

Area Market Survey Summary

Listings as of 01/26/19 at 5:41pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

Active

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-------------|----------------|-------------|
| \$120,000 thru \$139,999 | 1 | 108 | Minimum | \$134,900 | Maximum | \$8,995,000 |
| \$180,000 thru \$199,999 | 1 | 132 | Average | \$1,041,301 | Median | \$589,000 |
| \$250,000 thru \$299,999 | 1 | 12 | | | | |
| \$350,000 thru \$399,999 | 4 | 64 | | | | |
| \$400,000 thru \$449,999 | 3 | 158 | | | | |
| \$450,000 thru \$499,999 | 5 | 132 | | | | |
| \$500,000 thru \$549,999 | 1 | 90 | | | | |
| \$550,000 thru \$599,999 | 6 | 108 | | | | |
| \$600,000 thru \$649,999 | 2 | 77 | | | | |
| \$650,000 thru \$699,999 | 2 | 84 | | | | |
| \$800,000 thru \$849,999 | 1 | 245 | | | | |
| \$850,000 thru \$899,999 | 3 | 108 | | | | |
| \$950,000 thru \$999,999 | 3 | 40 | | | | |
| \$2,000,000 thru \$2,249,999 | 1 | 12 | | | | |
| \$3,750,000 thru \$3,999,999 | 1 | 595 | | | | |
| \$4,500,000 thru \$4,749,999 | 1 | 528 | | | | |
| \$8,000,000 thru \$8,999,999 | 1 | 2 | | | | |
| | 37 | 123 | | | | |

Contingent

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$180,000 thru \$199,999 | 1 | 666 | Minimum | \$185,000 | Maximum | \$1,200,000 |
| \$200,000 thru \$249,999 | 3 | 51 | Average | \$468,929 | Median | \$405,000 |
| \$250,000 thru \$299,999 | 1 | 137 | | | | |
| \$300,000 thru \$349,999 | 1 | 28 | | | | |
| \$350,000 thru \$399,999 | 2 | 76 | | | | |
| \$400,000 thru \$449,999 | 2 | 120 | | | | |
| \$450,000 thru \$499,999 | 1 | 15 | | | | |
| \$500,000 thru \$549,999 | 2 | 68 | | | | |
| \$600,000 thru \$649,999 | 2 | 15 | | | | |
| \$850,000 thru \$899,999 | 1 | 298 | | | | |
| \$1,000,000 thru \$1,249,999 | 1 | 23 | | | | |
| | 17 | 110 | | | | |

Pending

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|----------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$450,000 thru \$499,999 | 1 | 84 | Minimum | \$470,000 | Maximum | \$845,000 |
| \$600,000 thru \$649,999 | 1 | 49 | Average | \$643,333 | Median | \$615,000 |
| \$800,000 thru \$849,999 | 1 | 42 | | | | |
| | 3 | 58 | | | | |

Sold

| <u>Selling Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|----------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$160,000 thru \$179,999 | 1 | 49 | Minimum | \$165,000 | Maximum | \$822,000 |
| \$200,000 thru \$249,999 | 1 | 118 | Average | \$482,818 | Median | \$495,000 |
| \$300,000 thru \$349,999 | 2 | 76 | | | | |
| \$450,000 thru \$499,999 | 2 | 66 | | | | |
| \$500,000 thru \$549,999 | 1 | 53 | | | | |
| \$600,000 thru \$649,999 | 2 | 161 | | | | |
| \$650,000 thru \$699,999 | 1 | 32 | | | | |
| \$800,000 thru \$849,999 | 1 | 26 | | | | |
| | 11 | 80 | | | | |

| |
|-----------------------------------|
| <u>LAST MONTH</u> |
| MEDIAN = \$470,000 + 5.32% |
| SOLD = 18 - 38.89% |
| DOM = 56 + 42.86% |

| |
|------------------------------------|
| <u>LAST YEAR</u> |
| MEDIAN = \$425,000 + 16.47% |
| SOLD = 13 - 15.38% |
| DOM = 51 + 56.86% |

Market Statistics Report

Listings as of 01/26/19 at 5:42pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

| Residential | <u>2- Bedrooms</u> | <u>3 Bedrooms</u> | <u>4 Bedrooms</u> | <u>5+ Bedrooms</u> | <u>All Bedrooms</u> |
|----------------------------|---------------------------|--------------------------|--------------------------|---------------------------|----------------------------|
| Active | | | | | |
| #Units | 33 | 19 | 1 | 1 | 54 |
| Average List Price | \$470,448 | \$1,123,955 | \$8,995,000 | \$625,000 | \$861,110 |
| Average Market Time | 107 | 149 | 2 | 55 | 119 |
| Average Square Feet | 976 | 2081 | 20000 | 1974 | 1736 |
| All Off Market | | | | | |
| #Units | 11 | 3 | 0 | 0 | 14 |
| Pending | | | | | |
| #Units | 2 | 1 | 0 | 0 | 3 |
| Average List Price | \$542,500 | \$845,000 | \$0 | \$0 | \$643,333 |
| Average Market Time | 67 | 42 | 0 | 0 | 58 |
| Average Square Feet | 1025 | 2170 | 0 | 0 | 1406 |
| Sold | | | | | |
| #Units | 9 | 2 | 0 | 0 | 11 |
| Dollar Value | \$4,009,000 | \$1,302,000 | \$0 | \$0 | \$5,311,000 |
| Average List Price | \$452,767 | \$659,500 | \$0 | \$0 | \$490,355 |
| Average Sold Price | \$445,444 | \$651,000 | \$0 | \$0 | \$482,818 |
| Average Market Time | 91 | 33 | 0 | 0 | 80 |
| Average Square Feet | 1069 | 1009 | 0 | 0 | 1058 |
| % of List Price | 98.38 | 98.71 | 0.00 | 0.00 | 98.46 |
| Not Pending or Sold | | | | | |
| #Units | 0 | 0 | 0 | 0 | 0 |
| Average List Price | \$0 | \$0 | \$0 | \$0 | \$0 |
| Average Square Feet | 0 | 0 | 0 | 0 | 0 |

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

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21829688 1205 Austin Creek Rd Cazadero, 95421-9747 / B0700 S Single Family DOM/CDOM: 26/26 LP \$820,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: A Lot Sz: 87120/2.0000 OLP: \$820,000
Stories: 1 Story YB: Against #Gar Sp: 0 #CP Sp: 4 APN: 097-060-022 HOA/\$: No
U/B/L:
OMD: 11/21/18 PD: 12/17/18 COE: 12/19/18 SP: \$822,000 TIC: No 2nd Unit: No



Sale Cond: Offer As Is
Breathtaking - One-of-a-Kind - Wine Country Getaway on Austin Creek. Memorable & Stunning with attention to details in every square inch, this special property easily has all that and so much more. Beautiful lighting and fine touches through out with inspiring spaces around every corner. Minutes from the Russian River, Sonoma Coast, and wine country this oasis lets you get away from it all. There's also an art/yoga studio, and workshop. Magical!

Additional Pictures

Dir: Hwy 116 to Austin Creek Road

Subd:

21828017 19504 Sweetwater Springs Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 32/32 LP \$695,000
BD: 2 BA: 2 FP: Yes Pool: Yes SqFt: 1587 R Lot Sz: 3083612/70.7900 OLP: \$695,000
Stories: 2 Story YB: 1989 #Gar Sp: 2 #CP Sp: 0 APN: 069-060-027 HOA/\$: No
U/B/L:
OMD: 10/29/18 PD: 11/30/18 COE: 12/17/18 SP: \$695,000 TIC: No 2nd Unit: Yes



Sale Cond: None
This 70+/- acre hilltop has a main house, pool & remodeled guest house with perfect privacy & a forever views! The main house & pool need revitalizing but have good bones & a world class setting. The property has a private gated entry & road. It offers close proximity to Healdsburg, Guerneville & Sonoma's coast. The zoning is RRD 'Resources & Rural Development' allowing for indoor greenhouses & outdoor crop production, including cannabis.

Additional Pictures

Dir: Westside Road or Armstrong Woods to Sweetwater Springs Road. Look for sign at gate.

Subd:

21808973 30726 King Ridge Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 224/224 LP \$649,000
BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1280 R Lot Sz: 1960200/45.0000 OLP: \$769,000
Stories: 2 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 109-340-033 HOA/\$: No
U/B/L:
OMD: 04/14/18 PD: 11/24/18 COE: 12/17/18 SP: \$640,000 TIC: No 2nd Unit: Yes



Sale Cond: None
Unequivocally Away from it ALL! A beautiful home and private guest cottage Off-the-Grid" Thriving on Solar & Propane. Fresh water from year round creek & sunny gardens for your fresh produce. 45 acres of quiet serene peace. Unplug and go Play. No traffic, or light pollution where the Milkyway is your night light. Pure heaven on earth. Here is your chance to actually live, talk & share in real Life. 30 minute drive past the Cazadero Gen. Store

Additional Pictures

Dir: 30minutes past general store. Special Directions needed. Enter 29726 King Ridge on your GPS

Subd:

21821728 10275 Hwy 116 Hwy Forestville, 95436-9243 / B0700 S Single Family DOM/CDOM: 97/97 LP \$649,000
BD: 2 BA: 2 FP: No Pool: No SqFt: 830 R Lot Sz: 130680/3.0000 OLP: \$649,000
Stories: 1 Story YB: 2006 #Gar Sp: 2 #CP Sp: 0 APN: 085-180-015 HOA/\$: No
U/B/L:
OMD: 08/18/18 PD: 11/23/18 COE: 12/04/18 SP: \$635,000 TIC: No 2nd Unit: No



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

Additional Pictures

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

Subd:

21825333 9585 Rio Vista Rd Forestville, 95436-9506 / B0700 S Single Family DOM/CDOM: 53/53 LP \$509,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 984 R Lot Sz: 8712/0.2000 OLP: \$549,000
Stories: 1 Story YB: 1928 #Gar Sp: 0 #CP Sp: 0 APN: 082-123-019 HOA/\$: No
U/B/L:
OMD: 09/27/18 PD: 11/19/18 COE: 12/05/18 SP: \$515,000 TIC: No 2nd Unit: No



Sale Cond: Offer As Is
This sweet sun-drenched home in Forestville is just waiting for you to make it your own! On just under a quarter acre, this 2BD1BTH cutie has an additional art studio & tons of outdoor space for all of your Russian River toys. Newly updated inside & out, this home flows freely from the kitchen into the living spaces, and out into the big backyard. New kitchen, bath, roof & septic are just some of the highlights. Come check it out!

Additional Pictures

Dir: River Rd. to Rio Vista Rd. R at fork (it's a one-way street)

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21823126 **9098 Argonne Way** **Forestville, 95436-9382 / B0700** **S** **Single Family** **DOM/CDOM:** 92/92 **LP** \$525,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1586 R **Lot Sz:** 31363/0.7200 **OLP:** \$639,000
Stories: 2 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-071-026 **HOA/**\$: No
U/B/L:

OMD: 09/07/18 **PD:** 12/08/18 **COE:** 12/14/18 **SP:** \$495,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

Enjoy sun-soaked decks and garden living/entertaining w/gazebo and hot tub in the privacy and serenity of this well-maintained home on almost 3/4 acre; separate workshop/cottage has possibilities! 2016 septic, newer furnace - and even a Murphy bed for your guests. Community pool membership available!

[Additional Pictures](#)

Dir: From 101, take River Rd 9 mls. Argonne is 1/4 ml past Mirabel/Forestville turnoff on left.

Subd:

21828928 **16700 Highway 116** **Guerneville, 95446-9603 / B0700** **S** **Single Family** **DOM/CDOM:** 40/40 **LP** \$499,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2018 R **Lot Sz:** 11051/0.2537 **OLP:** \$549,000
Stories: 1 Story **YB:** 2005 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-120-045 **HOA/**\$: No
U/B/L:

OMD: 11/08/18 **PD:** 12/18/18 **COE:** 12/19/18 **SP:** \$480,000 **TIC:** No **2nd Unit:** No

Sale Cond: Other

Perfect Vacation Rental or Russian River Retreat! Solid, elevated home located close to all Guerneville has to offer; seconds from bars, restaurants, and river beaches. Home features a huge master suite with sunken tub, private back yard with spa, air conditioning, and separate parking area well off the main road. House is in turn-key condition, with new paint and carpets. been thinking about your own vacation rental...now is the time.

[Additional Pictures](#)

Dir: Highway 116 through downtown Guerneville, property on right, just past Solaridge.

Subd:

21817207 **15319 Willow Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 114/114 **LP** \$348,000



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

OMD: 08/06/18 **PD:** 11/28/18 **COE:** 12/05/18 **SP:** \$325,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21827916 **11851 Redwood Rd** **Forestville, 95436 / B0700** **S** **Single Family** **DOM/CDOM:** 38/38 **LP** \$270,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 444 R **Lot Sz:** 8581/0.1970 **OLP:** \$270,000
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-260-019 **HOA/**\$: No
U/B/L:

OMD: 11/13/18 **PD:** 12/21/18 **COE:** 12/21/18 **SP:** \$305,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

This rustic cabin offers you a cozy weekend getaway or full time living! Located in Summerhome Park & walking distance to river. Large deck & stairwell with built in seating. Remodel in process, just needs your finishing touches! Minutes away from award winning wineries! Property ownership provides membership opportunity to the private neighborhood beach club amenities such access to beach, community events & other activities.

[Additional Pictures](#)

Dir: River Rd, Forest Hills Rd, Right on Summerhome Park, Left on Redwood

Subd:

21821973 **17900 Santa Rosa Ave** **Guerneville, 95446-9071 / B0700** **S** **Single Family** **DOM/CDOM:** 118/118 **LP** \$234,900



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1000 N **Lot Sz:** 10001/0.2296 **OLP:** \$264,500
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-216-002 **HOA/**\$: No
U/B/L:

OMD: 08/21/18 **PD:** 12/19/18 **COE:** 12/19/18 **SP:** \$234,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is, REO

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

[Additional Pictures](#)

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

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21827422 **17424 Guerneville Hwy** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 49/232 **LP** \$195,000

BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1142 R **Lot Sz:** 3598/0.0826 **OLP:** \$195,000
Stories: 1 Story **YB:** 1961 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-190-032 **HOA/**\$: No
U/B/L:

OMD: 10/20/18 **PD:** 12/08/18 **COE:** 12/10/18 **SP:** \$165,000 **TIC:** No **2nd Unit:** No
Sale Cond: None
Opportunity knocks. 2 bedroom home, 1 bath, 1142 with good bones. Must See.



[Additional Pictures](#)

Dir: Exit 101. River Rd. Left onto Guerneville Hwy.

Subd:

21830892 **15190 Armstrong Woods** **Guerneville, 95446 / B0700** **P** **Single Family** **DOM/CDOM:** 42/217 **LP** \$845,000

BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2170 N **Lot Sz:** 31363/0.7200 **OLP:** \$845,000
Stories: 2 Story **YB:** 2018 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-200-062 **HOA/**\$: No
U/B/L:

OMD: 12/15/18 **PD:** 01/26/19 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



[Additional Pictures](#)

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

Subd:

21829996 **15349 Monte Rosa Ave** **Guerneville, 95446 / B0700** **P** **Single Family** **DOM/CDOM:** 49/49 **LP** \$615,000

BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1124 R **Lot Sz:** 18731/0.4300 **OLP:** \$615,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-031-088 **HOA/**\$: No
U/B/L:

OMD: 12/03/18 **PD:** 01/21/19 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



[Additional Pictures](#)

Dir: DO NOT FOLLOW GPS! Hwy 116 to Old Cazadero Road. Watch for red arrow on right 1 1/4mile out.

Subd:

21828427 **11266 Dell Ave** **Forestville, 95436-9492 / B0700** **P** **Single Family** **DOM/CDOM:** 84/84 **LP** \$470,000

BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 925 O **Lot Sz:** 5441/0.1249 **OLP:** \$470,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-025-023 **HOA/**\$: No
U/B/L:

OMD: 11/01/18 **PD:** 01/24/19 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



[Additional Pictures](#)

Dir: Westside Rd to Sequoia Rd to Dell Ave

Subd:

21900316 **16792 Center Way** **Guerneville, 95446 / B0700** **CN** **Single Family** **DOM/CDOM:** 20/111 **LP** \$649,000

BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1327 R **Lot Sz:** 7501/0.1722 **OLP:** \$649,000
Stories: 3 Story **YB:** 1935 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-200-008 **HOA/**\$: No
U/B/L:

OMD: 01/06/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Beautiful river front cabin elevated and updated. Popular vacation rental, with nice deck and hot tub.



[Additional Pictures](#)

Dir: Pocket Canyon to Neeley to Guerneville rd right to Center Way

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21822811 9437 Fairwood Rd Forestville, 95436-9503 / B0700 CN Single Family DOM/CDOM: 127/127 LP \$405,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 900 R Lot Sz: 4792/0.1100 OLP: \$425,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 2 APN: 082-115-024 HOA/\$: No
U/B/L:
OMD: 09/21/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Quiet location & lux layout allow for a peaceful & private Forestville sanctuary anyone would enjoy. This rejuvenated 2BD single-story home has tons of upgrades & boasts some surprising spaces. Fresh kitchen & bath, new roof & septic system make this a turn-key home for anyone. 5 minute walk to river, and loads of parking! Convenient location allows easy access to endless wineries, choice restaurants, the Sonoma Coast, and top-notch amenities.

[Additional Pictures](#)

Dir: River Rd to Martinelli Rd, Immediate L on Old River Rd, R on Westside, R on Dell, R on Fairwood **Subd:**

21831280 21894 Russian River Ave Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 23/23 LP \$1,200,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1057 R Lot Sz: 8599/0.1974 OLP: \$1,200,000
Stories: 1 Story YB: 1933 #Gar Sp: 2 #CP Sp: 0 APN: 095-051-001 HOA/\$: No
U/B/L:
OMD: 01/03/19 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Charming doesn't begin to describe this home. Light and bright with classic finishes and right on the historic Russian River. All the features of a favorite vacation home or forever home. Newly re-finished hardwood floors, brand new tiled bathrooms, new vintage style kitchen appliances. Roomy bedrooms and even a tucked away hall for that overnight guest. Direct access to the Russian River. A once in a lifetime opportunity.

[Additional Pictures](#)

Dir: Moscow Road, to Russian River Avenue **Subd:**

21901086 15530 Monte Rosa Ave Guerneville, 95446-9386 / B0700 CC Single Family DOM/CDOM: 9/9 LP \$640,000



BD: 1 BA: 2/1 FP: Yes Pool: No SqFt: 1686 N Lot Sz: 5227/0.1200 OLP: \$640,000
Stories: 2 Story YB: 2004 #Gar Sp: 2 #CP Sp: 0 APN: 072-031-069 HOA/\$: No
U/B/L:
OMD: 01/17/19 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

LOCATION! LOCATION! Move-in ready retreat to call home! On a desirable level, sun drenched private road. Master suite on the main floor with updated bath- jetted tub, tile shower, double vanity. Open kitchen includes stainless fridge, granite counters. Abundance of natural light through dual pane windows, vaulted ceilings. 2 1/2 baths, 2 bonus rooms, indoor laundry and 2 car garage. Relax with gas fireplace, front porch, hot tub and deck.

[Additional Pictures](#)

Dir: West thru Guerneville on Hwy 116. Turn rt on Old Cazadero Rd, rt on Fern Way and rt on Monte Rosa Ave **Subd:**

21829705 15000 Outlet Dr Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 61/61 LP \$525,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1148 R Lot Sz: 1786/0.0410 OLP: \$525,000
Stories: 2 Story YB: 1926 #Gar Sp: 0 #CP Sp: 0 APN: 070-160-008 HOA/\$: No
U/B/L:
OMD: 11/26/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Light, bright, immaculately-restored quintessential Russian River home on a private drive with artistic and modern aesthetics. Nestled upon a hill with views among the redwoods. No flood ins. required. Moments from town and the relaxing river where privacy abounds. A warm inviting interior with granite counters, subway tile, and custom redwood accents make this a home you will be proud to show off to friends and family. Must see to believe.

[Additional Pictures](#)

Dir: From River Rd turn on Foothill Blvd. Continue forward on Outlet Dr up to the left. **Subd:**

21829138 10462 Scenic Dr Forestville, 95436-9333 / B0700 CC Single Family DOM/CDOM: 74/74 LP \$525,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1500 N Lot Sz: 1243638/28.5500 OLP: \$525,000
Stories: 1 Story YB: 1966 #Gar Sp: 0 #CP Sp: 0 APN: 082-160-013 HOA/\$: No
U/B/L:
OMD: 11/13/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

1400 Scenic Dr. (082-160-004) is also included in the sale. It is .3375 acres. The 28.5 acres is across the street. This is a wooded lot with privacy. The mobile home is in good condition. One may want to build a new home, granny unit and guest house check with the County.

[Additional Pictures](#)

Dir: West on River Rd. left on Old River Rd. right on Canyon up hill left on Scenic property is on the left **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21900618 **10552 Woodside Dr** **Forestville, 95436-9724 / B0700** **CC Single Family** **DOM/CDOM:** 15/15 **LP** \$490,000



BD: 2 **BA:** 1/1 **FP:** No **Pool:** No **SqFt:** 1200 R **Lot Sz:** 3280/0.0753 **OLP:** \$490,000
Stories: 2 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-180-012 **HOA/\$:** No
U/B/L:
OMD: 01/11/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Quintessential Forestville cottage in sunny hilltop location. Complete remodel with many energy efficient upgrades including new insulation & windows throughout along with new plumbing, heating & electrical systems. Boasts stainless steel appliances, granite counters, tile & laminate floors, new roof and updated septic system. Bonus rooms for weekend guests, hobbies or home office. An attractively landscaped sanctuary ready to move-in and enjoy

[Additional Pictures](#)

Dir: W. on River Rd, L. at Scenic, quick right on Old River Rd, L. up Canyon Rd, R at top onto Woodside **Subd:**

21826211 **15051 Old River Rd** **Guerneville, 95446-9541 / B0700** **CC Single Family** **DOM/CDOM:** 113/200 **LP** \$448,900



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1382 O **Lot Sz:** 5001/0.1148 **OLP:** \$469,500
Stories: 2 Story **YB:** 1961 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-150-009 **HOA/\$:** No
U/B/L:
OMD: 10/05/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Other

Directly across the street from the Russian River this home is walking distance to the local pub and shops! The views include the gorgeous mountain side of Sonoma County. The ground level has been converted to extra living space boasting a full bath, bedroom and living room area. With its own separate entrance it could be used for rental income, airbnb, or an in home office! Features large laundry/storage room, redwood siding, orange tree, & well

[Additional Pictures](#)

Dir: Foothill blvd to petrified forest to Old River rd. **Subd:**

21830822 **9585 Argonne Way** **Forestville, 95436-9384 / B0700** **CC Single Family** **DOM/CDOM:** 42/42 **LP** \$379,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 884 R **Lot Sz:** 3698/0.0849 **OLP:** \$379,000
Stories: 2 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-061-040 **HOA/\$:** No
U/B/L:
OMD: 12/15/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Solid river vacation retreat or full time home. Enjoy and overlook a great yard from the full length upper balcony. Open Kitchen is part of spacious upstairs great room with cozy pellet stove and open beam ceiling. New roof, no flood, detached workshop/studio and storage shed. Within close proximity to Steelhead Beach, Market/Deli and Canoe Rentals. Short commute to 101. Just up the way is a private swimming pool with membership option.

[Additional Pictures](#)

Dir: River Rd to Trenton across from Steelhead Beach entrance then left up Argonne Way. 1st home on right **Subd:**

21826287 **14555 Cherry St** **Guerneville, 95446-9617 / B0700** **CC Single Family** **DOM/CDOM:** 110/110 **LP** \$375,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 734 R **Lot Sz:** 1999/0.0459 **OLP:** \$399,000
Stories: 1 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-037 **HOA/\$:** No
U/B/L:
OMD: 10/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Renovated inside & out in 2017, this charming home offers all the comforts of a heartwarming river cottage. Move in ready & boasting granite counter tops, stainless appliances, rich wood paneling. With newer flooring, roof, dual pane windows & paint, this home is surrounded by a wooded setting & plenty of decking set by a seasonal creek. On both sewer & mutual water system. Close to town, beaches, wineries & the Russian River. Live the good life!

[Additional Pictures](#)

Dir: River Rd to Old Monte Rio Rd, bear right to Cherry St. **Subd:**

21831296 **14612 Canyon One Rd** **Guerneville, 95446 / B0700** **CC Single Family** **DOM/CDOM:** 28/28 **LP** \$325,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 835 R **Lot Sz:** 5001/0.1148 **OLP:** \$325,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-280-039 **HOA/\$:** No
U/B/L:
OMD: 12/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Welcome to Irish Mist. charming 2 bedroom, plus bonus room and loft. knotty pine living room with fireplace, propane heater and huge skylight. Cozy eat in kitchen. updated bathroom with stall shower and tub. fenced yard, large storage basement area. City sewer and water, no flood. walk to pool, restaurant, beach and more. Come enjoy what Rio Nido has to offer. Community garden, dog park, playground and public pool. Gorgeous redwoods abound.

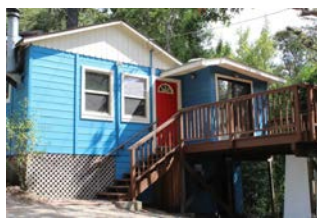
[Additional Pictures](#)

Dir: River Rd, left on Canyon two right on Canyon one. **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21823607 **10801 Rio Vista Rd** **Forestville, 95436-9733 / B0700** **CC Single Family DOM/CDOM: 137/137** **LP** **\$269,900**



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

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

[Additional Pictures](#)

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

Subd:

21830580 **9213 Rio Dell Ct** **Forestville, 95436-9528 / B0700** **CC Single Family DOM/CDOM: 43/43** **LP** **\$230,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 652 R **Lot Sz:** 2100/0.0482 **OLP:** \$230,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-021 **HOA/\$:** No
U/B/L:
OMD: 12/14/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This adorable cottage will surprise you with it's spacious feel and smart layout. A convenient loft with endless possibilities is just one of the nice touches. The large bedroom features dual closets with plenty of storage, a gorgeous skylight, and a slider to the large deck. Many updates to the home since 2014 including a new roof (studs & all), electrical panel, appliances, wall heaters, flooring, a bathroom remodel, and more.

[Additional Pictures](#)

Dir: River Rd. to Rio Dell Ct.

Subd:

21830583 **9215 Rio Dell Ct** **Forestville, 95436-9528 / B0700** **CC Single Family DOM/CDOM: 43/43** **LP** **\$225,000**



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 240 R **Lot Sz:** 110207/2.5300 **OLP:** \$225,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-022 **HOA/\$:** No
U/B/L:
OMD: 12/14/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Sweet studio type cottage with cozy wood stove, wall heater, newer roof, storage shed and fenced yard. Included with this property are nine parcels all contiguous with one exception. So many possibilities with this amazing space. This is one you don't want to miss!

[Additional Pictures](#)

Dir: River Rd. to Rio Dell Ct. Last house on the left.

Subd:

21829599 **53 Magic Mountain Rd** **Cazadero, 95421-9670 / B0700** **CC Single Family DOM/CDOM: 67/67** **LP** **\$225,000**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 43560/1.0000 **OLP:** \$225,000
Stories: 2 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-240-068 **HOA/\$:** No
U/B/L:
OMD: 11/20/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

720 Sq ft 2 bed/2 bath on one acre. Great for a vacation home or a permanent one. Build equity with your labor. Tall trees yet plenty of sun. Filtered views. Just a short distance to Austin Creek or the Russian River. Drive a little further and see the seals at Jenner where the river meets the sea.

[Additional Pictures](#)

Dir: River Road/Hwy 116 to Cazadero Hwy 0.7 miles turn left on Magic Mountain Rd. 0.5 miles to home

Subd:

21614607 **8110 Tyrone Rd** **Monte Rio, 95462 / B0700** **CC Single Family DOM/CDOM: 666/666** **LP** **\$185,000**



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 764 R **Lot Sz:** 28314/0.6500 **OLP:** \$200,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 074-250-022 **HOA/\$:** No
U/B/L:
OMD: 06/21/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Short Sale

Cottage with 2 bedrooms and 1 bath, large deck overlooking the hills, lots of privacy.

[Additional Pictures](#)

Dir: Bohemian Hwy to Tyrone road.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018), Sold Off MLS (12/1/2018 to 12/31/2018)

21807276 **11450 McPeak Rd** **Forestville, 95436-9345 / B0700** **CR Single Family** **DOM/CDOM:** 298/298 **LP** **\$875,000**
BD: 3 **BA:** 3/1 **FP:** Yes **Pool:** No **SqFt:** 2107 R **Lot Sz:** 143312/3.2900 **OLP:** \$1,100,000
Stories: 2 Story **YB:** 2017 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-070-024 **HOA/\$:** No
U/B/L:
OMD: 03/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None



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

[Additional Pictures](#)

Dir: Call agent.

Subd:

21901305 **5566 HWY 116 Hwy N** **Forestville, 95436-9697 / B0700** **N A Single Family** **DOM/CDOM:** 2/941 **LP** **\$8,995,000**
BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 20000 **Lot Sz:** 914324/20.9900 **OLP:** \$8,995,000
Stories: 2 Story **YB:** 2013 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-170-001 **HOA/\$:** No
U/B/L:
OMD: 01/24/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None



Kozlowski Farms: Approx. 21 acres w/ 15 ac. planted to Pinot Noir. 10,000 sf production facility & retail store. 6,800 sf of storage warehouses. 2,500 sf main residence + guest cottage. Existing permits for ag processing and food sales. Owner has applied for 30,000-35,000 case winery permit. DA Zoning is flexible for agricultural use. High exposure location w/ turn lane on Hwy 116 makes this an ideal location for new winery operator.

[Additional Pictures](#)

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

Subd:

21717629 **123 Nolan Ct** **Forestville, 95436-9438 / B0700** **A Single Family** **DOM/CDOM:** 528/606 **LP** **\$4,500,000**
BD: 3 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** 3419 A **Lot Sz:** 951786/21.8500 **OLP:** \$5,999,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-130-078 **HOA/\$:** No
U/B/L:
OMD: 08/16/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None



Captivating Villa in Sonoma County's Russian River Valley, this 21.85 acre artisan estate holds 6600 total sq. ft. of live/work space including a 1000 sq ft guest house and endless opportunities for any buyer, with zoning that allows everything from Single Family Home, Vacation Rental to a Winery with tasting room and production facility, property already has 3 acres of Pinot Vines. A must see Property!!!

[Additional Pictures](#)

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

Subd:

21713424 **19540 King Ridge Rd** **Cazadero, 95421-9613 / B0700** **A Single Family** **DOM/CDOM:** 595/948 **LP** **\$3,950,000**
BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 5070 R **Lot Sz:** 13009630/298.6600 **OLP:** \$4,950,000
Stories: 2 Story **YB:** 2010 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 106-240-020 **HOA/\$:** No
U/B/L:
OMD: 06/10/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

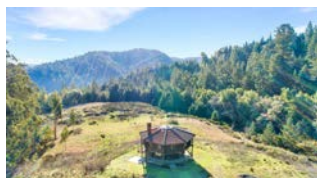


Stunning Ranch featuring a world class estate home that connects strongly with the land & surrounding nature. Done in impeccable taste with the finest finishes, creating indoor/outdoor living at its best with natural stone terraces and tranquil ponds. Breathtaking distant views, perfect privacy, rolling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

[Additional Pictures](#)

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

21900794 **22456 Highway 116** **Monte Rio, 95462-9739 / B0700** **A Single Family** **DOM/CDOM:** 12/12 **LP** **\$2,100,000**
BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1870 R **Lot Sz:** 11325600/260.0000 **OLP:** \$2,100,000
Stories: 2 Story **YB:** 1975 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-100-015 **HOA/\$:** No
U/B/L:
OMD: 01/14/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Views to the Pacific ocean and Santa Rosa, woodlands and meadows. Build your dream home on top of the world. Established roads throughout the property. Towering redwoods, open meadows redwoods. Your own personal park.

[Additional Pictures](#)

Dir: Hwy 116 past Monte Rio

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21831299 7170 Hwy 116 Forestville, 95436 / B0700 A Single Family DOM/CDOM: 28/28 LP \$998,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1884 R **Lot Sz:** 280526/6.4400 **OLP:** \$998,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 084-031-013 **HOA/\$:** No
U/B/L:
OMD: 12/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Only two minutes town yet nestled on an exquisite piece of land is a modern classic home oriented towards the natural beauty for which the Russian River area is known. Owned and lovingly reimagined by an interior designer who created a gracious setting for entertaining, the home boasts an expansive great room with outdoor dining on one side and, on the other, a dining room that appears cantilevered into its natural surroundings. A rare offering!

[Additional Pictures](#)

Dir: West of Forestville, just past Hidden Lake. See orange Address sign. Addresses are not sequential. **Subd:**

21824436 18602 Old Monte Rio Rd Guerneville, 95446-9675 / B0700 A Single Family DOM/CDOM: 78/78 LP \$990,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2305 R **Lot Sz:** 235660/5.4100 **OLP:** \$990,000
Stories: 2 Story **YB:** 1959 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-290-021 **HOA/\$:** No
U/B/L:
OMD: 11/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Spacious, artistic and unique, a one of a kind residence on 5.4 acres (can be purchased with 7 adjacent acres) 2nd floor is a grand room with vaulted ceiling and a round fireplace, if the walls could speak of it's history. For bonus find a studio, separate granny cottage, gazebo, barn, meditation cottage/playhouse, 3,000 SqFt of decks, spring-fed creek, meadow, walking trails and trees. This is a family compound with potential for rental income.

[Additional Pictures](#)

Dir: Hwy 116 to Cnopius Rd, make a sharp left onto Old Monte Rio Rd. Last driveway at the end of road. **Subd:**

21900672 6992 Mirabel Rd Forestville, 95436-9534 / B0700 A Single Family DOM/CDOM: 15/15 LP \$985,000



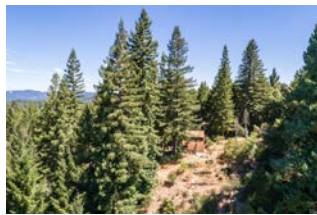
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2800 R **Lot Sz:** 107593/2.4700 **OLP:** \$985,000
Stories: 1 Story **YB:** 1961 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-130-068 **HOA/\$:** No
U/B/L:
OMD: 01/11/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This 2.47 acre property consists of 2 separate parcels with building potential. Included is a 2800 sq ft apx. 3 bed, 2 bath home with chef's kitchen including 2 cook tops, 2 dishwashers, 2 ovens, huge pantry and much more. Spacious living and family rooms plus a large deck is perfect for entertaining. The home also has plans for a senior care facility. This property sits quietly well off Mirabel There are many possibilities and options here.

[Additional Pictures](#)

Dir: Mirabel to sign, turn down the long driveway, home sits at the back of property **Subd:**

21818797 13970 Green Valley Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 192/192 LP \$899,000



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

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

[Additional Pictures](#)

Dir: 116 Granvenstein Hwy N to Green Valley Rd **Subd:**

21830127 19576 Redwood Dr Monte Rio, 95462-9761 / B0700 A Single Family DOM/CDOM: 54/54 LP \$879,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1802 R **Lot Sz:** 6029/0.1384 **OLP:** \$879,000
Stories: 1 Story **YB:** 1977 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 094-260-005 **HOA/\$:** Yes/\$100.00/Ye
U/B/L:
OMD: 12/03/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Incredible Mid Century Modern styled home is nestled in a lush Redwood grove, near the Russian River, in the quaint town of Monte Rio. The eclectic design elements and contemporary renovations create a one of a kind property that embraces the artistic spirit of the area. Relax and enjoy nature on the deck with views of the Northwoods GC. This home is an ideal retreat, minutes away from quaint Russian River towns, and the Pacific Coast

[Additional Pictures](#)

Dir: River Rd to Redwood Dr. Home is on the 9th hole of the Northwood GC **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21828113 **19610 Redwood Dr** **Monte Rio, 95462-9712 / B0700** **A** **Single Family** **DOM/CDOM:** 79/79 **LP** \$860,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2068 R **Lot Sz:** 8102/0.1860 **OLP:** \$875,000
Stories: 2 Story **YB:** 1925 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-250-025 **HOA/\$:** No
U/B/L:
OMD: 11/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Nirvana in Northwood! Your majestic home in a beautiful park-like setting w/towering redwoods, fruit trees & flowering plants. Relax in your redwood living room, 2 decks for entertaining + updated kitchen. Upstairs, the master suite is elegant & inviting. Comfortable 2-car garage; ample off-street parking + a workshop. Stroll to golfing, the restaurant & bar, music + a cafe. Walk along the redwoods & river. Vacation at home! Your house matters.

[Additional Pictures](#)

Dir: Highway 116 to Redwood. Dr. House is on corner of Redwood Drive and Redwood Glade **Subd:**

21813406 **1300 Nierstrath Rd** **Cazadero, 95421-9652 / B0700** **A** **Single Family** **DOM/CDOM:** 245/245 **LP** \$825,000



BD: 1 **BA:** 1/1 **FP:** Yes **Pool:** Yes **SqFt:** 1152 R **Lot Sz:** 1742400/40.0000 **OLP:** \$998,000
Stories: 2 Story **YB:** 2000 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 107-150-012 **HOA/\$:** Yes/\$690.00/Year
U/B/L:
OMD: 05/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Back to the Land" with this charming property. Only 7 mile proximity to the Pacific Ocean blessed with plentiful sunshine, water, and picturesque views in the Fort Ross-Seaview AVA. Artesian spring, swimming hole and two creeks give an abundance of water all year long. Fenced in garden, raised beds, greenhouse and an orchard. Make it a family compound with garage/artist studio, bonus structures like a spacious barn and a rustic creekside cabin.

[Additional Pictures](#)

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

21824520 **18920 Armstrong Woods** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 125/125 **LP** \$699,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 900 O **Lot Sz:** 3484800/80.0000 **OLP:** \$749,000
Stories: 1 Story **YB:** 2009 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-030-035 **HOA/\$:** No
U/B/L:
OMD: 09/23/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Stunning, very private ridge top property w permitted ag building on rolling knolls overlooking expansive panoramic views. A remote setting just 30 mins from luxurious Healdsburg & 20 mins from recreational Guerneville. Property also includes a gorgeous glamping yurt & large shed. Zoned RRD w ideal conditions for a variety of ag developments including great sun, irrigation, terracing, 8 gpm well & plentiful spring. \$699,000 includes 2x40 ac apns

[Additional Pictures](#)

Dir: Sweetwater Springs Rd to McCray Ridge Rd. **Subd:**

21830919 **9532 Clint Ct** **Cazadero, 95421-9608 / B0700** **A** **Single Family** **DOM/CDOM:** 42/42 **LP** \$679,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2289 R **Lot Sz:** 38398/0.8815 **OLP:** \$679,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 109-450-009 **HOA/\$:** No
U/B/L:
OMD: 12/15/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Solid Rancher with legal Granny unit set in the sought-after Ft Ross-Seaview AVA on the first ridge above the blue Pacific (Ocean views can be enhanced with some neighborly pruning). 3 lots total on a private cul-de-sac (+- 2 1/2 acres per owner) cleared and ready to plant. Imagine sitting on your front porch enjoying the sunsets over the ocean through the Redwoods, enjoying a glass of wine from your vines. Please use caution on porch, please.

[Additional Pictures](#)

Dir: Hwy 1, up Meyers Grade, (becomes Seaview Rd) Seaview to Clint or Timber Cove Rd, Seaview to Clint C **Subd:**

21827328 **21485 Fort Ross Rd** **Cazadero, 95421 / B0700** **A** **Single Family** **DOM/CDOM:** 99/99 **LP** \$645,000



BD: 3 **BA:** 1/1 **FP:** No **Pool:** No **SqFt:** 1200 O **Lot Sz:** 1742400/40.0000 **OLP:** \$645,000
Stories: 2 Story **YB:** 1990 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 107-140-015 **HOA/\$:** No
U/B/L:
OMD: 10/19/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Beautiful, serene 40 acres, a perfect place for gardeners, writers, artists, hikers, stargazers and sun lovers. This custom handcrafted 3 bedroom, 1+ bath home is charming and peaceful. The property has 2 seasonal creeks 1 year round creek and is situated behind two locked gates at the end of the road. Great place to unwind, on the deck gazing at the magnificent views, listening to the sound of water, while the sun sets behind the ridge.

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy to Fort Ross. Right at the big blue J on the tree. Map attached to listing. **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21828470 **14615 River Rd** **Guerneville, 95446-8007 / B0700** **A** **Single Family** **DOM/CDOM:** 55/55 **LP** \$625,000



BD: 5 **BA:** 5 **FP:** No **Pool:** No **SqFt:** 1974 R **Lot Sz:** 4282/0.0983 **OLP:** \$675,000
Stories: 3 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-400-001 **HOA/\$:** No

OMD: 10/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

River View Apts is a five unit, fully occupied investment property located on the Russian River with amazing views. Unit A & C are one-bedroom & Units B, D & E are studios. There are 3 levels of decks with views of the Russian River. Great investment property or live in one & rent the others out. Has some deferred maintenance. Just a 20 min drive from Hwy 101 past the vineyards. See drone Virtual Tour. Also listed as MLS 21827884 in Multi 5+.

[Additional Pictures](#)

Dir: West on River Rd to just past the red Rio Nido sign. On the left at the intersection of Rio Nido Rd. **Subd:**

21820317 **10435-10445 Woodside Dr** **Forestville, 95436 / B0700** **A** **Single Family** **DOM/CDOM:** 176/176 **LP** \$599,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1700 N **Lot Sz:** 4250/0.0976 **OLP:** \$650,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-180-069 **HOA/\$:** No

OMD: 08/03/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Woodside Drive to address **Subd:**

21820235 **16155 Drake Rd** **Guerneville, 95446-9732 / B0700** **A** **Single Family** **DOM/CDOM:** 177/289 **LP** \$599,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1954 R **Lot Sz:** 22216/0.5100 **OLP:** \$649,000
Stories: 2 Story **YB:** 1997 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-160-065 **HOA/\$:** No

OMD: 08/02/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Road to Hwy 116 to Drake road or Hwy 116 to Drake Road. **Subd:**

21830448 **14221 Old Cazadero Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP** \$589,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1369 N **Lot Sz:** 3001/0.0689 **OLP:** \$589,000
Stories: 2 Story **YB:** 1925 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-090-020 **HOA/\$:** No

OMD: 12/05/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Casa Rossa, a recently remodeled classic Russian River-style home. New kitchen and remodeled baths in 2016. Bonus play/bunk room. Refinished Douglas fir floors. Hot tub, relaxing fire-pit area, private slate patio. Great vacation rental history. New electrical panel and roof in 2016. Laundry room and off-street parking. Nestled in the Redwoods, but plenty of sunshine. Close to town, shopping, and dining and all that River life has to offer!

[Additional Pictures](#)

Dir: From Downtown Guerneville, Hwy 116 to Rt. on Old Cazadero Rd. **Subd:**

21823959 **11144 Ice Box Canyon Rd** **Forestville, 95436-9766 / B0700** **A** **Single Family** **DOM/CDOM:** 132/132 **LP** \$589,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1710 R **Lot Sz:** **OLP:** \$599,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-015 **HOA/\$:** No

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

This approx. 1710/sf home located on a large approx. 5750/sf lot is surrounded by redwood trees. Relax on the large decks and enjoy nature. The 3 bedrooms include one on the main level with a full bath nearby. The other 2 are downstairs with another full bath. There has been beautiful remodeling done in the kitchen and baths. Some new floors, 2 new decks, a large shed. Updated lighting and skylights enhance the rooms. Off street parking.

[Additional Pictures](#)

Dir: 101 to River Rd. To Forest Hills Rd. to Summerhome Park Rd to Ice Box Canyon Rd **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21828996 **17520 River Ln** **Guerneville, 95446-9714 / B0700** **A** **Single Family** **DOM/CDOM:** 73/165 **LP** \$573,500
BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1465 N **Lot Sz:** 3001/0.0689 **OLP:** \$573,500
Stories: 2 Story **YB:** 1997 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-230-019 **HOA/\$:** No
U/B/L:
OMD: 11/14/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



Well maintained 3 bedroom cottage in Vacation Beach. Just a short walk to path leading to large beach area. Home has good size living area with gas stove and plenty of windows to let the natural light in. Large kitchen with ample counter space. Separate dining area offering room for the whole family. All 3 bedrooms are good size. Utility room/pantry and laundry area. Fenced yard with space for garden in back. Storage shed and carport. Sunny lot.

[Additional Pictures](#)

Dir: Neeley Rd then Right onto Orchard and Right onto River Ln

Subd:

21830972 **10800 Hwy 116 Hwy** **Forestville, 95436-9719 / B0700** **B A** **Single Family** **DOM/CDOM:** 40/173 **LP** \$569,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2000 O **Lot Sz:** 56192/1.2900 **OLP:** \$569,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-160-004 **HOA/\$:** No
U/B/L:
OMD: 12/17/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None



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

[Additional Pictures](#)

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

Subd:

21826269 **15800 E Austin Creek Rd** **Cazadero, 95421 / B0700** **A** **Single Family** **DOM/CDOM:** 90/90 **LP** \$549,000
BD: 1 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1000 N **Lot Sz:** 7200/0.1653 **OLP:** \$569,000
Stories: 1 Story **YB:** 1993 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-220-022 **HOA/\$:** No
U/B/L:
OMD: 10/26/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is



Magnificent setting along Austin Creek. The 1 BR main house features an open kitchen and high beam ceiling. A serene setting, with detached office/art studio, outdoor shower, hot tub on the hill & a private yoga/glamping platform under the redwoods. The path meanders through the Zen inspired garden while Japanese maples, bamboo, ferns, cherry trees & hydrangeas all dance in the breeze. Stylish gate enclosure for parking area & large storage shed

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy to (R) Austin Creek Rd, over bridge, immediate (L) to 580 E. Austin Creek Rd

Subd:

21819446 **7266 Harmon Ave** **Guerneville, 95441 / B0700** **A** **Single Family** **DOM/CDOM:** 185/922 **LP** \$499,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2300 O **Lot Sz:** 14000/0.3214 **OLP:** \$499,000
Stories: 2 Story **YB:** 1982 **#Gar Sp:** 0 **#CP Sp:** 4 **APN:** 850-000-165 **HOA/\$:** Yes/\$2500.00/Year
U/B/L:
OMD: 07/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

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

Subd:

21825575 **16660 Center Way** **Guerneville, 95446-9703 / B0700** **A** **Single Family** **DOM/CDOM:** 78/78 **LP** \$490,000
BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 904 R **Lot Sz:** 7418/0.1703 **OLP:** \$490,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-192-021 **HOA/\$:** No
U/B/L:
OMD: 11/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Established & desirable neighborhood within steps to the Russian River. Warm original knotty pine paneled interior with a vintage 40's rustic character. Open beam ceiling in living room & more vintage touches in kitchen and bedrooms. Additional bonus room. Cozy front porch. Home elevated above flood. Abundant storage under home. Then there's the splendid yard with varied vegetation & astounding Maple tree in front. It's all MAGICally charming!

[Additional Pictures](#)

Dir: Neeley Rd to Center Way

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21828910 35-36 Magic Mt Rd Cazadero, 95421-9670 / B0700 A Single Family DOM/CDOM: 78/78 LP \$489,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1371 R Lot Sz: 60984/1.4000 OLP: \$499,000
Stories: 1 Story YB: 1961 #Gar Sp: 0 #CP Sp: 0 APN: 097-240-056 HOA/\$: Yes/\$275.00/Ye
U/B/L:
OMD: 11/09/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None
 Two Magical Homes on Magic Mt. 1.4 Acres, completely separate for total privacy. 1 very charming, storybook A-frame cabin, plus a newer, open floorplan studio cottage, all amid towering redwoods and just a 15 min. drive to the beautiful Sonoma Coast. This is a unique property for a unique owner, with an eye for its continuing potential. Live in 1, rent the other. Artist retreat, weekend getaway or vacation rental, the possibilities are endless!

[Additional Pictures](#)

Dir: Hwy 116 west to Cazadero Hwy, left on Magic Mt Rd.

Subd:

21826298 8245 Spring Dr Forestville, 95436-9646 / B0700 A Single Family DOM/CDOM: 112/112 LP \$481,750
BD: 3 BA: 1/1 FP: Yes Pool: No SqFt: 1010 R Lot Sz: 3585/0.0823 OLP: \$481,750
Stories: 2 Story, YB: 1945 #Gar Sp: 0 #CP Sp: 3 APN: 082-034-011 HOA/\$: No
U/B/L:
OMD: 10/06/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is
 Great Mirabel Heights Location! 2 Bed 1 Bath upper and separate studio with small kitchen on the ground floor. Close to all Russian River resort area outdoor events. Level backyard for barbecues and entertaining. Possibilities are numerous: Perhaps AirBnB? or vacation home? or investment?

[Additional Pictures](#)

Dir: River Road to Mirabel to Spring

Subd:

21817279 9348 Rio Vista Rd Forestville, 95436-9510 / B0700 A Single Family DOM/CDOM: 209/209 LP \$475,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1260 R Lot Sz: 6098/0.1400 OLP: \$475,000
Stories: 2 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 082-121-047 HOA/\$: No
U/B/L:
OMD: 07/01/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Located in Good Forestville Area. Paved Road. Wooded Setting With Rustic Appeal. Privacy. Off street Parking. Features Inside Laundry Room, Bonus Rooms, And Solar Pannels.

[Additional Pictures](#)

Dir: River Road to Rio Vista Road to property

Subd:

21830458 19275 Hidden Valley Rd Guerneville, 95446-9348 / B0700 A Single Family DOM/CDOM: 51/51 LP \$429,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 840 R Lot Sz: 5000/0.1148 OLP: \$435,000
Stories: 1 Story YB: 1941 #Gar Sp: 0 #CP Sp: 0 APN: 072-050-034 HOA/\$: No
U/B/L:
OMD: 12/06/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Darling 2 bedroom, 1 bath cottage shows extreme pride of ownership. Updated throughout, new roof December 2018, newer bamboo floors, canned lighting and window coverings. Wood burning stove in living area to keep you comfy. Beautiful redwood fence surrounding property. RV parking, concrete basement w/sink and lighting and many possibilities. Attic storage and shed, beautiful setting, serene nearby sounds of streaming creek.

[Additional Pictures](#)

Dir: Hwy 116 to Lovers Lane to Cherry to Hidden Valley Rd.

Subd:

21804378 14700 Canyon 1 Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 322/322 LP \$425,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1054 R Lot Sz: 4792/0.1100 OLP: \$439,000
Stories: 2 Story, YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 070-280-017 HOA/\$: No
U/B/L:
OMD: 03/09/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is
 Beautiful serenity in the redwoods! This wonderful duplex offers a detached office & storage unit! Rent downstairs & live in the other, or use the house as a single family home. Each metered separately for PG&E. Enjoy sky lights, a cozy pellet stove fireplace, lovely kitchen w/patio area outside the scenic window, large deck areas for entertaining! Be sure to check out the virtual tour. Also listed as MLS #21824145 in the 2-4 unit category.

[Additional Pictures](#)

Dir: River Road to Canyon Two Road to Canyon 1 Road

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21825701 17498 Riverside Dr Guerneville, 95446-9063 / B0700 A Single Family DOM/CDOM: 101/101 LP \$405,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 825 R Lot Sz: 1398/0.0321 OLP: \$435,000
Stories: 2 Story YB: 1937 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-057 HOA/\$: No
U/B/L:
OMD: 10/17/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Darling updated cottage in the Russian River community. Walk/bike to downtown restaurants, the River or Armstrong Redwoods Natural Preserve. Home boasts updates throughout including new countertops, new flooring, interior-paint, laundry room. Skylight & views of Russian River from upstairs. Nice sun exposure. Plenty of parking in driveway. Storage under deck

[Additional Pictures](#)

Dir: West on River Road to 116, through Guerneville, then left on Riverside Drive

Subd:

21900807 15510 River Rd Guerneville, 95446-9546 / B0700 A Single Family DOM/CDOM: 13/13 LP \$399,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 942 R Lot Sz: 9200/0.2112 OLP: \$399,000
Stories: 1 Story YB: 1926 #Gar Sp: 0 #CP Sp: 0 APN: 070-120-008 HOA/\$: No
U/B/L:
OMD: 01/13/19 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This house is noted & admired by locals & visitors for the rocks that are from the Russian River that encompass the lower portion of the house combined with the intriguing woodwork on the upper portion. This house is a fixer with wood flooring & tiles in most of the rooms. Large level lot in a sunny location. House was raised in 1995. Let your creativity flow to create your own masterpiece. Purchase adj. 154944 River create your own family compound

[Additional Pictures](#)

Dir: From the town of Guerneville several houses pass Ace Hardware on the left side.

Subd:

21826079 14023 Old Cazadero Rd Guerneville, 95446-9397 / B0700 A Single Family DOM/CDOM: 58/58 LP \$385,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 999 R Lot Sz: 4500/0.1033 OLP: \$420,000
Stories: 2 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 072-100-012 HOA/\$: No
U/B/L:
OMD: 11/28/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Rustic treehouse-like 2-story cabin nestled in the redwoods with captivating forested views. Each level has bedroom, bath & porch deck, unified into one home but could become two units. Remodeled kitchen on upper level. Interior recently painted. Multi-porch & decks for inspiring moments on a porch swing or hammock & a good book & glass of wine. Tennis anyone? River access ? Glamping for your friends? It all awaits you very nearby. Come and get it!

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero Rd, behind dental office.

Subd:

21825006 10440 Woodside Dr Forestville, 95436-9726 / B0700 A Single Family DOM/CDOM: 110/110 LP \$385,000



BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1172 R Lot Sz: 6560/0.1506 OLP: \$385,000
Stories: 2 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 082-191-044 HOA/\$: No
U/B/L:
OMD: 10/08/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Charming retreat in the redwoods. Enjoy tranquil forest views from every room. Main floor features open concept living with kitchen, living and dining areas, a wood-burning stove, large deck, and a powder room. A spiral staircase leads downstairs to two spacious bedrooms with private decks, and a shared full bath with claw-foot tub. New roof and gutters, new HVAC, and more. A terrific weekender, investment property or first home.

[Additional Pictures](#)

Dir: River Rd to Scenic Dr, then immediate right onto Old River Rd, then left on Woodside.

Subd:

21829124 14119 Palo Alto Dr Guerneville, 95446-9510 / B0700 A Single Family DOM/CDOM: 75/75 LP \$350,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 1254 R Lot Sz: 8499/0.1951 OLP: \$350,000
Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-060-029 HOA/\$: No
U/B/L:
OMD: 11/12/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Can you see the future? Picture yourself in a quiet, friendly neighborhood with old-fashion front porches and respect for one's neighbors. This two bed, two bath(records show one and one) has much to offer with several bonus rooms. This 8,500 sq ft lot is flat and sunny with lots of room to grow. It features fruit trees, off st. parking, and a back yard you must see to believe. Bring your tools and your imagination and revive this dream home.

[Additional Pictures](#)

Dir: River road to Armstrong Woods road, right on Woodland, right on Palo Alto.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2018 to 12/31/2018) , Sold Off MLS (12/1/2018 to 12/31/2018)

21900804 15494 River Rd Guerneville, 95446-9283 / B0700 A Single Family DOM/CDOM: 12/12 LP \$299,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 582 R Lot Sz: 4199/0.0964 OLP: \$299,000
Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 070-120-009 HOA/\$: No
U/B/L:
OMD: 01/14/19 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other

Fixer, needs lots of TLC. Property is on a level lot with a generous back yard in a sunny location. Room for parking and possible RV. Knotty pine paneling in most of the house. Short distance to town. House 15510 River is also for sale, purchase both to have a family compound.

[Additional Pictures](#)

Dir: Heading from town of Guerneville, past Ace Hardware several houses down on the left.

Subd:

21824179 18415 Old Monte Rio Rd Guerneville, 95446-9674 / B0700 A Single Family DOM/CDOM: 132/132 LP \$185,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 814 R Lot Sz: 2762/0.0634 OLP: \$229,000
Stories: 1 Story YB: 1914 #Gar Sp: 0 #CP Sp: 0 APN: 072-270-022 HOA/\$: No
U/B/L:
OMD: 09/15/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

An Oldie but a Goodie! Original country cabin. Here's your opportunity to bring it back to life. Needs plenty of work! 2 bedrooms, views, sunny front porch. lots of storage below. Time to create your new memories.

[Additional Pictures](#)

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

Subd:

21826558 14708 eagles nest Rd Guerneville, 95446-9555 / B0700 A Single Family DOM/CDOM: 108/237 LP \$134,900



BD: 1 BA: 1 FP: No Pool: No SqFt: 958 R Lot Sz: 3690/0.0847 OLP: \$149,000
Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 070-293-039 HOA/\$: No
U/B/L:
OMD: 10/10/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Opportunity knocks with this sweet Russian River cabin! Bring your vision and work belt to create a perfect get away or main residence. Home is on city water and sewer! All of this and no worry of flood!

[Additional Pictures](#)

Dir: River Road to Eagles Nest. Property on the right side of the street.

Subd: