bath.

DIR: Hwy 116 to Monte Cristo **UBL:** **Subd:** **TBM:** , **21518674**

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

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19387 Redwood Dr



XSt: Hwy. 116 **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 102/102 **LP:** \$749,000
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/Ye

OMD: 05/03/15 **PD:** 08/17/15 **COE:** 08/20/15 **SP:** \$730,000 **TIC:** No **2nd Unit:** No

Fabulous, contemporary home in the Northwood subdivision. Unique atrium entry with koi pond. Views of the Russian River from the back of the house and golf course from the front of the house. Huge private deck overlooks the river. Rooms are spacious, living room and kitchen have cathedral wood ceilings. Private hot tub.

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

11701 Toyon Dr



XSt: Pocket Drive **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 64/64 **LP:** \$712,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1325 N **Lot Sz:** 28336/0.6505 **OLP:** \$683,000
Stories: 2 Story, Spl **YB:** 1958 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 085-133-010 **HOA/\$:** No

OMD: 05/14/15 **PD:** 07/17/15 **COE:** 08/17/15 **SP:** \$715,000 **TIC:** No **2nd Unit:** No

Distinctive - Stately - Immaculate. This Stunning Lodge Style Lair situates at the end of private drive in a magical setting with sun & views. Rich wood, volume ceilings & custom finishes throughout. A split level experience that is the perfect entertainer's dream. Sunny, private & expansive with tiered decks, hot tub & lounge w/ wet bar. Amazing Vacation Rental potential that's close to restaurants, beaches, wine tasting and the Sonoma Coast!

DIR: HWY 116 to Pocket Drive - up 2/10 mile - at Y go LEFT & past 4 houses to private drive. **UBL:** **Subd:** **TBM:** , 21511645

8087 Speer Ranch Rd



XSt: Mirabel **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 68/68 **LP:** \$599,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** Yes **SqFt:** 1680 R **Lot Sz:** 6970/0.1600 **OLP:** \$599,000
Stories: 1 Story **YB:** 1987 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-110-016 **HOA/\$:** No

OMD: 05/21/15 **PD:** 07/28/15 **COE:** 08/07/15 **SP:** \$595,000 **TIC:** No **2nd Unit:** No

Forestville, the good life welcomes you! Beautiful & at the same time casually elegant interiors. Natural wood paneled open beam ceiling in Great Room. Stainless steel appliances compliment Black/White & silver metal accents in kitchen. Center Island w/beverage cooler & much more within. 2 fireplaces. Newer Legacy brand roof 3 yrs. At the center of the entertainment is the family pool & patio area complete with veggie garden and Nectarine tree.

DIR: River Rd. or Hwy 116 to Mirabel Rd. to Speer Ranch Rd. **UBL:** **Subd:** **TBM:** , 21512380

14505 Western Ave



XSt: Drake **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 102/102 **LP:** ↓ \$599,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 2200 O **Lot Sz:** 9583/0.2200 **OLP:** \$629,000
Stories: 1 Story, Oth **YB:** 2003 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-023-025 **HOA/\$:** No

OMD: 05/11/15 **PD:** 08/21/15 **COE:** 08/28/15 **SP:** \$576,000 **TIC:** No **2nd Unit:** No

This craftsman style home is nestled in Drake Estates. The 9 foot ceilings give this home a spacious feel. 3 bed, 2 bath and a den! Tiled kitchen and light and bright dining room. Entertain in the beautiful great room which leads to the approx. 700 ft. covered porch. Inside laundry. Public water and sewer. Just a short walk to Drakes Estates Beach. You can be moved in and enjoy all the wonderful summer activities that Guerneville has to offer!!

DIR: 116 to Drake Road, left on Western. House is on the right side. **UBL:** **Subd:** **TBM:** , 21508534

15623 Riverside Dr



XSt: Bonita Dr **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$499,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 954 R **Lot Sz:** 11600/0.2663 **OLP:** \$499,000
Stories: 2 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-100-020 **HOA/\$:** No

OMD: 07/09/15 **PD:** 08/19/15 **COE:** 08/21/15 **SP:** \$550,000 **TIC:** No **2nd Unit:** No

River Front Riverside Drive Mid Century Flavored Home, with gorgeous ridge/river views from deck and vintage interior adding plenty of style! Off street parking, workshop below, lemon tree in front and on-the-river fun in back! Living and kitchen views present a huge slice of Russian River at it's best. Horseshoes, kayaks, badminton, or a good book, all waiting to be enjoyed. Bring your own special touches here, and you won't want to leave!

DIR: River Road, right on Bonita Dr, immediate right on Riverside Drive, red house on the left **UBL:** **Subd:** **TBM:** , 21513601

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

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Client 5-Up Residential

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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 (8/1/2015 to 8/31/2015)

1605 Austin Creek Rd



XSt: Hwy 116 **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 102/102 **LP:** \$519,000
BD: 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1176 R **Lot Sz:** 64904/1.4900 **OLP:** \$489,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 097-050-046 **HOA/:** No

OMD: 05/06/15 **PD:** 08/16/15 **COE:** 08/27/15 **SP:** \$520,000 **TIC:** No **2nd Unit:** No

A rare private country retreat on the banks of Austin Creek. Vaulted/beamed pine ceilings /w peak & casement windows, wood floors, stone & brick fireplaces, patio & sliding doors, marble bath and sleeping loft highlight. Outside enjoy shimmering water, walking paths, Ikebana wood art, large fenced dog run, towering redwoods & a large entertaining deck. Cozy eves and sun splashed days. Just minutes to hiking, dining, biking and river fun.

DIR: Hwy 116 to Austin Creek Rd just W. of Monte Rio. Approx. 1.6 miles to property. **UBL:** **Subd:** **TBM:** 360, E5 **21510582**

18390 Hwy 116 Rd



XSt: Cnopius **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$459,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2171 R **Lot Sz:** 15560/0.3572 **OLP:** \$459,000
Stories: 1 Story **YB:** 1922 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-270-020 **HOA/:** No

OMD: 07/14/15 **PD:** 08/06/15 **COE:** 08/24/15 **SP:** \$461,000 **TIC:** No **2nd Unit:** Yes

A Rare Opportunity to own 2 semi-detached 2BR/1BA homes at the Russian River! Architect-influenced design offers the perfect compound for extended family, share w/ friends, use as a vacation home or live in one & rent out the other. Private spaces open to three decks and hot tub. Perfect proximity to fine dining, recreation, wine tasting & the Sonoma Coast. A solid investment opportunity.

DIR: HWY 116 West - between Guerneville & Monte Rio at corner of Cnopius & 116. **UBL:** **Subd:** **TBM:** , **21517182**

20095 River Blvd



XSt: Pebble **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 62/62 **LP:** \$449,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1436 R **Lot Sz:** 3920/0.0900 **OLP:** \$449,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-243-014 **HOA/:** No

OMD: 05/14/15 **PD:** 07/15/15 **COE:** 08/06/15 **SP:** \$425,000 **TIC:** No **2nd Unit:** No

3 br 2 ba Tax records show 1400+ sq.ft. Remodeled kitchen and baths, Stone and Pine floors, Fireplace in front room. Front, side and rear garden areas, hot tub and grill area just off the kitchen. Front porch overlooks garden and Koi pond. Property is a short distance to Monte Rio beach and downtown restaurants.

DIR: From River Rd. cross Monte Rio bridge turn left on River Blvd. Approx. .75 mi. 20095 on right. **UBL:** **Subd:** **TBM:** , **21510996**

15729 Drake Rd



XSt: Hwy 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$399,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1386 R **Lot Sz:** 15699/0.3604 **OLP:** \$399,000
Stories: 1 Story **YB:** 1943 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-130-040 **HOA/:** No

OMD: 07/30/15 **PD:** 08/10/15 **COE:** 08/14/15 **SP:** \$415,000 **TIC:** No **2nd Unit:** No

Great private location, walking distance to downtown Guerneville and River access on a sunny 1/3 of an acre. This secluded home features an open floor plan with vaulted ceilings in living room that boasts walls of glass. There's a quaint relaxing eating area off the kitchen, nice sized master bedroom/bath. Great outdoor area for gardening and entertaining with a little TLC. Perfect for year round living, weekend getaway or vacation rental.

DIR: Hwy 116 to Drake, first drive past Wright Dr on the right **UBL:** **Subd:** **TBM:** , **21518721**

17512-17510 Neeley Rd



XSt: HWY 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 162/162 **LP:** \$419,950
BD: 2 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **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:** 08/10/15 **COE:** 08/12/15 **SP:** \$415,000 **TIC:** No **2nd Unit:** Yes

This property is well worth the visit. Feels much bigger. Neat clean and many possibilities. Kitchen remodeled granite counter tops and plenty of room. Home has a good flow for entertaining. Walk to the River. Live in one unit and rent the other. Could be a awesome VRBO!

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

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358
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Client 5-Up Residential

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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 (8/1/2015 to 8/31/2015)

14489 Western Ave



XSt: Drake **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 32/32 **LP:** \$379,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 1435 R **Lot Sz:** 9583/0.2200 **OLP:** \$379,000
Stories: 2 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-023-005 **HOA/\$:** No

OMD: 06/29/15 **PD:** 07/31/15 **COE:** 08/05/15 **SP:** \$375,000 **TIC:** No **2nd Unit:** No

This hidden gem is waiting for your imagination. Perfect 2nd home for those relaxing weekends. Take a dip in your above ground pool or stroll to Drake Estates Beach, just a short distance away. Large open living room with wood stove for those chilly nights. Dining area opens to deck and inviting backyard. This charming parcel includes roses, plantings, fruit trees and a hot tub. Included is a one car carport. So many possibilities...take a look!

DIR: 116 to Drake Road, left on Western Avenue. **UBL:** **Subd:** **TBM:** , 21515839

10287 Solito Ct



XSt: Field **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 109/109 **LP:** \$349,000
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:** 08/21/15 **COE:** 08/21/15 **SP:** \$349,000 **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

21950 Highway 116



XSt: Duncan **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 65/65 **LP:** \$335,000
BD: 2 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 940 N **Lot Sz:** 45433/1.0430 **OLP:** \$335,000
Stories: 2 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-021-005 **HOA/\$:** No

OMD: 06/15/15 **PD:** 08/19/15 **COE:** 08/19/15 **SP:** \$340,000 **TIC:** No **2nd Unit:** No

Great private vacation getaway or full time home on 1 acre of land with no close neighbors. Lots of sleeping space, redwood trees and seasonal creek. Room for RV parking or toys. Nice sun and trees so you get the best of both worlds. No flood.

DIR: West on Highway 116 take right at driveway past Duncan. **UBL:** **Subd:** **TBM:** , 21514550

10262 Field Ln



XSt: Old River Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$325,000
BD: 1 **BA:** 1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** 661 O **Lot Sz:** 5001/0.1148 **OLP:** \$325,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-202-060 **HOA/\$:** No

OMD: 08/05/15 **PD:** 08/30/15 **COE:** 08/31/15 **SP:** \$325,000 **TIC:** No **2nd Unit:** No

Newly remodeled house from the ground up in Forestville. This place has a new septic system, new concrete foundation, all new electrical and plumbing, tank less water heater, stainless steel appliances(stove, dishwasher, microwave), granite countertops, bamboo flooring, a fire sprinkler system, new deck and plenty of parking, storage shed, and so much more. Ready for you to just move in and enjoy. This is a must see property.

DIR: Heading west on River Road, Left on Scenic, Right on Old River Road, Right at the fork, Left on Field **UBL:** **Subd:** **TBM:** , 21518975

14210 Lovers Ln St



XSt: Hwy 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$273,000
BD: 1 **BA:** 1 **RMS:** 2 **FP:** Yes **Pool:** No **SqFt:** 534 R **Lot Sz:** 2252/0.0517 **OLP:** \$273,000
Stories: 1 Story **YB:** 1919 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-140-033 **HOA/\$:** No

OMD: 06/29/15 **PD:** 08/12/15 **COE:** 08/13/15 **SP:** \$321,000 **TIC:** No **2nd Unit:** No

What a charming 1 bedroom, 1 bath cabin with plenty of natural light. Efficient layout with practical use of every space and tasteful details that shows pride of ownership. Enjoy the serenity on the sunny deck and take a nice walk or bike ride to downtown or to the river. A cozy second home for relaxing weekends or a comfortable full time living space. Private parking across the street on creek side. Furniture negotiable.

DIR: West on Hwy 116(River Rd). Right on Lover's Ln. House is on left, 2nd lot is on creek side. **UBL:** **Subd:** **TBM:** , 21515874

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

18419 Old Monte Rio Rd

XSt: Cnopius **Guerneville / B0700** **S** **Single Family DOM/CDOM:** 106/106 **LP:** **\$299,000**
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:** 08/14/15 **COE:** 08/31/15 **SP:** \$302,000 **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

14058 Sosna Way

XSt: HWY 116 **Guerneville / B0700** **S** **Condo/Coop DOM/CDOM:** 27/27 **LP:** \$295,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 969 O **Lot Sz:** 684/0.0157 **OLP:** \$295,000
Stories: 2 Story **YB:** 1990 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-048 **HOA/\$:** Yes/\$390.00/Mo



OMD: 07/03/15 **PD:** 07/30/15 **COE:** 08/18/15 **SP:** \$300,000 **TIC:** No **2nd Unit:** No

Your E-TICKET to the Russian River! Nestled in the lush & lovely resort-style community of Dubrava Village: a Private Access River Front Community = Swimming, Boating, Walking Trails & Clubhouse use. Stylishly updated & quietly located. Enjoy 2 En-Suite BR's + LOFT. DR w/ Atrium Skylight & Deck, 2 Car Deeded Parking. Hassle-free Living in the Redwoods. Walk to Beaches, Bars, Wine Tasting, Restaurants, Shops & more! An Amazing Value!

DIR: HWY 116 West - just past Safeway on the LEFT **UBL:** **Subd:** **TBM:** , 21516143

14248 Old Cazadero Rd

XSt: Laurel Pl **Guerneville / B0700** **S** **Single Family DOM/CDOM:** 71/71 **LP:** \$345,000
BD: 3 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 986 N **Lot Sz:** 2178/0.0500 **OLP:** \$375,000
Stories: 2 Story **YB:** 1932 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-090-022 **HOA/\$:** No



OMD: 06/04/15 **PD:** 08/14/15 **COE:** 08/18/15 **SP:** \$300,000 **TIC:** No **2nd Unit:** No

This is the river home you've been looking for. 3 Beds, 1 Bath, 2 big decks, beautiful surrounding redwoods with plenty of sun. Fenced in small yard, and huge garage for all your storage needs. Plenty of parking and close to river and restaurants. New price, sellers motivated!

DIR: W.Hwy 116, R) onto Old Cazadero Rd. House on L) at Stop sign **UBL:** **Subd:** **TBM:** , 21513058

20641 Monte Rio Ave

XSt: Bohemian Avenue **Monte Rio / B0700** **S** **Single Family DOM/CDOM:** 122/122 **LP:** \$314,000
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:** 08/25/15 **COE:** 08/28/15 **SP:** \$297,500 **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

5465 Cazadero Hwy

XSt: Kramer rd. **Cazadero / B0700** **S** **Single Family DOM/CDOM:** 83/83 **LP:** \$269,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 23087/0.5300 **OLP:** \$279,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-020-044 **HOA/\$:** No



OMD: 05/15/15 **PD:** 08/06/15 **COE:** 08/24/15 **SP:** \$259,000 **TIC:** No **2nd Unit:** Yes

Home +rental possibilities! Classic 1 bedroom Cazadero Cabin sitting on a flat, usable creekside acre. Bonus one bedroom in-law cottage that has loads of possibilities; has been a year round rental but could easily be an air&b star vacation rental. Close to Cazadero Music camp, Raymond's bakery and walking distance to town. New carpets and paint in unit one. Views of the redwoods from almost every window.

DIR: 5.4 miles down Cazadero Hwy home is on left just past Kramer Rd. **UBL:** **Subd:** **TBM:** , 21511838

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 pm

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2015 to 8/31/2015)

14703 Orchard Ln



XSt: Eastern or Western **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 10/10 **LP:** \$229,000
BD: 1 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 440 R **Lot Sz:** 3999/0.0918 **OLP:** \$229,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-021-017 **HOA/\$:** No
OMD: 07/27/15 **PD:** 08/06/15 **COE:** 08/24/15 **SP:** \$215,000 **TIC:** No **2nd Unit:** No

Cute starter or vacation home in Drake's Beach. Walk to one of the Russian River's finest beaches. Small 1 bedroom atop garage. Above the flood, Elevation certificate available. Loads of possibilities. Use as is or add on. Sunny private lane location.

DIR: Drake Road to Eastern Ave, Turn left onto Orchard Lane. **UBL:** **Subd:** **TBM:** , 21518344

28 Magic Mountain Rd



XSt: Cazadero Hwy **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$175,000
BD: 1 **BA:** 1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** 552 R **Lot Sz:** 43560/1.0000 **OLP:** \$199,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-240-026 **HOA/\$:** Yes/\$149.00/Se
OMD: 07/10/15 **PD:** 08/14/15 **COE:** 08/21/15 **SP:** \$175,000 **TIC:** No **2nd Unit:** No

HERE IT IS! That little cabin tucked away in the woods that almost everyone is looking for. One bdrm home with sunroom and office on one acre. Bring your imagination and your hammer and make this home your dream come true!

DIR: Cazadero Hwy, left on to Magic Mountain Dr. Driveway is right after the first hard right. **UBL:** **Subd:** **TBM:** , 21517038

18 Hahn Rd



XSt: Cazadero Hwy **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 53/53 **LP:** \$169,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1219 R **Lot Sz:** 3454/0.0793 **OLP:** \$199,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-040-033 **HOA/\$:** No
OMD: 06/26/15 **PD:** 08/18/15 **COE:** 08/21/15 **SP:** \$171,500 **TIC:** No **2nd Unit:** No

Sunny Cazadero Summer Cabin on a quiet street. Complete with knotty pine interior and 50's era furnishings. This has been a family getaway cabin (since 1957) where memories were made and times were slower. 3Br/2Ba + den, fireplace, front porch, and back deck with built-in brick BBQ. Granted, some work will be needed to make this diamond shine again. Walk to Austin Creek and downtown Cazadero.

DIR: Cazadero Hwy to Hahn Rd **UBL:** **Subd:** **TBM:** , 21515328

21510 Bonita Ter



XSt: Laurel **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 14/14 **LP:** \$125,000
BD: 1 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 11761/0.2700 **OLP:** \$125,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-141-017 **HOA/\$:** No
OMD: 07/24/15 **PD:** 08/07/15 **COE:** 08/10/15 **SP:** \$160,153 **TIC:** No **2nd Unit:** No

Nestled in the majestic redwoods above the village of Monte Rio and the Russian River. This private cabin will give you the liberating feel of living in a tree house. Features include 2 wood burning stoves, high ceilings, stained glass, skylights and lots of outdoor deck space. Will require a some TLC.

DIR: Main, R.Starrett, L.Middle Ter, R.Rio Vista, L.HuckleBerry, R.Highland Ter, L.Laurel, R.Bonita Terr **UBL:** **Subd:** **TBM:** , 21515329

12060 Tunstall Dr



XSt: Ridge **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$125,000
BD: 1 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 750 R **Lot Sz:** 4365/0.1002 **OLP:** \$125,000
Stories: Other **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-122-001 **HOA/\$:** No
OMD: 07/17/15 **PD:** 08/24/15 **COE:** 08/24/15 **SP:** \$125,000 **TIC:** No **2nd Unit:** No

This fixer home is located on a sunny bend in the road. The house needs a lot more than a fresh coat of paint but it's well worth the effort. Permitted septic upgrade in 2013.

DIR: HWY 116 to Tunstall **UBL:** **Subd:** **TBM:** , 21517627

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 pm

Page: 7

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2015 to 8/31/2015)

21 Willow Rd



XSt: Canyon 4 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$119,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 990 R **Lot Sz:** 3598/0.0826 **OLP:** \$119,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-291-004 **HOA/\$:** No

OMD: 06/16/15 **PD:** 08/07/15 **COE:** 08/11/15 **SP:** \$119,000 **TIC:** No **2nd Unit:** No

Top of the hill house, used to be a duplex. Two sewer hookups but only one structure remaining.

DIR: Bottom of Canyon 4. No sign, please do not disturb. **UBL:** **Subd:** **TBM:** , 21514847

11625 Mays Canyon Rd



XSt: Hwy 116 **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 37/37 **LP:** \$599,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1600 N **Lot Sz:** 2610986/59.9400 **OLP:** \$599,000
Stories: 1 Story **YB:** 1987 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-140-006 **HOA/\$:** No

OMD: 07/14/15 **PD:** 08/20/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Almost 60 wonderful peaceful acres. Gated and Paved driveway to building site. Spring fed water source. Septic and power at sight. There is a dilapidated Manufactured home on the property that can either be restored or replaced or build all new. Lots of flat areas and ready attention and love. Natural ponds on the property. One even has gold fish in it. Lots of water. Plenty of room for out buildings and sun for gardens.

DIR: Hwy 116 to Mays Canyon Rd Closer to the pocket canyon end. **UBL:** **Subd:** **TBM:** , 21517252

16061 Watson Rd



XSt: Armstrong Woods Rd **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 55/55 **LP:** \$529,000
BD: 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1536 R **Lot Sz:** 22651/0.5200 **OLP:** \$529,000
Stories: 1 Story **YB:** 1968 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-230-037 **HOA/\$:** No

OMD: 07/11/15 **PD:** 09/04/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Bring your gardening equipment and your pets. Flat & sunny .52 acre in lovely Armstrong Valley. 1536 square foot, 3 bedroom, 2 bath home has been newly painted inside and out. New furnace, flooring, dual glazed windows, bathrooms etc. Great room with French doors to deck and tons of room for pets, gardening etc. Two car garage plus pasture. Open floor plan with French doors to your deck. Plenty of room for a pool. Apple trees, plum, pear & Walnut

DIR: Armstrong Woods Road to Watson. House on left just past Senior center. **UBL:** **Subd:** **TBM:** , 21516868

6590 Covey Rd



XSt: Center **Forestville / B0700** **P** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$499,000
BD: 3 **BA:** 2 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 1546 R **Lot Sz:** 17781/0.4082 **OLP:** \$499,000
Stories: 1 Story **YB:** 1944 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-090-075 **HOA/\$:** No

OMD: 07/20/15 **PD:** 08/25/15 **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

A rare opportunity to own a little bit of Country near downtown Forestville. This 3 bd. 2 ba. with bonus room and 1 bd. 1 ba. 2nd unit is situated on over 1/3 of an acre. Home features newer roof, solar array, central heating and air, dual pane windows and upgraded kitchen and bath. Convenient location between Forestville and El Molino schools and a short stroll to downtown business'. Home served by newer septic system however, in sewer district.

DIR: Hwy 116 or Front Street to Covey. Sign on Fence just past Center St. **UBL:** **Subd:** **TBM:** , 21517755

14735 Carrier Ln



XSt: Laughlin **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 74/74 **LP:** \$495,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1344 R **Lot Sz:** 6098/0.1400 **OLP:** \$499,000
Stories: 1 Story **YB:** 1987 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 069-290-017 **HOA/\$:** No

OMD: 06/17/15 **PD:** 08/30/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fabulous Armstrong Valley location. This 3 bedroom, two bath home was updated in 2011 with new roof, windows, bathrooms, kitchen remodel, floor coverings and huge deck. Floors are red oak wood floors, tile, and carpet in bedrooms. Gas fireplace in living with wood and slate hearth and mantle. Inside laundry room. Three car garage is finished and has storage cabinets and extra lighting.

DIR: Armstrong Woods Road to Laughlin, turn left. House fronts on Laughlin and corner of Carrier. **UBL:** **Subd:** **TBM:** , 21514883

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 pm

Page: 8

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2015 to 8/31/2015)

17336 Summit Ave



XSt: Park Ave **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 37/37 **LP:** \$485,000
BD: 2 **BA:** 3 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1280 N **Lot Sz:** 6970/0.1600 **OLP:** \$485,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-160-033 **HOA/\$:** No

OMD: 07/27/15 **PD:** 09/02/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Greenbelt views of ridges, redwoods & sky. The contemporary floor plan offers vaulted ceilings, double patio doors, celestial windows, skylights, cozy raised hearth wood stove, master suite & brand new view sundecks (approx. 360 sq. ft.). The lower bonus room offers its own private entry, deck and full bath. Perfect for an office, studio, guest or retreat. Minutes to beaches, nightlife & shopping. Great full time or vacation home.

DIR: Hwy 116 to a R-Old Monte Rio Rd to a R-on Park Ave then immediate L-Summit Ave. **UBL:** **Subd:** **TBM:** 361, A4 21518340

9204 Argonne Way



XSt: River Rd. **Forestville / B0700** **P** **Single Family** **DOM/CDOM:** 81/81 **LP:** \$470,000
BD: 2 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1377 R **Lot Sz:** 6120/0.1405 **OLP:** \$482,000
Stories: 2 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-071-024 **HOA/\$:** No

OMD: 06/11/15 **PD:** 08/31/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

This enchanting cottage offers complete privacy from neighbors. The home retains the wonderful knotty pine of a bye-gone era while combining the features and amenities of a contemporary home for living ease. There are recessed lights, wood sashed windows, gas fireplace, granite in kitchen, all appliances are included, which includes a hot tub! The deck and patio areas with pergola are perfect for entertaining.

DIR: River Rd. just past Steelhead Beach (from Santa Rosa) turn left. **UBL:** **Subd:** **TBM:** 362, D4 21513826

20460 Chapel Dr



XSt: Church **Monte Rio / B0700** **P** **Single Family** **DOM/CDOM:** 63/63 **LP:** \$395,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1808 R **Lot Sz:** 5798/0.1331 **OLP:** \$395,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-122-016 **HOA/\$:** No

OMD: 06/12/15 **PD:** 08/14/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

DIR: River Rd to Church St; left at dead end; stay right. **UBL:** **Subd:** **TBM:** 381, A1 21513755

17401 Neeley Rd



XSt: Hwy 116 **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$392,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 907 O **Lot Sz:** 5227/0.1200 **OLP:** \$392,000
Stories: 2 Story, Mul **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-220-055 **HOA/\$:** No

OMD: 07/16/15 **PD:** 08/24/15 **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

DOUBLE YOUR PLEASURE! Unique park like property offering two separate legal homes on a large double lot. The TREEHOUSE with charming gingerbread facade has 1 bdrm, 1 bath and bonus office or guest room. Cozy kitch/dining, private deck and outdoor fireplace. LOVER'S NEST is a romantic 1 bdrm, 1 bath home with wrap around decks and forest views. Great vacation rental potential! Easy river access for swimming, kayaking or relaxing! DOUBLE YOUR FUN!

DIR: Neeley Rd closed take River Rd west from Guerne It over summer crossing rd It on Neeley Rd 3/4 mi **UBL:** **Subd:** **TBM:** , 21514569

14565 Old Cazadero Rd



XSt: Laurel **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 49/49 **LP:** \$375,000
BD: 2 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 908 R **Lot Sz:** 5001/0.1148 **OLP:** \$375,000
Stories: 1 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-080-004 **HOA/\$:** No

OMD: 07/14/15 **PD:** 09/01/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

COUNTRY CHIC! Rainbow's End is an adorable 2 bdrm, 1-1/2 bath cottage with old River charm. Sunny spot with front and rear decks, hot tub, and fenced yard. The inside oozes with OLD WORLD CHARM: wood flooring, wooden beamed ceiling, fireplace, and windows galore! It's love at first sight!

DIR: Hwy 116 to Old Cazadero **UBL:** **Subd:** **TBM:** , 21517315

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

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2015 to 8/31/2015)

14600 Redwood Ln XSt: Drake Rd Guerneville / B0700 P Single Family DOM/CDOM: 15/15 LP: \$329,000
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 824 R Lot Sz: 4800/0.1102 OLP: \$329,000
 Stories: 1 Story YB: 1929 #Gar Sp: 1 #CP Sp: 0 APN: 071-030-019 HOA/\$: No



OMD: 08/19/15 PD: 09/03/15 COE: SP: TIC: No 2nd Unit: No

Summer cabin in a wonderful Guerneville location. End of the road, backs up to a vineyard. Mid century feel to the living room. Country setting with public sewer and water. Trustee sale. Charming cabin.

DIR: Drake Road to near end of road-turn right on Redwood Lane-last home on the right. UBL: Subd: TBM: , 21520583

16625-16635 Neeley Rd XSt: Center Way Guerneville / B0700 P Single Family DOM/CDOM: 54/113 LP: \$325,000
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1000 O Lot Sz: 9148/0.2100 OLP: \$379,000
 Stories: Multi Level YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 071-194-008 HOA/\$: No




OMD: 06/26/15 PD: 08/20/15 COE: SP: TIC: No 2nd Unit: Yes

Charming Russian River Home will make a wonderful home for a nature-loving and creative homeowner, who is looking for a peaceful yet convenient location to enjoy the beauty of Sonoma County. Detached loft on a adjacent parcel that being sold together as one. Outside the flood zone, above the river with windows galore looking out on peaceful forest greenery in a private and secluded setting. Comfortable Home or family vacation Hideaway place!!!

DIR: Hwy 116 down to Neeley Road, after 3 way split the address is 16625 UBL: Subd: TBM: , 21515688

14190 Lovers Ln XSt: Hwy 116 Guerneville / B0700 P Single Family DOM/CDOM: 20/20 LP: \$319,000
 BD: 2 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 896 R Lot Sz: 5249/0.1205 OLP: \$319,000
 Stories: 1 Story YB: 1941 #Gar Sp: 1 #CP Sp: 0 APN: 072-140-018 HOA/\$: No




OMD: 07/30/15 PD: 08/19/15 COE: SP: TIC: No 2nd Unit: No

Walk to town, the Beach and Restaurants. Loaded with charm this creekside cutie has open beam living room, two bedrooms, two baths. Murphy bed in 2nd bedroom is included,if desired. Washer & dryer included. Master bedroom has en suite bathroom and large walk in closet. The deck is your yard.

DIR: Hwy 116 to Lovers Lane-third house on the right. UBL: Subd: TBM: , 21518603

14415 camino del arroyo XSt: old cazadero rd Guerneville / B0700 P Single Family DOM/CDOM: 35/35 LP: \$259,851
 BD: 2 BA: 1 RMS: 4 FP: No Pool: No SqFt: 750 N Lot Sz: 7500/0.1722 OLP: \$259,851
 Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 072-330-007 HOA/\$: No




OMD: 07/15/15 PD: 08/19/15 COE: SP: TIC: No 2nd Unit: No

Enjoy creekside quiet at this Midcentury cabin, a sophisticated hideaway tucked into a redwood clearing. Sit on the spacious porch or enjoy the magical setting from behind a wall of glass. Fully updated: roof (w/ skylights),new septic, bathroom, deck, electrical, plumbing, all new and permitted, plus inside laundry/storage and off-street parking. The perfect place for a relaxing weekend away or maybe you're lucky enough to live here all year!

DIR: hwy 116 to old cazadero rd, rt on Camino del arroyo, rt at directional arrow. UBL: Subd: TBM: , 21517230

5845 Austin Creek Rd XSt: Kramer rd Cazadero / B0700 P Single Family DOM/CDOM: 189/195 LP: \$196,100
 BD: 2 BA: 1 RMS: 4 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: 09/02/15 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

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

17325 Park Ave



XSt: Summit Ave **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 4/11 **LP:** \$191,400
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1537 A **Lot Sz:** 13199/0.3030 **OLP:** \$191,400
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-150-010 **HOA/\$:** No

OMD: 08/07/15 **PD:** 08/11/15 **COE:** **SP:** **TIC:** No **2nd Unit:** No

This is an auction. This Single Family Residence Is A Nicely Sized Home That Sits On A Over 0.30 Acre Sized 13200 Sq Ft lot. This Property Situated At 17325 Park Ave Is Located In The City Of Guerneville. According To Tax Records This Property Was Built In 1935, Offering 3 Bed, 2 Bath, With 1537 Square Feet And Detached Carport. This Is A Bank Owned Property To Be Sold As Is. Buyer And Agent To Verify All.

DIR: east on Summit Ave towards McLane Ave. Turn left onto Park Ave, Destination will be on the right **UBL:** **Subd:** **TBM:** , 21519465

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

16854 Center Way



XSt: Guernewood **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 72/72 **LP:** \$650,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1226 N **Lot Sz:** 23993/0.5508 **OLP:** \$650,000
Stories: 2 Story **YB:** 1996 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 071-200-058 **HOA/\$:** No

OMD: 06/25/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Stunning Riverfront Oasis. Captivating Contemporary 3BD,2BA Home with inspiring light filled spaces & set along a quiet stretch of the Russian River. Lush Landscaped grounds among the Redwoods meeting the river is RX for a soothing experience! Polished, Handsome & Serene open living with volume vaulted ceilings and wood burning fireplace. Great Vacation Rental Opportunity. EZ way to Wineries,Dining fit for foodies, hiking and kayaking!

DIR: Hwy 116 to Neeley to Guernewood to Center Way **UBL:** **Subd:** **TBM:** , 21513528

17523 Summit Ave



XSt: Park **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$450,000
BD: 6 **BA:** 5 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 3000 O **Lot Sz:** 6534/0.1500 **OLP:** \$450,000
Stories: Tri Level **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-172-008 **HOA/\$:** No

OMD: 08/03/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Tri-level, 6 bedroom, 5 bath house, with additional 1br, 1b unit. Approximately 3,000 sq.ft. total. Nestled in the Redwoods with multiple decks for entertaining or just relaxing and taking in the sun.

DIR: Hwy 116 to Old Monte Rio to Park to Summit Ave. **UBL:** **Subd:** **TBM:** , 21519049

17395 Park Ave



XSt: Old Monte Rio Rd **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$249,000
BD: 1 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 542 R **Lot Sz:** 3498/0.0803 **OLP:** \$249,000
Stories: 1 Story **YB:** 2012 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-160-013 **HOA/\$:** No

OMD: 08/17/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful Remodel. 1 Bedroom, 1 Bath. New electrical, plumbing, appliances, heater, cabinets. Fresh paint inside and out. Gutter guards, Wood blinds, New propane tank, Inline water filter and water softener, Takagi tankless hot water heater, recessed lighting, dog kennel area in basement. Dual pane windows. New deck. Granite counters. Tax record GLA does not include the 200+sf of finished basement that can be workshop, storage or ????.

DIR: River Road to Old Monte Rio to Park Ave. **UBL:** **Subd:** **TBM:** , 21520151

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

17331 Park Ave XSt: Old Monte Rio Rd Guerneville / B0700 CN Single Family DOM/CDOM: 180/180 LP: \$249,000
 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
 Reduced! Classic River home 2 BR 2 Baths plus den/office or 3rd bedroom and a bonus 6250 SF lot for possible future development. Original wood floors, fireplace, enclosed front patio. 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

17343 Park Ave XSt: Old Monte Rio Guerneville / B0700 CN Single Family DOM/CDOM: 75/75 LP: \$224,900
 BD: 2 BA: 1 RMS: 7 FP: Yes Pool: No SqFt: 1088 R Lot Sz: 6251/0.1435 OLP: \$249,900
 Stories: 2 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 072-150-007 HOA/\$: No
 OMD: 06/22/15 PD: COE: SP: TIC: No 2nd Unit: No
 Contractors special! Bring you tools and bring this river cabin back to life. Main floor is open and has a bedroom and bathroom. Down the spiral staircase you will find an updated kitchen and living area open to the woods below. Off street parking for at least 3 cars.




DIR: Hwy 116 to Old Monte Rio Road ~ bear right after Cherry UBL: Subd: TBM: , 21515560

14719 Eagles Nest Rd XSt: Highway 116 Guerneville / B0700 CN Single Family DOM/CDOM: 8/8 LP: \$150,000
 BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 921 R Lot Sz: 5301/0.1217 OLP: \$150,000
 Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 1 APN: 070-294-002 HOA/\$: No
 OMD: 08/28/15 PD: COE: SP: TIC: No 2nd Unit: No
 Classic river cottage with great potential. Double end lot on peaceful street tucked away above the charming hamlet of Rio Nido. Long time family home. Contractors dream and a great opportunity. Old time covered porch. On sewer, parking, blocks to river, and public transportation.




DIR: Take Highway 116 to Eagles Nest Road (just West of Rio Nido sign) UBL: Subd: TBM: , 21521229

5850 Anderson Rd XSt: Covey Forestville / B0700 CC Farms/Ranches DOM/CDOM: 156/156 LP: \$3,150,000
 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

15234 Drake Rd XSt: Glandy Glen Guerneville / B0700 CC Single Family DOM/CDOM: 26/26 LP: \$629,000
 BD: 2 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 1078 N Lot Sz: 14053/0.3226 OLP: \$629,000
 Stories: 1 Story YB: 1985 #Gar Sp: 0 #CP Sp: 0 APN: 071-080-072 HOA/\$: No
 OMD: 08/10/15 PD: COE: SP: TIC: No 2nd Unit: No
 RELAX & ENJOY THE RIVER! Spectacular River views from deck and private dock. QUALITY upgrades throughout - granite, cork flooring, UV water filtration, ultra modern fireplace, fabulous outdoor space and views that won't stop. The PERFECT RIVERFRONT PROPERTY to get away from it all!



DIR: Hwy 116 to Drake Rd. Just a bit past Glandy Glen on the River side. UBL: Subd: TBM: , 21519450

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

11987 Ridge Dr



XSt: Highway 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 50/50 **LP:** \$624,900
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1752 R **Lot Sz:** 26572/0.6100 **OLP:** \$624,900
Stories: 2 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-125-016 **HOA/\$:** No
OMD: 07/17/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Tucked atop a level, sunny knoll is a tastefully remodeled 2 bd/2 ba home situated on a 1/2 acre lot. Contemporary meets comfortably stylish in almost 1800 sqft of living space. One full bd/ba on main level with a private full bd/ba suite downstairs. Light filled kitchen boasts stnls stl appliances with a charming farmhouse sink. Dine in the spectacular solarium surrounded by majestic redwoods. Outside a gardeners paradise with hot tub, fire pit.

DIR: River Rd to Hwy 116. Last road (left) before dump. Road has a canyon sign, follow up, home on right **UBL:** **Subd:** **TBM:** , 21516344

21612 Moscow Rd



XSt: Main St **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$597,000
BD: 3 **BA:** 3/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1773 R **Lot Sz:** 5454/0.1252 **OLP:** \$597,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-091-014 **HOA/\$:** No
OMD: 08/20/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

River front views! Remodeled home w granny below. Main house 2/2. Open floor main room w bamboo cabinets & floors, granite & stainless in the kitchen. Fireplace to cozy up to as you watch the river float by. Granny 1 bdrm, 1-1/2 baths, a perfect plus space for entertaining, renting, home office, or extended family. Decks galore! How luxurious. Spacious lawn w half moon deck overlooks the river. Get away from it all. Have fun! Your house matters.

DIR: Main Street to Moscow Road **UBL:** **Subd:** **TBM:** , 21520184

16361 Wright Dr



XSt: Glenda **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 22/22 **LP:** \$475,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1104 R **Lot Sz:** 6935/0.1592 **OLP:** \$475,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-120-038 **HOA/\$:** No
OMD: 08/14/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Well above the hustle and bustle of every day life yet close enough to downtown for easy access, is this peaceful home. Quiet and privacy abound. 2 bedroom and 2 bath plus large bonus room with additional bath. Terracing provides several outdoor entertainment areas to include your family and friends. Vista views from the private upper deck will refresh your spirit. Your little bit of country living awaits.

DIR: Hwy 116 to Drake Rd. Approximately 1500 feet turn right onto Wright Dr.(Next right after Birkhofer) **UBL:** **Subd:** **TBM:** , 21519900

14990 Cherry St



XSt: River Road **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 133/133 **LP:** \$475,000
BD: 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 5998/0.1377 **OLP:** \$499,900
Stories: 2 Story **YB:** Against Co. Policy **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-040-046 **HOA/\$:** No
OMD: 04/25/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Stunning custom home in a quiet neighborhood. Recently remodeled/rebuilt from the bottom to the top with Custom Oak Cabinetry throughout, great entertainment room large enough for a pool table, wet bar, wine cellar, laundry room and 1/2 bath. This home features include tiled floors in all bathrooms, wood in kitchen and dining room, ceiling fans, french doors, hot tub off master and two car garage. This beautiful home is move in ready, a must see!

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

9085 Middle Ter



XSt: Monte Vista Ter. **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 124/124 **LP:** \$439,000
BD: 3 **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, Owner-built and maintained in redwood and cedar. Cathedral-like expansive living area with oak-cabinet kitchen, bedroom, and full mosaic bathroom on main level. Extra large loft area with bedroom, half bath, study, and balcony. Spiral staircase leads to lower-level bonus room, basement, and laundry. Forced-air heating. Large corner lot in park-like setting with many terraced and patio areas, sunken hot tub, bridge over seasonal creek.

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

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

14214 Mill St **XSt:** 5th Street **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$369,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 6029/0.1384 **OLP:** \$369,000
Stories: 1 Story, Oth **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-020-051 **HOA/\$:** No

OMD: 07/31/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

A warm contemporary design in a great downtown location w/ verdant views of redwoods and ridges. Peaked ceilings w/ soaring windows, patio & sliding doors & engineered wood flooring in a bright open floorplan highlight. Enjoy the views and soak in the tub from large decks both front and rear. The sun splashed lot extends from street to creek. Wonderfully situated for short walks to Russian river beaches, restaurants, wine tasting & nightlife

DIR: Main St/Hwy 116 to Mill Street downtown. **UBL:** **Subd:** **TBM:** , 21518637

26690 116 Hwy **XSt:** Moscow Rd. **Duncans Mills / B0700** **CC** **Single Family** **DOM/CDOM:** 64/64 **LP:** \$350,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 26136/0.6000 **OLP:** \$535,000
Stories: 2 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-090-031 **HOA/\$:** No

OMD: 07/03/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Riverfront dream home on a .6 sunny acre. Good bones but needs TLC and repairs but has great upside potential. 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. Owner rebuilt and expanded an existing home in the 1990's. Sale will require a cash buyer only.

DIR: 1.1 mile west of Moscow Rd. on south side of Hwy 116. **UBL:** **Subd:** **TBM:** 380, C4 21515653

14523 Old Cazadero Rd **XSt:** HWY 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$341,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 989 R **Lot Sz:** 4792/0.1100 **OLP:** \$341,000
Stories: 1 Story **YB:** 1934 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-080-009 **HOA/\$:** No

OMD: 08/13/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Exceptionally Stylish Russian River Cottage. Beautiful lines, open floor plan, nestled bedrooms & glorious tiered decks all come together in a fantastic neighborhood that's close to Town! A rare opportunity to finally own a versatile and happy home that's perfect for entertaining. On municipal sewer & water + elevated above flood - across from Hulberts creek. Easy access to Wine Tasting, Fine Dining, Recreation & the Coast. A GREAT Vacation Home!

DIR: HWY 116 thru town - RIGHT on Old Cazadero Rd. House on the RIGHT **UBL:** **Subd:** **TBM:** , 21519675

18127 Old Monte Rio Rd **XSt:** Cnopius **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$339,500
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 924 R **Lot Sz:** 14845/0.3408 **OLP:** \$339,500
Stories: 2 Story **YB:** 1936 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-240-028 **HOA/\$:** No

OMD: 08/21/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Step down the staircase and enjoy country/river living at its finest. Privacy galore! Huge deck for entertaining and sun worshipping. Lovely private hot tub area outside master bedroom for year round enjoyment. Hardwood floors in living room, kitchen and master bedroom. Tiled floors in both bathrooms. 1/3 acre of pure privacy. Recently updated - ready for move in

DIR: Hwy 116 West to Cnopius Road. Cnopius to Old Monte Rio Road - turn right. Address is on shed. **UBL:** **Subd:** **TBM:** , 21520689

9355 Rio Vista Rd **XSt:** Orchard **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$329,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 856 R **Lot Sz:** 4138/0.0950 **OLP:** \$329,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-123-048 **HOA/\$:** No

OMD: 08/10/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Hilltop spendor in Forestville. Beautifully updated home boasts 2 bedrooms and 2 baths. Sunny yard is fully fenced for privacy, with huge decks and room to garden. Extra storage space. Walk to Steelhead Beach.

DIR: River Road to Rio Vista Road - around the circle to the RIGHT .5 miles - house is on the LEFT. **UBL:** **Subd:** **TBM:** , 21519693

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Client 5-Up Residential

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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 (8/1/2015 to 8/31/2015)

2220 Cazadero Hwy



XSt: Highway 116 **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$289,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 960 R **Lot Sz:** 8276/0.1900 **OLP:** \$298,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-301-012 **HOA/\$:** No
OMD: 07/27/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Creek front charmer. As you approach this adorable little cabin on Austin Creek you can see the magic that surrounds . Deer come and nibble at the shrubs and if you listen you can hear the creek as the water trips over the rocks. This creek front home itself has two floors with a spiral staircase connecting them. Each floor has a bedroom and a bathroom, and the upstairs has a deck.

DIR: Take Highway 116 West to Cazadero Highway then turn right. **UBL:** **Subd:** **TBM:** , 21517595

15030 Sequoia Rd



XSt: Canyon 7 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$289,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 877 R **Lot Sz:** 5001/0.1148 **OLP:** \$299,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-043 **HOA/\$:** No
OMD: 07/27/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Knotty pine Russian River getaway. Located just a block from the dog park on a quiet street in Rio Nido. New carpets, new floor in bathroom. Loads of parking and a large veranda deck. Concrete patio in the rear. Basement area for your projects. A great starter home, vacation getaway or investment opportunity.New kitchen range/oven. Concrete foundation.

DIR: Canyon 7 to Sequoia Rd. On your left. **UBL:** **Subd:** **TBM:** , 21518343

17349 Park Ave



XSt: Summitt **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$285,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 800 N **Lot Sz:** 6251/0.1435 **OLP:** \$275,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-150-006 **HOA/\$:** No
OMD: 07/26/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Behind the red door awaits the perfect weekend retreat! 2 bedrooms, 1.5 baths with wonderful sense of privacy and beautiful woodland views. living room has real wood floors, skylights and a deck attached. Sparkling kitchen, Good parking, city sewer and water. no flood. Large backyard just waiting for your imagination!

DIR: Hwy 116 to Old Monte Rio Rd to Park Ave **UBL:** **Subd:** **TBM:** , 21518335

15980 East Austin Creek Rd



XSt: Austin Ck Rd **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 30/30 **LP:** \$280,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 672 R **Lot Sz:** 26598/0.6106 **OLP:** \$280,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-220-011 **HOA/\$:** No
OMD: 08/06/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Perched on a sunny knoll near the beautiful East Austin Creek is this quaint Cazadero cottage. The 2 bedroom 1 bath home sits on over half an acre and has been a cherished family getaway for more than 40 years. Bring your own vision with a little TLC and breathe new life into this charming country home! Enjoy peace and quiet and the natural beauty of the towering redwoods and the pristine creek. Great opportunity to own a piece of Paradise!

DIR: Cazadero Hwy 3 miles rt on Austin Creek Rd over bridge immediate lt on E Austin Ck Rd approx 1 mile **UBL:** **Subd:** **TBM:** , 21518254

20285 Railroad Ave



XSt: Bohemian Ave **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 37/239 **LP:** \$279,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 470 N **Lot Sz:** 14810/0.3400 **OLP:** \$279,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-225-026 **HOA/\$:** No
OMD: 07/30/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Small is in! Adorable, custom studio to call home. Stainless appliances, open beam ceiling, updated cabinets & wood stove. Ample bath. Grill on your oversized deck. Garden to your heart's content. Views of trees from all windows. Off the beaten path abutting the Bohemian Grove. Close to river access. Extend your space w permitted plans for a detached room. Engineered septic. Privacy. Great getaway!Join the small house movement.Your House Matters.

DIR: Bohemian Highway to Bohemian Ave. Left onto Railroad Ave. House on the Right. Address on house 20121 **UBL:** **Subd:** **TBM:** , 21517830

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358
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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

16342 5th St



XSt: Church **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$269,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 868 R **Lot Sz:** 2252/0.0517 **OLP:** \$285,000
Stories: 1 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-020-028 **HOA/\$:** No
OMD: 07/13/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Centrally located and well appointed this charming 2 bedroom/1 bath home is close to everything. Walk to the beach, walk to dinner, walk to shopping - just 2 blocks from downtown - this location is hard to beat. Remodeled and raised, no flood worries here! Over-sized tandem 2-car garage with endless possibilities. Home backs to open field with lovely views.

DIR: Main Street to Church Street, cross 5th Street onto shared drive, home is on the right hand side **UBL:** **Subd:** **TBM:** 361, B3 21517192

9645 Rio Vista Rd



XSt: Park **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 150/150 **LP:** \$239,900
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

20480 Chapel Dr



XSt: Foothill **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$210,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 512 R **Lot Sz:** 4299/0.0987 **OLP:** \$210,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-122-015 **HOA/\$:** No
OMD: 07/22/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

DIR: Church to dead end turn left. Stay right to Chapel Dr. Cottage is on right. **UBL:** **Subd:** **TBM:** , 21517986

6986 Mirabel Rd



XSt: Hwy 116 **Forestville / B0700** **CR** **Single Family** **DOM/CDOM:** 170/170 **LP:** \$500,000
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

31090 Sea View Rd



XSt: Timber Cove Rd. **Cazadero / B0700** **A** **Farms/Ranches** **DOM/CDOM:** 122/122 **LP:** \$1,300,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1400 R **Lot Sz:** 3049200/70.0000 **OLP:** \$1,300,000
Stories: 2 Story **YB:** 1973 **#Gar Sp:** 2 **#CP Sp:** 1 **APN:** 109-210-058 **HOA/\$:** No
OMD: 05/06/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

+/-70 acres of sunny coastal ridge top property less than ten minutes from ocean. Main residence (currently rented) with view of Pacific. Two other rental houses (legal non-conforming) provide cash flow. Approx. 12 acres plantable to high end grapes. Great possibilities for a family retreat/vineyard estate. All offers must be submitted on CAR forms.

DIR: Hwy 1 north to Timber Cove Rd. Right to Sea View Rd, Left on Sea View Rd. **UBL:** **Subd:** **TBM:** , 21510758

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

2650 Pool Ridge Rd



XSt: Gabes Rock & Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 67/67 **LP:** \$933,500
BD: 2 **BA:** 2/1 **RMS:** 7 **FP:** No **Pool:** No **SqFt:** 1500 N **Lot Sz:** 1742400/40.0000 **OLP:** \$933,500
Stories: 2 Story **YB:** 2003 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-160-009 **HOA/\$:** No

OMD: 06/30/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Private Spectacular Views w/ lovely light & bright Chalet style log & conventional built home on 40 acres. Cooks kitchen with Jenn Air gas appliances & granite slab counters. Beautiful Australian Cypress HW floors & floor to ceiling views from the Great Room. Several Decks & garden areas offer outdoor entertaining options. Beauty, peace & tranquilly all around. Off grid electricity supplied by New solar array with battery & generator back up.

DIR: 116 to Gabes Rock to Pool Ridge to Property. 3+/- mi fr 116 & DT Guerneville 2 mi from Locked Gate. **UBL:** **Subd:** **TBM:** , 21515309

14270 Highland Ave



XSt: Sunset Avenue **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 50/50 **LP:** \$929,000
BD: 4 **BA:** 3 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 2624 R **Lot Sz:** 18295/0.4200 **OLP:** \$965,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-080-029 **HOA/\$:** No

OMD: 07/17/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Elegant Tudor-style home w/permitted cottage offers 4 beds, 3 baths & 575 sq. ft. bonus/game room. Features include hardwood floors, wood burning fireplace & lovely grounds located on 1/2 acre. Gourmet kitchen has gas stove, double ovens & adjoins to dining room w/French doors leading outside. Deck bathed in sunshine w/pool & hot tub perfect for gathering w/friends & family. Top of the hill Cul-de-sac location with Mature Redwoods. A must see!

DIR: Main St. to Armstrong Woods Rd. to Palo Alto Dr. to Morningside Dr. to Sunset Ave. to Highland Ave. **UBL:** **Subd:** **TBM:** , 21517459

17475 Riverside Dr



XSt: HWY 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$725,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1030 R **Lot Sz:** 6752/0.1550 **OLP:** \$718,000
Stories: 2 Story **YB:** 1987 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-200-072 **HOA/\$:** No

OMD: 08/19/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Striking RIVERFRONT w/ Private Boat Dock & Views. Dramatically set along a spectacular stretch of Russian River this expertly updated 2BR+2BA Vacation Rental has permit to Sleep 6. Laze along the River on multiple tiered decks, cast off in the water from your dock or intimately entertain w/ friends. Superior off-road location provides relaxation + easy access to Guerneville bars, restaurants, recreation & world class wineries. No Flood-ELEVATED

DIR: HWY 116 - toward coast & just past town - LEFT on Riverside **UBL:** **Subd:** **TBM:** , 21520554

19444 Redwood Dr



XSt: River RD **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 85/85 **LP:** \$699,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2900 O **Lot Sz:** 12197/0.2800 **OLP:** \$699,000
Stories: 3 Story **YB:** 1978 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 094-190-049 **HOA/\$:** Yes/\$150.00/Se

OMD: 06/12/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Located on the gorgeous Northward Golf course, this all wood custom home is nestled among the Redwoods. Walk through the hand carved door, and be transported to a little bit of Heaven. This is a spacious three story home, with award winning design by Architect Robert G. Zinkha jr & Gary A. Tobey. So bring your golf clubs, and get ready to enjoy the peace and beauty of this property, and prepare to have the second fairway as your backyard.

DIR: Easy to get to. River rd Turn on to Redwood Dr, on the right side . **UBL:** **Subd:** **TBM:** , 21514430

19543 Redwood Dr



XSt: Hwy 116 **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 72/72 **LP:** \$689,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1408 R **Lot Sz:** 8398/0.1928 **OLP:** \$725,000
Stories: 2 Story **YB:** 1972 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 094-260-040 **HOA/\$:** Yes/\$150.00/Ye

OMD: 06/25/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Stunning River AND Expansive Golf Course Views in beautiful Northwood! This 2 bedroom, 2 bath + sunroom lovingly remodeled home has a large deck overlooking the river, two balconies looking onto the 8th hole, views from every room, open concept custom Kitchen/FR w/stainless appliances and wine fridge, beautiful fireplace, solid oak floors throughout. Wineries and the beautiful pacific ocean nearby, this has it all...including the golf cart

DIR: Hwy 116 to Redwood Dr. **UBL:** **Subd:** Northwood **TBM:** , 21515568

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Client 5-Up Residential


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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 (8/1/2015 to 8/31/2015)

12866 River Rd  **XSt:** Oddfellows **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$675,000
BD: 3 **BA:** 3 **RMS:** 7 **FP:** Yes **Pool:** Yes **SqFt:** 1461 R **Lot Sz:** 39400/0.9045 **OLP:** \$675,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-370-002 **HOA/\$:** No
OMD: 07/15/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Located in the HEART OF WINE COUNTRY! Spacious 3 bdrm, 3 bath home on close to an acre. Too many upgrades too mention. Entertain guests with a pool party OR an evening sitting in front of the outdoor fireplace. Outside: Pool, hot tub, sauna, patios, deck. Inside: Remodeled kitchen and baths, sunroom, fireplaces, two master suites. Close to Russian River and wineries. The GOOD LIFE!
DIR: River Rd, just east of Oddfellows. Turn in at Sonoma Orchard Inn. Property is on your immediate left **UBL:** **Subd:** **TBM:** , 21517492

5701 Austin Creek Rd  **XSt:** Kramer **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$635,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1636 R **Lot Sz:** 16283/0.3738 **OLP:** \$635,000
Stories: 3 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-020-006 **HOA/\$:** No
OMD: 08/20/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 Fern Falls. An extraordinary compound. Natural waterfalls cascade down St. Elmo's Creek. A place for world travelers, nature lovers, romantics, family, & friends. Enjoy discreet outdoor spaces & unique decks. Explore carved rocks & pools in a stunning creek side setting. The house: eclectic remodeled delight of whimsy & fine finishes. Up a winding path is an artist studio. 2 parcels w/stream, waterfall,bank. One of a kind. Unbelievable. Yours.
DIR: Hwy 116, Cazadero Hwy, Left Kramer to Austin Creek. **UBL:** **Subd:** **TBM:** , 21517303

22830 Sylvan Way  **XSt:** Laurel Dell Ave **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 114/114 **LP:** \$599,999
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2386 A **Lot Sz:** 23000/0.5280 **OLP:** \$674,000
Stories: 2 Story **YB:** 1985 **#Gar Sp:** 3 **#CP Sp:** 2 **APN:** 096-212-033 **HOA/\$:** No
OMD: 05/14/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Price reduction!Russian River Meadows home in the Austin Creek area of Monte Rio. Soak in the beautiful views of the mountains sitting across the street from the river. This home is located on two lots and has a warm and open floor plan. Expansive decking to enjoy the outdoors and you can relax in the Jacuzzi room off the master! Finished ground floor of just under 3000 sf under the elevated home for workshop or ? 2 attached garages,covered RV pk
DIR: Hwy 116 to Laurel Dell Ave turn right on Sylvan Way at end of court. **UBL:** **Subd:** **TBM:** , 21511515

17426 Orchard Ave  **XSt:** River Lane **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$599,000
BD: 2 **BA:** 2 **RMS:** 6 **FP:** No **Pool:** No **SqFt:** 1420 N **Lot Sz:** 16117/0.3700 **OLP:** \$599,000
Stories: 2 Story **YB:** 1942 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-220-011 **HOA/\$:** No
OMD: 08/17/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Amazingly beautiful Riverfront- Gentle rolling lawn to the Russian River. Located behind the summer dam. First time ever on the open market. This home has been in the same family since 1942. Comfortable expansive cottage with fir floors in living room & upstairs bedroom, super front patio, off street parking, Full of sun and light. A Riverfront joy.
DIR: Neeley Road bridge being repaired- Access via summerbridge off Hwy 116. **UBL:** **Subd:** **TBM:** , 21520204

14715 Eagles Nest Rd  **XSt:** River Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 24/24 **LP:**  \$599,000
BD: 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1580 O **Lot Sz:** 11317/0.2598 **OLP:** \$635,000
Stories: 1 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-294-023 **HOA/\$:** No
OMD: 08/12/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Beautiful vacation/year round home at the Russian River! It's a turn key home with the new addition and private patios to enjoy your barbeque or hot tub! Formal dining, laundry room and a large walk in closet in the master bedroom. Two full baths and a large front deck for you to enjoy! The house is in the Wine Country just minutes away from the great restaurants, bars and shopping.Must see!
DIR: Take a right turn from the River Road to the Eagles Nest Rd. The property will be on your left. **UBL:** 186 **Subd:** **TBM:** 10, A1 21519801

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

24200 Rocky Rd



XSt: Mitoma **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 141/141 **LP:** \$595,000
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

16270 Rio Nido Rd



XSt: Armstrong Woods **Guerneville / B0700** **N** **A** **Single Family** **DOM/CDOM:** 1/1 **LP:** \$579,000
BD: 4 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1677 A **Lot Sz:** 110642/2.5400 **OLP:** \$579,000
Stories: 2 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-007 **HOA/\$:** No

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

Beautiful redwood studded acreage with two homes. Minutes from Armstrong Woods State Park and wonderfully eclectic downtown Guerneville. Plenty of space for parking cars, boat and RV. Seller states the one of a kind farmhouse style main house was handcrafted in the 40's with lumber milled from the property. Additional bonus of a detached one bedroom one bath unit makes this a perfect income or family compound property.

DIR: River Road to Armstrong Woods Road to Rio Nido Road

UBL: **Subd:** **TBM:** , 21521482

14560 Old Cazadero Rd



XSt: Laurel **Guerneville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 40/40 **LP:** ↓ \$545,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2126 N **Lot Sz:** 10001/0.2296 **OLP:** \$610,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-052 **HOA/\$:** No

OMD: 07/27/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Waterfalls Lodge. Welcome to your rustic creek side retreat. Two units, a classic 1930's style lodge upstairs, offering 3 bedrooms and 1 bath with large deck. Downstairs is a modern guest unit with 1 bedroom/1 bath, perfect for in-laws or other guests. It has functioned as a caregiver unit in past. Two large storage sheds. Very flat and useable approximately 10,000 square foot lot. Adjacent to Hulbert Creek; home has been elevated.

DIR: Highway 116 west of Guerneville, right on Old Cazadero Road, home on left.

UBL: **Subd:** **TBM:** , 21518306

18015 Bei Rd



XSt: Cazadero Highway **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 22/22 **LP:** \$525,000
BD: 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1664 R **Lot Sz:** 6438/0.1478 **OLP:** \$525,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 106-080-004 **HOA/\$:** No

OMD: 08/14/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This sunny home has three spacious bedrooms including a master suite that has it's own bath. There is another bathroom that is beautifully designed just down the hall. The yard has stunning landscaping and there is space for gardening or just relaxing on sunny afternoons. There is a cozy fireplace perfect for warding off the chill in the winter. Spacious two car garage detached garage with shop space.

DIR: 116 to Cazadero Hwy. Cazadero Hwy to Bei Road

UBL: **Subd:** **TBM:** , 21519862

21861 Russian River Ave



XSt: Moscow Road **Villa Grande / B0700** **A** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$511,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1114 R **Lot Sz:** 7440/0.1708 **OLP:** \$511,000
Stories: 2 Story **YB:** 1906 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-053-002 **HOA/\$:** No

OMD: 08/20/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Extraordinary Villa Grande Garden House lovingly restored in 2006 w/modern comforts. Craftsman features. Large country kitchen w/ new appliances & deck. Parlor & dining room for entertaining. Over-sized bathroom w claw foot tub for delicious quiet moments. Enjoy your flat sunny lots for gardening & lounging. Stroll half a block to the local community beach. Shed w laundry & space for projects. Magical, move-in ready. Live the Villa Grande life!

DIR: Moscow Road to Russian River Ave.

UBL: **Subd:** **TBM:** , 21520094

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 pm

Page: 19

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2015 to 8/31/2015)

8276 Trenton Rd



XSt: Covey **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 46/46 **LP:** \$510,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1580 O **Lot Sz:** 6098/0.1400 **OLP:** \$510,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-039-086 **HOA/\$:** No
OMD: 07/21/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Open floor plan and newer construction home that has all modern conveniences with the benefit of living close the river, coast and easy commute to freeway. A must see, you won't want to miss!

DIR: River or Covey Rd to Trenton **UBL:** **Subd:** **TBM:** , 21517890

11694 Upper Oak Rd



XSt: Madrone Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 124/124 **LP:** \$499,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2458 R **Lot Sz:** 12196/0.2800 **OLP:** \$539,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-033 **HOA/\$:** No
OMD: 05/04/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Experience breathtaking views of the Russian River, forest, scenic hillsides & vineyards from the spectacular entertainment deck & additional wraparound deck of this majestic, comfortable & stylish home. Situated on a double lot (6098 sqft each) Giant Redwoods & Oaks add to the ambiance of this sunny & spaciouly remodeled 2,458 sf (+/-) home. Located in the community of Summer Home Park with private beach, Lodge/Clubhouse/bar & more!

DIR: River Road to Summer Home Park. Left on Madrone, left on Oak. **UBL:** **Subd:** **TBM:** , 21510000

835 Cazadero Hwy



XSt: Hwy 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$479,000
BD: 2 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1545 O **Lot Sz:** 77972/1.7900 **OLP:** \$479,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 097-230-005 **HOA/\$:** Yes/\$150.00/Mo
OMD: 08/19/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Located on Austin Creek in the Sonoma redwoods, this home on 1.79 acres will delight with its cathedral ceilings, custom wine bar, 2 large master bedrooms, skylights, 2 bathrooms, and large deck. Includes full creek access, mere minutes from the ocean, entertainment, and other activities, this home is located in the Russian River Resort Area. This home is also ideal as vacation rental property.

DIR: Take Hwy 116, follow through Monte Rio, continue toward Jenner, turn right down Cazadero Hwy **UBL:** **Subd:** **TBM:** , 21520600

17274 Summit Ave



XSt: Old Monte Rio and Park **Guerneville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 30/30 **LP:** \$469,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1719 A **Lot Sz:** 3485/0.0800 **OLP:** \$469,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-160-028 **HOA/\$:** No
OMD: 08/06/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy privacy and treetop dining on the covered porch in this extensively renovated 4 bedroom, 2 full bath home. Light filled main level living plus indoor laundry downstairs. Off street parking. Walking distance to beach. Permitted upgrades include; dual pane windows, roof, gutters, electrical, plumbing, furnace, hot water heater, stainless appliances, granite in kitchen, fir floors refinished and more. Perfect for year round or 2nd home living.

DIR: River Rd west of Guerneville; right on Old Monte Rio, Right Park, left Summit, 2nd house on left **UBL:** **Subd:** **TBM:** , 21518653

11055 Dell Ave



XSt: Sequoia **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 69/69 **LP:** \$439,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1200 N **Lot Sz:** 16200/0.3719 **OLP:** \$499,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-042-009 **HOA/\$:** Yes/\$150.00/Ye
OMD: 06/28/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

An enchanting property offering a 2bed/1ba cottage, a separate 1bed/1ba cottage, both on separate utility meters and an artist studio on a 1/3 acre. VRBO or full time rental. This irresistible gathering of bungalows can be found only a short distance to your private beach access. This humble estate is sure to charm you year round.

DIR: River Road under bridge at corner of Westside, Sequoia to Dell **UBL:** **Subd:** **TBM:** , 21514328

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

500 Kalinda Rd



XSt: Fort Ross Rd. **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$425,000
BD: 2 **BA:** 1 **RMS:** **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
OMD: 08/13/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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.

DIR: Will need assistance with directions. **UBL:** **Subd:** **TBM:** , 21517772

1793 Old Monte Rio Rd



XSt: Duncan **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$399,500
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1300 O **Lot Sz:** 6098/0.1400 **OLP:** \$399,500
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-080 **HOA/\$:** No
OMD: 08/27/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

A thoughtful renovation of a country cabin. The light filled floor plan w/ multiple picture windows, sliding glass doors, double decks, reappointed kitchen and a master suite that boasts a wet bar, cozy gas fireplace, original touches of redwood & its own entrance. Walls of glass invite the tree studded greenbelt views inside. Walk to the beach and just minutes to resorts, dining, hiking & wine tasting. A great West Sonoma county location!

DIR: Hwy 116 West of downtown to Old Monte Rio Rd. **UBL:** **Subd:** **TBM:** , 21520864

6638 Center St



XSt: 2nd St. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$399,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 741 R **Lot Sz:** 4356/0.1000 **OLP:** \$410,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-090-031 **HOA/\$:** No
OMD: 08/17/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Bright yellow cottage in Downtown Forestville. This location has got it all! Walk to shops, wine tasting, restaurants, pharmacy. Central heat & air conditioning. Flat & level. Stylish Living room, kitchen & 2 BR's in good taste. Updated bath. Landscaped front gardens. Nice one car garage fits everything. Niche veggie garden. Fully fenced backyard with patio BBQ area.

DIR: Hwy 116 to 2nd St. to Center **UBL:** **Subd:** **TBM:** , 21520329

8140 Park Ave



XSt: Mirabel **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 2/2 **LP:** \$385,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 786 R **Lot Sz:** 3912/0.0898 **OLP:** \$385,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-036-006 **HOA/\$:** No
OMD: 09/03/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Forestville, the Good Life! Wonderful single story home, move in ready. Built in 1949 this 2 bedroom, 1 bath was remodeled in 1998 down to the studs. Updated electric, plumbing, heating, windows, etc. Hardwood floors in living room and kitchen, tile floors in bathroom. Driveway replaced in 2013, fencing replaced in 2014, new roof and exterior paint in August 2015. Detached garage, basement and low maintenance yard.

DIR: River Road to Mirabel to Park Avenue **UBL:** **Subd:** **TBM:** , 21521634

15056 Armstrong Woods Rd



XSt: Watson **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 4/4 **LP:** \$379,900
BD: 3 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1464 R **Lot Sz:** 5663/0.1300 **OLP:** \$379,900
Stories: 1 Story **YB:** 1985 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-220-048 **HOA/\$:** No
OMD: 09/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Great location in Armstrong Valley. Stop by and see this 3 bedroom, 2 bath home on a sunny, level lot with a 2 car garage and ample parking. The fruit trees in front give a sense of privacy. Use your imagination and build a little sweat equity too!

DIR: River Road to Armstrong Woods, on the left just past Watson Road. **UBL:** **Subd:** **TBM:** , 21521356

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

5 Tower Rd



XSt: Cazadero Hwy **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 25/25 **LP:** ↓ \$374,500
BD: 2 **BA:** 2 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 767 R **Lot Sz:** 88427/2.0300 **OLP:** \$394,000
Stories: 2 Story **YB:** 2000 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-020-002 **HOA/\$:** No

OMD: 08/11/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This large 2 +/- acre lot affords a serene privacy that is defined by Cazadero with walking paths to wander and ponds to ponder. The 2 bedroom chalet is light and bright with wood floors, high ceilings, light oak cabinets in the kitchen along with a bedroom on the main floor and a light filled loft bedroom above. The property needs some work and buyers should check with the County, but the outcome will be well worth it.

DIR: Hwy 116 to Cazadero Hwy then about 2 miles to Tower Rd **UBL:** **Subd:** **TBM:** , 21520005

15470 Hay Ln



XSt: Bay Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 28/28 **LP:** ↓ \$369,500
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1410 R **Lot Sz:** 6299/0.1446 **OLP:** \$379,500
Stories: 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-009 **HOA/\$:** No

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

RENOVATED 3BR,2BA home in Rio Nido! Charming cul-de-sac home on hill and out of flood zone. Soak up sun on spacious upstairs deck, relax w/coffee on patio off kitchen, enjoy cozy nights in your open family room with wood stove. Only a short stroll down the hill to community swimming pool, Rio Nido's Roadhouse, the Russian River, post office, and even Pee Wee golf.

DIR: River Rd->Canyon Two Rd->Canyon 3 Rd->Willow Rd->Bay Ave->Hay Ln **UBL:** **Subd:** **TBM:** , 21519329

11 Silvia Dr



XSt: Springhill **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 174/174 **LP:** \$358,000
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

14030 Solaridge Rd



XSt: HWY 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 65/65 **LP:** \$349,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 600 R **Lot Sz:** 4966/0.1140 **OLP:** \$349,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-120-040 **HOA/\$:** No

OMD: 07/02/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Vintage Log-style Russian River Cottage in the Woods! Old-time CHARM that's just steps to downtown Guerneville: Shops + Restaurants + Bars + Recreation. Cool breezes, family gatherings, laughter & memories. Huge covered porch for alfresco dining + cozy F/P for romantic evenings. 2 lots totaling .25 acres w/a detached sister-structure that offers 2 bonus sleeping rooms or studio space for creative projects. Municipal Sewer. Solid Opportunity!

DIR: Hwy 116 West, Just past Fern Grove Cottages on Right to Solaridge. Up & around first bend. **UBL:** **Subd:** **TBM:** , 21516082

14007 Solaridge Rd



XSt: Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP:** ↓ \$329,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 4356/0.1000 **OLP:** \$347,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-120-013 **HOA/\$:** No

OMD: 08/19/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

The best of both worlds here, wonderful woodland tree house yet close in location allows you to walk to everything! Town, beach, restaurants. Charming 2 bedroom, 2 bath home with a mid-century feel. Large deck for entertaining, separate hot tub deck for private soaks. All rooms open to the outside. large storage area below. No flood. This will make the perfect vacation retreat.

DIR: Hwy 116 west of Guerneville. Right on Solaridge. House # is 14017. **UBL:** **Subd:** **TBM:** , 21520205

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Client 5-Up Residential

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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 (8/1/2015 to 8/31/2015)

21516 Starrett Hill Dr



XSt: Moscow Rd **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$325,000
BD: 2 **BA:** 1/1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1334 R **Lot Sz:** 2614/0.0600 **OLP:** \$325,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-152-019 **HOA/\$:** No
OMD: 08/27/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Contemporary RIVER VIEW Retreat. Nestled in the Monte Rio hills overlooking the Russian River, this stylish two story home offers designer finishes and updated elements tailored to your comfort & contentment. Brilliant design creates the perfect space for every occasion. Shimmering bamboo floors, custom lighting, granite & stainless kitchen, large covered view deck, lower level bedrooms open to back yard & hot tub. Close to dining & recreation!

DIR: HWY 116 West - Across MR Bridge, RIGHT to Fire Station onto Starrett Hill. Property on RIGHT **UBL:** **Subd:** **TBM:** , 21521136

5147 Ridgley Ct



XSt: Ridgley Ave. **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 379/379 **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, R.Willey, L.Recreation R. Ridgley Ave. Sharp L Ridgley Ct. **UBL:** **Subd:** **TBM:** 361, H3 21419326

10140 Canyon Rd



XSt: Scenic Dr **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 8/8 **LP:** \$319,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 3598/0.0826 **OLP:** \$319,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-202-043 **HOA/\$:** No
OMD: 08/28/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Forestville tree house. Great starter home or weekend getaway. Just a few short minutes to Steelhead beach and the Russian River. Features include: 2 plus bedrooms, 2 full baths, inside laundry closet, vaulted ceilings and skylights to provide loads of natural light. Nicely updated kitchen. Sunny deck attached. Large storage area below. No flood!

DIR: River Rd to Scenic to Canyon Rd **UBL:** **Subd:** **TBM:** , 21520675

19386 Hidden Valley Rd



XSt: Cherry St. **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$319,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 728 R **Lot Sz:** 5001/0.1148 **OLP:** \$319,000
Stories: 1 Story **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-060-023 **HOA/\$:** No
OMD: 07/15/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Remodeled and Ready! This house has been remodeled throughout and is waiting for its new owner move in and enjoy! This is not your usual lipstick flip, as great attention has been paid to every detail. Property has new roof, PEX plumbing, windows, doors, floors, kitchen cabinets, granite countertops, and much more. No septic systems here, house is on public sewer. Clean and comfortable at an affordable price.

DIR: River Rd/116 to Lover's Lane. Right on Cherry. Left on Hidden Valley. **UBL:** **Subd:** **TBM:** , 21517140

16233 3rd St



XSt: Armstrong Woods Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$315,000
BD: 3 **BA:** 1 **RMS:** 6 **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
OMD: 08/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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.

DIR: HWY 116 to Armstrong Woods Rd - RIGHT - 1st LEFT on 3rd - Mid Block on LEFT **UBL:** **Subd:** **TBM:** , 21518752

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

17243 Verba Ln



XSt: Hwy 116 **Guerneville / B0700** **A** **Condo/Coop** **DOM/CDOM:** 5/5 **LP:** \$299,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1196 R **Lot Sz:** 605/0.0139 **OLP:** \$299,000
Stories: 3 Story **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-029 **HOA/\$:** Yes/\$390.00/Mo

OMD: 08/31/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Premium upgrades sparkle in this richly appointed 2 bed/2 bath Dubrava Condo end unit! With high ceilings in the great room, dramatic windows offering views of the surrounding Redwoods, a cozy woodstove, and a deck off the dining and bar area, you will never want to leave! But if you do private beach access with storage for all your river toys, an exercise room, and a clubhouse are all included in the quintessential Dubrava experience!

DIR: Hwy 116 to Dubrava Condominium Complex-once inside gate, veer right. Unit is around corner on left. **UBL:** **Subd:** Dubrava Village **TBM:** , 21521163

14200 N Cherry St



XSt: Old Monte Rio Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 42/42 **LP:** \$299,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1380 R **Lot Sz:** 2749/0.0631 **OLP:** \$299,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-150-022 **HOA/\$:** No

OMD: 07/25/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This is a wonderful property...a must see. This is not in a flood zone. Needs a little TLC but well worth it. Its a 15 minute walk to downtown Guerneville and 5 min walk to the beach!

DIR: From 101 to River Road to HWY 116 to Guerneville Right on Old Monte Rio Road then right on Cherry. **UBL:** **Subd:** **TBM:** , 21518288

20789 Kingston Ave



XSt: River Blvd **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$299,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 972 R **Lot Sz:** 4792/0.1100 **OLP:** \$355,000
Stories: 1 Story **YB:** 1918 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-192-004 **HOA/\$:** No

OMD: 07/20/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Walking distance to the Beach! Adorable home with beautiful deck, fenced in yard, and open floor plan that makes the home feel spacious. Two awesome bedrooms with enough space to share, and a cute little bathroom off of the master bedroom. Beautifully Sunny with covered parking and space to garden. Cozy Wood burning stove to ward off any chill and majestic redwoods to gaze up at. Peaceful and Charming what else could you ask for?

DIR: Hwy 116 to Monte Rio, turn River Blvd and veer right onto Kingston. **UBL:** **Subd:** **TBM:** , 21517339

14934 Canyon 1 Rd



XSt: Canyon 2 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 148/148 **LP:** \$289,000
BD: 3 **BA:** 2 **RMS:** 5 **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

14137 Woodland Dr



XSt: Armstrong Woods **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 18/18 **LP:** \$286,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** Yes **SqFt:** 776 R **Lot Sz:** 4844/0.1112 **OLP:** \$286,000
Stories: Multi Level **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-060-033 **HOA/\$:** No

OMD: 08/18/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Minutes from downtown, this 2 bedroom 2 bath + home has much to offer. Sunny lot with 2 car garage, some updating in the kitchen, beautiful fireplace in the living room, multiple decks and bonus areas providing multiple opportunities to be creative. In-ground cement block pool has not been used in a while but there is a possibility it can be re-newed. Great investment opportunity or year round living. Bring your toolbox and reap the benefits!

DIR: Hwy 116 to Armstrong Woods to Woodland Drive, bear left up the hill. **UBL:** **Subd:** **TBM:** , 21520487

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Client 5-Up Residential

Listings as of: 09/05/2015 2:25 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 (8/1/2015 to 8/31/2015)

15011 Cherry St



XSt: Old Cazadero Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 126/126 **LP:** \$279,500
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

14686 Canyon 2 Rd



XSt: River Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 117/117 **LP:** \$275,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 766 R **Lot Sz:** 4500/0.1033 **OLP:** \$285,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-261-010 **HOA/\$:** No
OMD: 05/11/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Darling 2 bedroom, 1 bath cottage with bonus room and attic in popular Rio Nido. Walking distance to pool, restaurant, dog park, tennis courts, pee wee golf, post office and the river. With a peaceful garden and patio for outdoor dining and possible space for a hot tub would be a great summer home or a comfortable place to reside all year long. There is a work/storage space under the house with electrical.

DIR: River Rd to Canyon 2 Rd. Stay right by Rio Nido Lodge. **UBL:** **Subd:** **TBM:** , 21511272

3585 CAZADERO Hwy



XSt: Highway 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$259,900
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 960 R **Lot Sz:** 10202/0.2342 **OLP:** \$259,900
Stories: 2 Story **YB:** 1972 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-160-022 **HOA/\$:** No
OMD: 08/20/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Nestled in the beautiful Redwoods and gorgeous setting of Cazadero, this 2 BR/2 BTH offers Incredible Potential! Charming Family room with laminate floors and wood stove. Peaceful setting with deck to enjoy the surrounding beauty!

DIR: Hwy 116 proceed to Cazadero Hwy. Property will be on your left. **UBL:** **Subd:** **TBM:** , 21519962

11837 Canyon Dr



XSt: HWY 116 (Pocket Canyon) **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 97/97 **LP:** \$255,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 916 R **Lot Sz:** 7501/0.1722 **OLP:** \$255,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-125-002 **HOA/\$:** No
OMD: 05/31/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Affordable Opportunity. Two bedroom woody retreat that's cute, cool and quirky. Versatile floorpan on two levels with fireplace on upper floor. Big Decks. Close to town, but feels remote. An awesome rental property or great starter home.

DIR: HWY 116 (Pocket Canyon) to Canyon Dr. House on the Right. **UBL:** **Subd:** **TBM:** , 21512902

14646 rio nido Rd



XSt: river rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 114/114 **LP:** \$239,999
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** Yes **SqFt:** A **Lot Sz:** 4792/0.1100 **OLP:** \$259,000
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 070-293-029 **HOA/\$:** No
OMD: 05/14/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

old style charm with lots of off street parking and 1 car garage. kitchen & dining have lots of cabinets, nice wood floors. detached storage shed, private patio, and sunny deck. Walk to river, restaurant, pool and park. There's a lot to do and see.no Flooding, no road noise in side home. you have to see this home it is cheaper than PAYING RENT.

DIR: river rd to rio nido rd first home on left next to 3 garages **UBL:** **Subd:** **TBM:** , 21511621

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358
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Client 5-Up Residential

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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 (8/1/2015 to 8/31/2015)

15190 WILLOW Rd



XSt: CANYON SEVEN Guerneville / B0700 A Single Family DOM/CDOM: 65/65 LP: \$219,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 772 R Lot Sz: 5001/0.1148 OLP: \$235,000
 Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 1 APN: 070-230-037 HOA/\$: No


OMD: 07/02/15 PD: COE: SP: TIC: No 2nd Unit: No

Classic River cottage, yr-round/vacation getaway w/original knotty pine interior.Walk to pool,river,Historic Rio Nido Lodge,short drive to downtown Guerneville.French doors open to 2nd storey large sunny deck.All new kitchen counters,sink,cabinet fronts,carpets upstairs,concrete parking pad.Add stackable washer/dryer,copper plumbing,skylites,lockable storage shed, silicon covered deck,a Honda EX1000 generator, and you're all set for the year.

DIR: RIVER ROAD,RIO NIDO RD,CANYON SEVEN, WILLOW UBL: Subd: TBM: , 21516096

2900 Austin Creek Rd



XSt: HWY 116 Cazadero / B0700  A Single Family DOM/CDOM: 120/120 LP: \$148,000
 BD: 1 BA: 0 RMS: FP: No Pool: No SqFt: 364 R Lot Sz: 19624/0.4505 OLP: \$148,000
 Stories: 1 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 105-090-019 HOA/\$: Yes/\$250.00/Ye

OMD: 05/07/15 PD: COE: SP: TIC: No 2nd Unit: No

Great opportunity to develop this building site with Country recognized 1BR rustic cabin. Super location with Sun & Privacy that's 4/10th's of an acre & partially fenced. Shared engineered driveway to site. 1 BR perc by Frank Dono, water and power at street. Imagine the possibilities!

DIR: Hwy 116 to Austin Creek Rd. 3 miles to property UBL: Subd: TBM: , 21510915

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 U.S. Patent 6,910,045