

Area Market Survey Summary

Listings as of 01/19/18 at 11:32am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$160,000 thru \$179,999	2	84	Minimum	\$165,000	Maximum	\$8,900,000
\$180,000 thru \$199,999	1	10	Average	\$1,184,606	Median	\$517,500
\$200,000 thru \$249,999	2	67				
\$250,000 thru \$299,999	1	8				
\$300,000 thru \$349,999	1	50				
\$350,000 thru \$399,999	1	3				
\$400,000 thru \$449,999	3	86				
\$450,000 thru \$499,999	4	69				
\$500,000 thru \$549,999	4	101				
\$600,000 thru \$649,999	1	39				
\$700,000 thru \$749,999	2	65				
\$750,000 thru \$799,999	1	82				
\$800,000 thru \$849,999	1	59				
\$850,000 thru \$899,999	3	113				
\$1,000,000 thru \$1,249,999	1	174				
\$3,000,000 thru \$3,249,999	1	214				
\$4,750,000 thru \$4,999,999	1	223				
\$5,000,000 thru \$5,999,999	1	156				
\$8,000,000 thru \$8,999,999	1	71				
	32	87				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$250,000 thru \$299,999	1	9	Minimum	\$280,000	Maximum	\$1,600,000
\$350,000 thru \$399,999	1	381	Average	\$710,500	Median	\$674,000
\$400,000 thru \$449,999	3	23				
\$500,000 thru \$549,999	1	44				
\$600,000 thru \$649,999	1	23				
\$650,000 thru \$699,999	1	43				
\$750,000 thru \$799,999	2	43				
\$900,000 thru \$949,999	1	80				
\$950,000 thru \$999,999	1	35				
\$1,000,000 thru \$1,249,999	1	80				
\$1,500,000 thru \$1,749,999	1	198				
	14	75				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$300,000 thru \$349,999	2	113	Minimum	\$308,450	Maximum	\$625,000
\$600,000 thru \$649,999	1	24	Average	\$419,483	Median	\$325,000
	3	83				

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	1	149	Minimum	\$156,000	Maximum	\$963,000
\$180,000 thru \$199,999	1	71	Average	\$471,577	Median	\$425,000
\$200,000 thru \$249,999	1	30				
\$400,000 thru \$449,999	4	47				
\$450,000 thru \$499,999	1	54				
\$550,000 thru \$599,999	2	34				
\$600,000 thru \$649,999	1	33				
\$700,000 thru \$749,999	1	35				
\$950,000 thru \$999,999	1	41				
	13	51				

LAST MONTH			
MEDIAN	=	\$489,000	-13%
SOLD	=	27	-52%

Market Statistics Report

Listings as of 01/19/18 at 11:33am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	18	22	2	4	46
Average List Price	\$445,278	\$1,189,836	\$4,897,500	\$967,000	\$1,040,313
Average Market Time	73	89	99	93	84
Average Square Feet	711	1595	11650	2722	1784
All Off Market					
#Units	9	5	1	1	16
Pending					
#Units	1	2	0	0	3
Average List Price	\$308,450	\$475,000	\$0	\$0	\$419,483
Average Market Time	166	42	0	0	83
Average Square Feet	580	878	0	0	779
Sold					
#Units	8	3	1	1	13
Dollar Value	\$3,749,500	\$1,271,000	\$705,000	\$405,000	\$6,130,500
Average List Price	\$474,500	\$430,967	\$729,000	\$425,000	\$480,223
Average Sold Price	\$468,688	\$423,667	\$705,000	\$405,000	\$471,577
Average Market Time	38	79	35	93	51
Average Square Feet	555	1697	1900	2145	1044
% of List Price	98.78	98.31	96.71	95.29	98.20
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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21725118 17970 Duncan Ln Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 41/41 LP \$983,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1510 N Lot Sz: 456509/10.4800 OLP: \$983,000
Stories: 1 Story YB: 1992 #Gar Sp: 0 #CP Sp: 1 APN: 072-021-027 HOA/\$: No



OMD: 10/26/17 PD: 12/06/17 COE: 12/29/17 SP: \$963,000 TIC: No 2nd Unit: No
Sale Cond: None

10 Acres of TOTAL Seclusion & PRIVACY. Just outside of GVL, this amazing property is a showplace for this contemporary custom built 2BR 2BA home + an elegant step-down Library w/ walk-out to lush trails & majestic Redwoods. A perfect year-round retreat w/ end of road privacy, gated entry, two fireplaces, hot tub, gourmet kitchen and high speed internet. Hobby farm incl. irrigated raised beds, small orchard, vineyard, barn, chicken coop. Heavenly!

[Additional Pictures](#)

Dir: Old Monte Rio RT on Duncan Rd to end - stay LEFT - gate on LEFT.

Subd:

21726846 6101 Van Keppel Rd Forestville, 95436-9574 / B0700 S Single Family DOM/CDOM: 35/35 LP \$729,000
BD: 4 BA: 2 FP: Yes Pool: Yes SqFt: 1900 R Lot Sz: 57499/1.3200 OLP: \$729,000
Stories: 1 Story YB: 1955 #Gar Sp: 1 #CP Sp: 0 APN: 083-072-023 HOA/\$: No



OMD: 11/21/17 PD: 12/26/17 COE: 12/28/17 SP: \$705,000 TIC: No 2nd Unit: No
Sale Cond: None

4 bedroom single story home with all usable 1.32 acres. Nice private setting. Remodeled kitchen with granite counters and new cabinets. Stainless steel appliances. Septic and City water plus a well for irrigation.

[Additional Pictures](#)

Dir: Hwy 116 right on Convey to Van Keppel

Subd:

21724356 8471 Hwy 116 Forestville, 95436-9230 / B0700 S Farms/Ranch DOM/CDOM: 33/33 LP \$649,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1810 R Lot Sz: 1190495/27.3300 OLP: \$649,000
Stories: 1 Story YB: Against #Gar Sp: 0 #CP Sp: 0 APN: 083-210-003 HOA/\$: No



OMD: 10/20/17 PD: 11/22/17 COE: 12/01/17 SP: \$635,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Within Pocket Canyon on a heavily forested property lies this rustic stucco and log home on approximately 27 acres. Spring fed water is pumped to two 10,000 gallon concrete tanks on top of the hill. Electricity provided by PG&E. One additional cabin and several small outbuildings. This property was once used as an artist's retreat and has numerous possibilities; it has beautiful wooded vistas and several flat building sites.

[Additional Pictures](#)

Dir: Hwy.116 1.8 miles west of Forestville.

Subd:

21725041 11851 Westside Rd Forestville, 95436-9808 / B0700 S Single Family DOM/CDOM: 43/43 LP \$567,000
BD: 1 BA: 1 FP: Yes Pool: No SqFt: 906 N Lot Sz: 257875/5.9200 OLP: \$567,000
Stories: 2 Story YB: 1972 #Gar Sp: 1 #CP Sp: 0 APN: 085-040-010 HOA/\$: No



OMD: 10/26/17 PD: 12/08/17 COE: 12/08/17 SP: \$573,500 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Come & enjoy this custom home nestled among trees. Perfect for a home or retreat. Downstairs 240 sq. ft. bonus area and its own entrance. Decks, patio, multiple fruit & citrus trees for your enjoyment. Features oak hardwood floors throughout. Fireplace in living room, kitchen with granite counters and stainless appliances. On demand hot water & central heat. Short distance from Russian River, ocean, wineries & all Sonoma County has to offer!

[Additional Pictures](#)

Dir: River Road to Westside Road. Home is on the left.

Subd:

21726785 11090 Dell Ave Forestville, 95436-9739 / B0700 S Single Family DOM/CDOM: 24/24 LP \$559,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: U Lot Sz: 9583/0.2200 OLP: \$559,000
Stories: 1 Story YB: 1934 #Gar Sp: 0 #CP Sp: 1 APN: 081-041-024 HOA/\$: No



OMD: 11/19/17 PD: 12/13/17 COE: 12/19/17 SP: \$554,000 TIC: No 2nd Unit: No
Sale Cond: None

One of a kind! Our 13 Redwoods is going to knock your socks off. This 2 bedroom, 2 bath home situated on a large private corner parcel has it all. Beginning with the Show stopping gourmet kitchen featuring Custom carved oak cabinetry, wolf range, Silestone counters and under counter beverage frig. Central heat&air. Open beamed ceilings, formal dining. Fenced, gated and landscaped yards with greenhouse dining area and outdoor kitchen. New septic!

[Additional Pictures](#)

Dir: River Rd to Westside, to Sequoia, to Dell 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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21723925 **17495 Old Monte Rio Rd** **Guerneville, 95446-9625 / B0700** **S** **Single Family** **DOM/CDOM:** 54/54 **LP** \$459,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2092 A **Lot Sz:** 19598/0.4499 **OLP:** \$459,000
Stories: 2 Story **YB:** 1914 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-079 **HOA/\$:** No

U/B/L:

OMD: 10/12/17 **PD:** 12/17/17 **COE:** 12/21/17 **SP:** \$480,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Spacious Vintage Cottage nestled in the woods, 3 bed/3 bath with over 2000 square feet! Delight in the soaring open beam ceiling with skylights in the spacious living room with wood burning fireplace. Expansive wall of windows provides an abundance of light with peaceful forest views. Multiple decks with plenty of room for your entertaining pleasure. This is a wonderful place to call home! Motorized trolley carries 500lbs for EZ move in.

[Additional Pictures](#)

Dir: Hwy 116/River Road past Guerneville to Old Monte Rio Road. House on right of shared stairway.

Subd:

21725745 **21920 Duncan Rd** **Monte Rio, 95462-9769 / B0700** **S** **Single Family** **DOM/CDOM:** 21/21 **LP** \$399,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 3485/0.0800 **OLP:** \$399,000
Stories: 2 Story **YB:** 1959 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-026-004 **HOA/\$:** No

U/B/L:

OMD: 11/04/17 **PD:** 11/25/17 **COE:** 12/06/17 **SP:** \$425,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

Fantastic river views from this updated two bedroom, two bath home. Newer appliances including refrigerator and washer/dryer. Spacious deck with hot tub overlook the beautiful Russian River. Close to the coast, restaurants, wineries and Armstrong Woods State Park.

[Additional Pictures](#)

Dir: Hwy. 116, West. Sharp right onto Duncan.

Subd:

21724658 **8380 Spring Dr** **Forestville, 95436-9377 / B0700** **S** **Single Family** **DOM/CDOM:** 34/34 **LP** \$425,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 3598/0.0826 **OLP:** \$425,000
Stories: Other **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-023-015 **HOA/\$:** No

U/B/L:

OMD: 11/01/17 **PD:** 12/05/17 **COE:** 12/08/17 **SP:** \$425,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

Darling updated home with private yard and new deck for entertaining. Move in ready for full time or second home. Updated Kitchen, Bathrooms, Flooring, Electrical and Plumbing, Speakers throughout the home.

[Additional Pictures](#)

Dir: River to Mirabel to Spring

Subd:

21725038 **21492 Rio Vista Ter** **Monte Rio, 95462 / B0700** **S** **Single Family** **DOM/CDOM:** 40/40 **LP** \$425,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 740 R **Lot Sz:** 4356/0.1000 **OLP:** \$425,000
Stories: 1 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-157-006 **HOA/\$:** No

U/B/L:

OMD: 10/26/17 **PD:** 12/05/17 **COE:** 12/14/17 **SP:** \$425,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

Romantic Storybook Cottage in the Woods. Peacefully situated on a sun dappled knoll w/ ridge-line views, this charming 2BR 1BA get-a-way has nostalgic interiors w/ rare period details. Enjoy bonus office/den w/ walk-out to deck & hot tub, imported wood stove, splendid outdoor entertainment space & a wonderful sense of privacy. 2 car off-street parking & new Septic w/ permits. Moments to beaches, wine tasting, fine dining and the Sonoma Coast.

[Additional Pictures](#)

Dir: Monte Rio Fire Station UP & around staying left to Rio Vista then RIGHT almost to end of road.

Subd:

21721700 **15229 Willow Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 93/93 **LP** \$425,000



BD: 5 **BA:** 3 **FP:** No **Pool:** No **SqFt:** 2145 R **Lot Sz:** 13939/0.3200 **OLP:** \$480,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-230-044 **HOA/\$:** No

U/B/L:

OMD: 09/12/17 **PD:** 12/14/17 **COE:** 12/20/17 **SP:** \$405,000 **TIC:** No **2nd Unit:** Yes

Sale Cond: Offer As Is

Three homes situated one flat lot almost 1/3 acre. NO flood. ON sewer. Large blue house, 15233 Willow is a 2 bed, 1 bath completely remodeled with permits in 2012 and shows very well. Yellow home behind blue house is a small, granny type old time charm cabin; address is 15279 Cyn. 3. Both rented. Third house facing Willow (15229) the seller lives in and is a work in progress. Don't miss the stand alone garage. Tons of room for vehicles, RV, etc.

[Additional Pictures](#)

Dir: Hwy. 116 to Rio Nido.

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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21724980 **9189 Rio Dell Ct** **Forestville, 95436-9528 / B0700** **S** **Single Family** **DOM/CDOM:** 30/30 **LP** \$239,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 384 N **Lot Sz:** 4121/0.0946 **OLP:** \$239,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-013 **HOA/\$:** No
U/B/L:

OMD: 11/01/17 **PD:** 12/03/17 **COE:** 12/15/17 **SP:** \$201,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Solid, entry level charming cabin nestled under redwood trees, needs you to bring your imagination to the interior and bring this one back to it's glory. Perfect for weekends or cozy full-time living, or great for investment/rental. Conveniently located 6 miles from 101 right off River Rd.

[Additional Pictures](#)

Dir: River Rd. to Rio Dell Court. Between Argonne and Champs de Elysses.

Subd:

21722572 **21891 Monte Vista Ter** **Monte Rio, 95462 / B0700** **S** **Single Family** **DOM/CDOM:** 71/71 **LP** \$199,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 900 R **Lot Sz:** 3485/0.0800 **OLP:** \$229,000
Stories: 1 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-023-018 **HOA/\$:** No
U/B/L:

OMD: 09/21/17 **PD:** 12/01/17 **COE:** 12/11/17 **SP:** \$183,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Located above the charming Russian River hamlet of Villa Grande this original mobile home from the 1960's has been improved & expanded over time and is freshly painted w/ new carpet & plenty of skylights. There are 2BR's + office, large open living room and family room, storage room & covered carport. Just a short distance to Duncan's Mills or Downtown Monte Rio. Property is surrounded by undeveloped land & includes the adjacent lot next door.

[Additional Pictures](#)

Dir: Moscow Road, to River Way to Monte Vista Terrace

Subd:

21713434 **17875 Santa Rosa Ave** **Guerneville, 95446-9626 / B0700** **S** **Single Family** **DOM/CDOM:** 149/149 **LP** \$184,900



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1188 R **Lot Sz:** 10402/0.2388 **OLP:** \$239,900
Stories: 2 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-214-021 **HOA/\$:** No
U/B/L:

OMD: 06/10/17 **PD:** 11/08/17 **COE:** 12/04/17 **SP:** \$156,000 **TIC:** No **2nd Unit:** Yes
Sale Cond: REO

Drastic Price Reduction!! 2 story cabin in the woods with big new deck to relax and enjoy. Upstairs is the main living area with 2 bedrooms plus a bonus room 1 bath plus the kitchen and separate laundry. Downstairs has been remodeled to be for guest with their own bathroom. Bring your tool belt to finish the remaining repairs.

[Additional Pictures](#)

Dir: 2 miles west on River Rd, right on Cnopius, right on Old Monte Rio Rd, left on Santa Rosa Ave.

Subd:

21727857 **14291 Laurel Rd** **Guerneville, 95446-9378 / B0700** **P** **Single Family** **DOM/CDOM:** 24/24 **LP** \$625,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 960 O **Lot Sz:** 3049/0.0700 **OLP:** \$625,000
Stories: 2 Story **YB:** 1927 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 072-090-030 **HOA/\$:** No
U/B/L:

OMD: 12/23/17 **PD:** 01/16/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Lifted and remodeled! Out of the flood zone with permits! New 960 sq ft fully usable garage. New Roof, Kitchen w/Granite and LG Appliances, Baths, Laminate Floors, Carpet, Central Heat, Paint, Pex Plumbing, Electrical, 125 Elec Panel, Metered Propane (No tank!), Sewer, 40 ft RV Pad, Wrap Around Deck, On Demand Water Heater! Close in on quiet street. Only 1/4 mile to River! Flat usable lot with additional storage shed.

[Additional Pictures](#)

Dir: River Rd to Old Cazadero Rd. 1/4 mile to Laurel.

Subd:

21726779 **17430 Hwy 116** **Guerneville, 95446-9638 / B0700** **P** **Single Family** **DOM/CDOM:** 59/59 **LP** \$325,000



BD: 3 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 796 R **Lot Sz:** 5227/0.1200 **OLP:** \$325,000
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-014 **HOA/\$:** No
U/B/L:

OMD: 11/20/17 **PD:** 01/18/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Adorable + AFFORDABLE in Guerneville. Value Priced & MOVE-IN-READY 3BR/1BA Cottage that's close to town, on municipal sewer and no flood. Abundant upgrades include rich hardwood floors, sparkling stainless steel appliances, deluxe stone counters & gleaming skylights. Splendid outdoor spaces include large covered front porch and rear deck with verdant-green outlooks. Very accessible location that's close to everything. An Exceptional Opportunity!

[Additional Pictures](#)

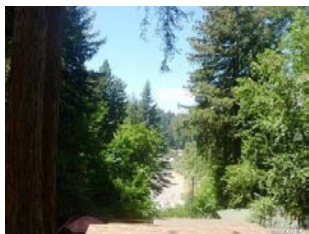
Dir: HWY 116 West thru town - Property on Right.

Subd:

BAREIS Client 5-Up Residential

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21718251 11717 Madrona Rd Forestville, 95436-9765 / B0700 P Single Family DOM/CDOM: 166/166 LP \$308,450



BD: 1 BA: 1 FP: No Pool: No SqFt: 580 O Lot Sz: 1398/0.0321 OLP: \$352,950
Stories: 2 Story YB: 1988 #Gar Sp: 0 #CP Sp: 0 APN: 081-250-024 HOA/\$: No

OMD: 08/02/17 PD: 01/15/18 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This Beautiful home is located in the resort community of Summer home park Ideal Location hillside home well above the flood zone among the towering redwoods with a view of the Russian river and private beach. Ideal location just a 2 minute walk to the private beach, boat docks and Restaurant/Bar

[Additional Pictures](#)

Dir: Summerhome Park Rd -> Madrona Rd

Subd:

21700114 17970 Sweetwater Springs Guerneville, 95446-8910 / B0700 CN Single Family DOM/CDOM: 381/381 LP \$350,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 840 R Lot Sz: 28558/0.6556 OLP: \$499,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 069-120-006 HOA/\$: No

OMD: 01/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Make this vacation home with Country style living a dream come true. 2 bedroom are bonus rooms, no closets. High ceilings. An original miners cabin in the historic town of Mercury. One of the few remaining structures left. Portions of the home are original circa 1879. Almost an acre of usable land. Sweetwater springs water district is water source. Beautiful Redwood, Oak, and Maple trees. Home to wild life, so the pet dog will have plenty amusement

[Additional Pictures](#)

Dir: Armstrong Woods rd then right on Sweetwater Springs, only a few miles.

Subd:

21714829 6361 Trenton Healdsburg Forestville, 95436-9613 / B0700 CC Single Family DOM/CDOM: 198/198 LP \$1,600,000



BD: 3 BA: 3 FP: Yes Pool: No SqFt: U Lot Sz: 767092/17.6100 OLP: \$1,799,000
Stories: 1 Story YB: 1912 #Gar Sp: 6 #CP Sp: 0 APN: 078-010-014 HOA/\$: No

OMD: 07/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Many possibilities for this 17.61 acre property in 2 parcels. Comfortable home of 3 beds, 3 baths with living room, formal dining and family room. Gorgeous outdoor environment under covered entertaining pavilion with outdoor kitchen, lovely hillside water fall, bocce court and more. Huge garage/shop building for the collector or home based business. A mobile home is also on the property. There are trails to walk or ride and enjoy the property.

[Additional Pictures](#)

Dir: River Road to Trenton Healdsburg Rd. 1st driveway on right off River Rd.

Subd:

21728215 7000 Holmes Hill Rd Forestville, 95436-9282 / B0700 CC Single Family DOM/CDOM: 35/35 LP \$975,000



BD: 6 BA: 3/1 FP: Yes Pool: Yes SqFt: 3400 N Lot Sz: 62291/1.4300 OLP: \$975,000
Stories: 1 Story YB: 1965 #Gar Sp: 4 #CP Sp: 0 APN: 083-060-049 HOA/\$: No

OMD: 12/15/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

A Rare Find! 2 homes on 1.43 ac. down a country road. Main home has 3 bd/2ba, eat in kitchen, large living room graced by a stone fireplace, laundry room, unfinished family room with stone fireplace, inground pool. - 2nd home is 3bd/1.5 ba, tile kitchen, living room with brick fireplace/ wood insert, laundry room. This property offers many opportunities for family compound, well located home with rental income. Room for animals, RV's, boat

[Additional Pictures](#)

Dir: Hwy 116 north, Rt Covey Lane, Rt Van Keppel, Lft Holmes Hill Rd

Subd:

21724970 16334 Valley Ln Guerneville, 95446-8924 / B0700 CC Single Family DOM/CDOM: 80/80 LP \$949,000



BD: 5 BA: 4/1 FP: No Pool: Yes SqFt: 2000 N Lot Sz: 24394/0.5600 OLP: \$949,000
Stories: 2 Story YB: 2003 #Gar Sp: 0 #CP Sp: 1 APN: 069-270-030 HOA/\$: No

OMD: 10/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Imagine a beautiful salt water pool set w/ privacy & sun. A second home for family & friends to visit or extra income. This property offers a 3/3 home & second 2/2 home. Flat & sunny & over 1/2 acre of sun. Fully fenced & private gated entry, adds to the pure joy of this home. Modern finishes & design makes this a home you will be proud to show. it will be THE gathering place! Vacation Rentals are allowed in the Russian River Region.

[Additional Pictures](#)

Dir: River rd. Rt on Armstrong wds rd. Left on Laughlin rd right on Valley Ln.

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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21726773 **19399 Redwood Dr** **Monte Rio, 95462 / B0700** **CC Single Family** **DOM/CDOM:** 61/61 **LP** \$799,000
BD: 3 **BA:** 3/1 **FP:** Yes **Pool:** No **SqFt:** 1740 R **Lot Sz:** 8050/0.1848 **OLP:** \$799,000
Stories: Split Lev **YB:** 1981 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-200-006 **HOA/\$:** No
U/B/L:
OMD: 11/19/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Northwoods river front home. A spacious custom home designed by architect. Open floor plan with three ensuite bedrooms and dramatic vaulted skylights. Garage and large storage area below for canoes and kayaks. Direct river access down path from deck. Set just across from the golf course and not far to town or the coast. Ideal as a family retreat or vacation home.

[Additional Pictures](#)

Dir: Hwy 116 to Redwood Drive on north side of golf course.

Subd:

21728545 **2 Sequoia Ridge Dr** **Cazadero, 95421-9634 / B0700** **CC Single Family** **DOM/CDOM:** 24/24 **LP** \$778,000
BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1626 N **Lot Sz:** 18818/0.4320 **OLP:** \$778,000
Stories: 1 Story **YB:** 2017 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-220-057 **HOA/\$:** No
U/B/L:
OMD: 12/26/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Ring in the New Year in a BRAND NEW HOME! This CUSTOM built, CRAFTSMAN style home is sited on a large country parcel (.43 acre). Relax & enjoy this peaceful & SERENE setting. Covered porch entry leads into the great room w/12' ceilings, chef's kitchen, beautiful oak floors, and seamless transition to the large rear deck. CUSTOM ALDER cabinets, granite & large island. Soft natural lighting creates inviting atmosphere. Simply-FABULOUS!

[Additional Pictures](#)

Dir: Hwy 116 to Austin Creek Rd. Turn onto Silvia Dr. Home at corner of Silvia Dr. and Sequoia Ridge.

Subd:

21727731 **19622 Redwood Dr** **Monte Rio, 95462 / B0700** **CC Single Family** **DOM/CDOM:** 43/43 **LP** \$699,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1528 N **Lot Sz:** 8276/0.1900 **OLP:** \$699,000
Stories: 1 Story, **YB:** 1980 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 094-250-007 **HOA/\$:** No
U/B/L:
OMD: 12/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Northwood's finest. Experience luxurious comfort at The River. Featuring an open floor plan, large & sunny deck, close proximity to the golf course. Magical newer touches include renovated bathrooms (with warm floors), central heat, roof, appliances, lighting, water heater, HD curved screen TV, and more. There is also a laundry room, ample storage space and large garage area. Move-in ready. Is now your time to start creating glorious memories?

[Additional Pictures](#)

Dir: River Road. Left at Northwood Lodge (just past the golf course). Right on Redwood Drive.

Subd:

21728631 **8160 Park Ave** **Forestville, 95436-9374 / B0700** **CC Single Family** **DOM/CDOM:** 23/23 **LP** \$649,000
BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1802 O **Lot Sz:** 6970/0.1600 **OLP:** \$649,000
Stories: 2 Story **YB:** 2001 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-036-030 **HOA/\$:** No
U/B/L:
OMD: 12/27/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



Fantastic home with lots of natural light, construction completed in 2005. Master suite on main floor. Two bdrms and one bath downstairs with a separate entrance. Newer tile floors in kitchen and entrance area, remodeled master bathroom with neutral colored 3x6 slate tile, sunken tub for those nights when you need to relax. Gentle sloping yard with usable flat areas, covered patio, hot tub and grass area. This well-kept home is a must see!

[Additional Pictures](#)

Dir: River Rd to Mirabel Ave. to Park Ave.

Subd:

21727718 **15044 Rio Nido Rd** **Guerneville, 95446-9265 / B0700** **CC Single Family** **DOM/CDOM:** 44/44 **LP** \$549,000
BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1354 N **Lot Sz:** 5502/0.1263 **OLP:** \$595,000
Stories: 2 Story **YB:** 1902 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-006 **HOA/\$:** No
U/B/L:
OMD: 12/06/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



Finished product soon. Classic & Classy remodel. All new studs, walls, insulation & parts of the foundation. All new w/ permits. Having a hard time finding a solid & clean home. Here is your chance to get into a brand new home with classic turn of the century exterior. 2 large bedrooms upstairs w/a jack & jill bathroom. Brand new kitchen & floors w/a full bath and bed down stairs. Roomy dining room off kitchen. Huge back deck for entertaining.

[Additional Pictures](#)

Dir: River Road to Rio Nido Rd - small dirt road on left off of Rio Nido 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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21728254 14090 Sosna Way Guerneville, 95446-9590 / B0700 CC Condo/Coop DOM/CDOM: 16/16 LP \$420,000
BD: 3 BA: 3 FP: Yes Pool: No SqFt: U Lot Sz: 605/0.0139 OLP: \$420,000
Stories: 3 Story YB: 1986 #Gar Sp: 0 #CP Sp: 1 APN: 072-370-017 HOA/\$: Yes/\$400.00/Mo
U/B/L:
OMD: 01/03/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Beautiful, pop, sparkle and buzz e-lec-tric with that laid back River vibe. Bright, clean and updated, enjoy the relaxed lifestyle at Debrava. Great updates, custom flooring, updated kitchen, three en-suite bedrooms, private deck overlooking green space. All the amenities-stunning redwoods grace the grounds that offer you riverside fun and all of the clubhouse extra's.



[Additional Pictures](#)

Dir: River Road to Debrava

Subd:

21728285 21497 Highland Ter Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 32/32 LP \$414,000
BD: 2 BA: 1 FP: No Pool: No SqFt: 977 R Lot Sz: 3920/0.0900 OLP: \$415,000
Stories: 1 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-142-011 HOA/\$: No
U/B/L:
OMD: 12/18/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Excellent opportunity! Quiet location in area of redwood trees and sun.



[Additional Pictures](#)

Dir: Starrett Hill, L on Middle Terrace, R on Rio Vista Terrace, L on Huckleberry Way, R on Highland Ter.

Subd:

21728706 15265 Willow Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 22/22 LP \$410,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1266 R Lot Sz: 3629/0.0833 OLP: \$410,000
Stories: 1 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 070-230-040 HOA/\$: No
U/B/L:
OMD: 12/28/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Enter a gorgeous, private and peaceful sanctuary among the redwoods on a nice flat lot. Single level home great for that weekend wine country get away or perfect for year round living. Remodeled kitchen with lots of windows to enjoy nature, large living room for entertaining with woodstove and built ins. This home offers skylights, laundry room, tankless hot water heater, separate bed/bath, off street parking and easy access to River Road



[Additional Pictures](#)

Dir: River Road to Canyon 7 to Willow

Subd:

21800483 14641 Old Cazadero Rd Guerneville, 95446-9003 / B0700 CC Single Family DOM/CDOM: 9/9 LP \$280,000
BD: 1 BA: 1 FP: No Pool: No SqFt: 462 R Lot Sz: 4500/0.1033 OLP: \$280,000
Stories: 1 Story YB: 1925 #Gar Sp: 1 #CP Sp: 0 APN: 072-070-060 HOA/\$: No
U/B/L:
OMD: 01/10/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Whether you're looking for an investment, Vacation rental or private weekend escape, this is it! property includes a sundrenched deck on separate parcel And a cozy front porch to snuggle under cover. Inside is done in gleaming knotty pine with upgrades to bath,kitchen and windows. This fully furnished cottage is situated in a neighborhood known for its friendly atmosphere and convenient location. Minutes to town, beach and ocean. Move in Ready!



[Additional Pictures](#)

Dir: Hwy 116, right on Old Cazadero Rd.

Subd:

21725479 12022 Mays Canyon Rd Guerneville, 95446-9496 / B0700 CR Farms/Ranch DOM/CDOM: 80/80 LP \$1,075,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1560 O Lot Sz: 2197602/50.4500 OLP: \$1,500,000
Stories: 1 Story YB: 1999 #Gar Sp: 2 #CP Sp: 0 APN: 071-300-017 HOA/\$: No
U/B/L:
OMD: 10/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: In Foreclosure,Notice Of Def,Offer As Is
 Very quiet, very private gated entrance. Home is nestled in a valley surrounded by beautiful Redwoods. Detached two car garage. Secluded ag building/barn. Non permitted guest cottage with garage. Only 30 minutes to Jenner and the Pacific Ocean, 10 minutes to world class wineries and 5 minutes to shopping in downtown Guerneville. Huge price reduction, must sell in next 30 days.



[Additional Pictures](#)

Dir: River Road to Guerneville, left at the bridge to HWY116, right to Mays Canyon for 1 mile, then 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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21726463 5566 Gravenstein Hwy N Forestville, 95476-9697 / B0700 A Farms/Ranch DOM/CDOM: 71/260 LP \$8,900,000
BD: 4 BA: 2 FP: Yes Pool: No SqFt: 20000 Lot Sz: 914324/20.9900 OLP: \$8,900,000
Stories: 2 Story YB: 2013 #Gar Sp: 2 #CP Sp: 0 APN: 084-170-001 HOA/\$: No
U/B/L:
OMD: 11/09/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None



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

[Additional Pictures](#)

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

Subd:

21717629 123 Nolan Ct Forestville, 95436-9438 / B0700 A Single Family DOM/CDOM: 156/218 LP \$5,999,000
BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 2914 R 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



Situated amidst soaring trees and lush vineyards in Sonoma County's Russian River Valley, this 21.85 acre artisan estate holds 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 With room for more. 8500 total square feet between three gorgeous buildings. 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: 223/576 LP \$4,950,000
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:**

21711537 8781 Martinelli Rd Forestville, 95436-9258 / B0700 A Single Family DOM/CDOM: 214/214 LP \$3,195,000
BD: 3 BA: 3 FP: Yes Pool: No SqFt: 2116 R Lot Sz: 2635816/60.5100 OLP: \$3,195,000
Stories: 1 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 083-200-002 HOA/\$: No
U/B/L:
OMD: 06/16/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is



Quintessential 3 bedroom, 3 bath farmhouse compound nestled on 75+ acres of a bucolic wine country knoll overlooking mountains and historical vineyards with close proximity to Healdsburg and world class wineries. The property includes 15 acres of vineyard surrounding the main house and a 1 bedroom guest house with kitchenette, a workshop, and two barns. This property is sold with beautifully appointed finishes and high-design furnishings.

[Additional Pictures](#)

Dir: Take 116 West from Forestville and turn Right on Martinelli. House will be on the left.

Subd:

21717445 12130 Highway 116 Guerneville, 95446-9480 / B0700 A Single Family DOM/CDOM: 174/174 LP \$1,145,000
BD: 6 BA: 6/1 FP: Yes Pool: No SqFt: 2829 R Lot Sz: 87120/2.0000 OLP: \$1,195,000
Stories: 2 Story YB: 1891 #Gar Sp: 0 #CP Sp: 0 APN: 085-070-010 HOA/\$: No
U/B/L:
OMD: 07/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



Beautiful Victorian Home with wrap-around Deck for enjoying the wonderful Summer and Fall weather at the Russian River. Total 6 Bed, 6 1/2 Bath. 6 Fireplaces. Hot Tub / Deck Area and Dry Sauna for the ultimate relaxation! Close to dozens of World-Class wineries. Thirty minutes to the Sonoma Coast

[Additional Pictures](#)

Dir: From Sebastopol, West on 116, 10 min West of Forestville in Pocket Canyon. 2 mi before Guerneville

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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21721464 24951 Hwy 116 Hwy Duncans Mills, 95430 / B0700 A Single Family DOM/CDOM: 127/305 LP \$895,000



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 3300 O Lot Sz: 31000/0.7117 OLP: \$949,000
Stories: 2 Story YB: 1880 #Gar Sp: 0 #CP Sp: 0 APN: 096-160-012 HOA/\$: No
U/B/L:
OMD: 09/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Brilliant opportunity to own a piece of Russian River history, the historic Superintendent's House was built by the founders of the quaint hamlet of Duncans Mills. Beautiful circa 1880, Victorian home boasting 4 bedrooms, 2 full baths, bonus room, formal dining room, with exquisite details throughout, and a detached unit offering many possibilities. Extensively remodeled yet maintaining the grace and elegance of its original grandeur.

[Additional Pictures](#)

Dir: River Road to Mill Pond Road

Subd:

21714853 6320 Trenton Healdsburg Forestville, 95436-9613 / B0700 A Single Family DOM/CDOM: 198/198 LP \$895,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2012 N Lot Sz: 38355/0.8805 OLP: \$1,075,000
Stories: Other YB: 1949 #Gar Sp: 3 #CP Sp: 0 APN: 078-010-026 HOA/\$: No
U/B/L:
OMD: 07/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Charming country home built circa 1949 on .88 acre parcel. Lovingly maintained with 3 beds, 2 baths, living room, family room with dining area and kitchen. Single level living with 1 bed and sitting room on lower level. Many outbuildings including 3 car garage, shop/storage, home office or artist studio, greenhouse and raised garden beds. Enjoy the relaxing deck shaded by huge redwood tree. RRD zoning may allow vacation rental.

[Additional Pictures](#)

Dir: River Rd to Trenton Healdsburg Rd. First driveway on the left.

Subd:

21800266 16785 Watson Rd Guerneville, 95446-9584 / B0700 A Single Family DOM/CDOM: 14/14 LP \$890,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1472 N Lot Sz: 246114/5.6500 OLP: \$890,000
Stories: 2 Story YB: 1948 #Gar Sp: 2 #CP Sp: 0 APN: 069-260-007 HOA/\$: No
U/B/L:
OMD: 01/05/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Other

Nestled within Forgotten Valley with panoramic views of the Armstrong Valley is this enchanting home on approx 5.65 acres & surrounded by vineyards, orchards, woods & wildlife. Adjacent to Korbel vineyards, it too was once a working orchard with a large finished shop/warehouse. As fog rolls in over this serene West Sonoma County setting, you will enjoy the amazing views while being only 2 miles from the quaint & artistic Guerneville downtown.

[Additional Pictures](#)

Dir: River Road to Armstrong Woods Rd to Watson Rd all the way at end of road, on Lf paved driveway up.

Subd:

21726992 16050 Laughlin Rd Guerneville, 95446 / B0700 A Farms/Ranch DOM/CDOM: 59/59 LP \$849,000



BD: 0 BA: 0 FP: No Pool: No SqFt: U Lot Sz: 255262/5.8600 OLP: \$849,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 069-230-007 HOA/\$: No
U/B/L:
OMD: 11/21/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Exquisitely rare sub-dividable acreage with apple trees, pears, persimmon, walnut and more. Get ready to build your Forever Home in the lush cradle of Armstrong Valley. Unused agriculture well produced 22 GPM in 2013. Press your own apple juice. Horses welcome. Bring your goats and Banty hens. Zoning allows for 2 homes per acre plus additional ADU; only your imagination can limit the possibilities. Also listed in MLS #21726268 under lots & land.

[Additional Pictures](#)

Dir: River Road to Armstrong Woods Road Left at Laughlin property on right behind gate. NO Trespassing.

Subd:

21725263 14801 Old Cazadero Rd Guerneville, 95446-9668 / B0700 A Single Family DOM/CDOM: 82/179 LP \$799,000



BD: 5 BA: 2 FP: Yes Pool: No SqFt: 2660 O Lot Sz: 14314/0.3286 OLP: \$869,000
Stories: 2 Story YB: 1961 #Gar Sp: 3 #CP Sp: 2 APN: 072-070-080 HOA/\$: No
U/B/L:
OMD: 10/29/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Much more than meets the eye. Large sunny home, beautifully landscaped, high above flooding. Large deck off the upstairs kitchen is perfect for entertaining. Quiet and peaceful, this home features a living room with views, 3 bedrooms, 1 bath, kitchen with skylights up, and great entertainment space down, complete with kitchen, bath, 2 bedrooms and game room. Short distance to downtown Guerneville and River, make this perfect for year round living

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero

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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21723542 4350 Cazadero Hwy Cazadero, 95421-9758 / B0700 A Single Family DOM/CDOM: 106/106 LP \$749,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1245 R Lot Sz: 114563/2.6300 OLP: \$749,000
Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 105-190-019 HOA/\$: No
U/B/L:
OMD: 10/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Fresh-Original-Design! A truly custom home. Custom lights, counters, doors & more. Accents & decor made from rustic finds turned into chic original designs. This one of a kind home & finishes makes for a pride in ownership that will have you glowing & showing your home to everyone. 2 bedroom 2 bath Main Unit & a Studio Unit all on 2.63 acres. Room for expansion & plenty of off street parking. Vacation Rentals are allowed in the Russian River Region

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy- 4.3 miles from Hwy 116. If you got to CDF you went too far.

Subd:

21728565 9620 Rio Vista Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 23/23 LP \$700,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1268 N Lot Sz: 12632/0.2900 OLP: \$700,000
Stories: 2 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 082-111-004 HOA/\$: No
U/B/L:
OMD: 12/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This charming home sits on 1/3 acre, with a detached garage and sunny decks from where you can enjoy vineyard views. Off the deck is a large bonus room that can be used as an office or guest bedroom. This home offers rental income from the large basement that has been remodeled into a modern two bedroom apartment.

[Additional Pictures](#)

Dir: Go West on River Rd., left on Rio Vista Rd., keep right and the home is on the right.

Subd:

21727922 10810 Canyon Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 39/39 LP \$615,000



BD: 2 BA: 2 FP: No Pool: No SqFt: U Lot Sz: 31363/0.7200 OLP: \$599,000
Stories: 2 Story YB: 1975 #Gar Sp: 0 #CP Sp: 1 APN: 081-190-021 HOA/\$: No
U/B/L:
OMD: 12/11/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Charming custom log home with wrap around deck & panoramic views. Quiet setting with open usable meadow. Separate workshop building with several rooms and lower storage area. Small barn on lower slope once held a horse. The carport canopy is included in the sale.

[Additional Pictures](#)

Dir: Scenic to right on Old River Rd to Canyon. Go to top of hill to sign with addresses. Go left

Subd:

21728610 21800 Mesa Grande Ter Monte Rio, 95462 / B0700 N A Single Family DOM/CDOM: 2/2 LP \$539,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1112 R Lot Sz: 18295/0.4200 OLP: \$539,000
Stories: 2 Story YB: 1981 #Gar Sp: 0 #CP Sp: 2 APN: 095-062-015 HOA/\$: No
U/B/L:
OMD: 01/17/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Artisan's Paradise! Alluring haven on the terraces of Villa Grande. 2+ bd, 2 bath retreat w/ an open floor plan, remodeled kitchen, open beamed ceiling w skylights & a propane fireplace. Downstairs, an enchanting suite w/ sep. entrance & workshop. Your lush landscaped yard is fenced & private, Walk down to the local beach. 2 car carport & storage for your woodland oasis. Turnkey w/ exquisite furnishings. Earthy & delightful! Your house matters.

[Additional Pictures](#)

Dir: Moscow Rd. Left Starrett Hill. Sharp R on Forest. Veer right onto Mesa Grande. Go back way u came.

Subd:

21727581 10880 Forest Hills Rd Forestville, 95436-9499 / B0700 A Single Family DOM/CDOM: 39/39 LP \$539,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1140 R Lot Sz: 6656/0.1528 OLP: \$539,000
Stories: 1 Story YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 082-252-016 HOA/\$: No
U/B/L:
OMD: 12/11/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Freshly remodeled, move-in ready home. New Kitchen includes quartz counters, deluxe cabinets & high-end stainless appliances. Engineered wood flooring, new carpeting, with luxurious trims gives a warm & inviting feeling. Two bedrooms plus grand sunny sunroom/office makes this a pleasant retreat. Elevated by FEMA provided loads of storage space under home. Spacious two car garage with automatic openers. Large decks to enjoy on those warm evenings.

[Additional Pictures](#)

Dir: River Road to Forest Hills

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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21728327 **18663 King Ridge Rd** **Cazadero, 95421-8302 / B0700** **A** **Single Family** **DOM/CDOM:** 29/29 **LP** \$535,000

BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1100 O **Lot Sz:** 9583/0.2200 **OLP:** \$535,000
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 106-110-004 **HOA/\$:** No
U/B/L:

OMD: 12/21/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This is a MUST SEE! Immaculate cottage style home nestled in the trees. You will feel like you are on vacation everyday! Amazing views of hills and creek. Private setting, yet walking distance to town and short drive to beaches. Perfect as an income/vacation property. Property includes 2 lots with almost 2 acres! (Serious buyers only please, there are no signs in yard)



[Additional Pictures](#)

Dir: Cazadero Hwy to King Ridge Rd.

Subd:

21702529 **7266 Harmon Ave** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 335/595 **LP** \$500,000

BD: 3 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 2300 O **Lot Sz:** 14000/0.3214 **OLP:** \$500,000
Stories: 2 Story **YB:** 1982 **#Gar Sp:** 0 **#CP Sp:** 4 **APN:** 850-000-165 **HOA/\$:** Yes/\$2500.00/Ye
U/B/L:

OMD: 02/15/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Other

vacation/ 2nd home getaway. You are buying membership rights in Odd Fellows Recreation Club,private organized as a non profit corp. Membership includes rights to use a specific Club owned lot and to own the cabin on the lot. The cabin is non deeded personal Property. Membership applicants must be approved by the Club, meet credit & background check criteria and provide proof of membership in an Odd Fellows Rebekahs, Masons or Eastern Star Lodg



[Additional Pictures](#)

Dir: Hwy 116 Guerneville, to Odd Fellows Park Rd, past gate on Richardson, turn on Wildely to harmon

Subd:

21800559 **8140 Park Ave** **Forestville, 95436-9374 / B0700** **A** **Single Family** **DOM/CDOM:** 10/10 **LP** \$499,000

BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 786 R **Lot Sz:** 3912/0.0898 **OLP:** \$499,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-036-006 **HOA/\$:** No
U/B/L:

OMD: 01/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Cutest house on the block! Wonderful single story home, move in ready. Built in 1949 this 2 bedroom, 1 bath with A/C 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 finished garage, basement and low maintenance yard.



[Additional Pictures](#)

Dir: River Road left on Mirabel first I left up hill onto Park

Subd:

21725737 **11170-aka11770 Mays Can** **Forestville, 95436-9493 / B0700** **A** **Single Family** **DOM/CDOM:** 76/76 **LP** \$475,000

BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1009 R **Lot Sz:** 68389/1.5700 **OLP:** \$475,000
Stories: 1 Story **YB:** 1922 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 085-150-016 **HOA/\$:** No
U/B/L:

OMD: 11/04/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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



[Additional Pictures](#)

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

Subd:

21723622 **12090 Hwy 116 Hwy** **Guerneville, 95446-9411 / B0700** **A** **Single Family** **DOM/CDOM:** 107/107 **LP** \$475,000

BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 7706/0.1769 **OLP:** \$475,000
Stories: Other **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-070-009 **HOA/\$:** No
U/B/L:

OMD: 10/04/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Truly one of a kind DOME HOME in the heart of the Russian River! The attention to detail is obvious, from the beautiful woodwork to the custom tile shower and entryway. Updated kitchen, a separate building for laundry, and a great big yard for having FUN in the SUN!



[Additional Pictures](#)

Dir: River Rd. to L on 116, or take 116 north from Sebastopol/Forestville

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 (12/1/2017 to 12/31/2017), Sold Off MLS (12/1/2017 to 12/31/2017)

21724614 **19030 Hidden Valley Rd** **Guerneville, 95446-9342 / B0700** **A** **Single Family** **DOM/CDOM:** 83/83 **LP** \$465,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1534 O **Lot Sz:** 4792/0.1100 **OLP:** \$465,000
Stories: 2 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-050-006 **HOA/\$:** No
U/B/L:
OMD: 10/20/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Two unit property in great neighborhood. Live and earn or room for extended family. 2 bedroom upper unit features a private back patio with hot tub, charming covered front porch with double French doors and wraparound deck. Kitchens have granite counters, rich wood cabinets and stainless appliances. Spacious 1 bedroom lower unit features its own private enclosed patio, tile floors, updated kitchen and bath. City sewer and water, no flood zone.

[Additional Pictures](#)

Dir: Hwy 116 to Cherry Street. left on Hidden Valley

Subd:

21723217 **15220 Rio Nido Rd** **Guerneville, 95446-9568 / B0700** **A** **Single Family** **DOM/CDOM:** 112/112 **LP** \$449,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1491 A **Lot Sz:** 5001/0.1148 **OLP:** \$449,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-200-019 **HOA/\$:** No
U/B/L:
OMD: 09/29/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Two houses for the price of one! The front house is a 1954 built 2 bedroom 1 bath 860 square foot home set across the street from a scenic creek and redwood grove with 1 car garage below with storage area & work benches. The rear cottage is a 591 square foot 1 bedroom 1.5 bath cabin high up on the hill with a rustic feel. Public water and sewer. Live in one & rent out the other? Also listed as MLS# 21725340 in Multi Unit 2-4 section

[Additional Pictures](#)

Dir: River Road to Rio Nido Road. Approximately 1/2 mile up on the left.

Subd:

21723619 **21 Springhill Dr** **Cazadero, 95421-9618 / B0700** **A** **Single Family** **DOM/CDOM:** 91/91 **LP** \$429,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1313 R **Lot Sz:** 13508/0.3101 **OLP:** \$445,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-220-047 **HOA/\$:** No
U/B/L:
OMD: 10/17/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Great home in Cazadero. Upgraded ranch style home on large sunny lot, 2 car attach garage. 1 mi from Hwy 116. Gardeners paradise a mix of sun & shade. Nice neighborhood. Walk to Austin Creek, short drive to Russian River, 10 min to ocean. Original hardwood floors in bedrooms & hallway. Upgrades: hardie plank siding, paint, roof, wood French doors, light fixtures, dual pane fiberglass/wood casement windows, granite counters, farmhouse sink & more.

[Additional Pictures](#)

Dir: Hwy 116 to Austin Creek Rd to Sylvia to Springhill Dr.

Subd:

21726885 **21901 Mesa Grande Ter** **Monte Rio, 95462 / B0700** **A** **Single Family** **DOM/CDOM:** 56/56 **LP** \$419,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 592 R **Lot Sz:** 4095/0.0940 **OLP:** \$419,000
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-022-011 **HOA/\$:** No
U/B/L:
OMD: 11/24/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Other

Quintessential Country Cabin. Fully furnished, turn key cottage is ready for your holiday getaway in the woods. Beautifully maintained, wood floors, cozy propane fireplace, custom kitchen cabinets and upgraded bathroom. Peekaboo River views from a majestic wall of windows. Tranquil woodland setting provides complete privacy. Nice outside deck to enjoy your morning coffee or sit and watch the sun go down. Short walk to Villa Grande beach. Come see

[Additional Pictures](#)

Dir: Moscow Rd left on River Way, right on Mesa Grande Terrace.

Subd:

21800942 **14950 Rio Nido Rd** **Guerneville, 95446-9264 / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP** \$379,950



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 954 R **Lot Sz:** 4792/0.1100 **OLP:** \$379,950
Stories: 1 Story **YB:** 1915 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-016 **HOA/\$:** No
U/B/L:
OMD: 01/16/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Wonderful 3 bedroom getaway just minutes to the river! Large covered front porch, separate family and dining rooms, newer furnace, bonus office / bedroom, huge underhouse storage area, and tons of extras!

[Additional Pictures](#)

Dir: River Rd to Rio Nido

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 (12/1/2017 to 12/31/2017), Sold Off MLS (12/1/2017 to 12/31/2017)

21726479 **14215 Lovers Ln** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 50/50 **LP** **\$305,000**



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 502 N **Lot Sz:** 2250/0.0517 **OLP:** \$305,000
Stories: 1 Story **YB:** 1921 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-140-061 **HOA/\$:** No
U/B/L:
OMD: 11/30/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Cottage in the Redwoods just minutes to downtown Guerneville, Northwood Golf Course and delectable restaurants and wineries. This cottage has a delightful living room with old pine paneling, French front door, gas stove, skylight, plantation shutter and private decks overlooking natural landscape. There are two bedrooms and one bath with a stall shower. The kitchen has lots of windows and offers a view of one of the decks. Planting area on hill

[Additional Pictures](#)

Dir: Traveling West on Highway 116 (River Road) turn right on Lovers Lane. House will be on your left. **Subd:**

21800446 **10140 Field Ln** **Forestville, 95436-9729 / B0700** **A** **Single Family** **DOM/CDOM:** 8/8 **LP** **\$299,950**



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1222 N **Lot Sz:** 4129/0.0948 **OLP:** \$299,950
Stories: 2 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-202-017 **HOA/\$:** No
U/B/L:
OMD: 01/11/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This Forestville gem is in search of just the right buyer that will see its true potential. With approx. just over 1200s/f of living space and fantastic location with everything that the Russian River area has to offer. The home also features a nice back deck and a detached garage/workshop. Minutes to Forestville River access and Sam's Market. Please note: The home currently functions as a one bedroom.

[Additional Pictures](#)

Dir: River Rd. to Old River to Field Ln. **Subd:**

21721518 **9202 Rio Dell Ct** **Forestville, 95436-9528 / B0700** **A** **Single Family** **DOM/CDOM:** 129/129 **LP** **\$249,000**



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 516 R **Lot Sz:** 8350/0.1917 **OLP:** \$299,000
Stories: 1 Story, **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-081-038 **HOA/\$:** No
U/B/L:
OMD: 09/12/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Cute little home close to the Russian River. One bedroom, one bath, and an additional room off kitchen with closet space could possibly be used as a guest room, inside laundry, woodstove in living room, frig and washer/dryer included, newer stove, large entertaining deck, 2 car carport and two additional parking spots, storage shed, and a portion of the rear yard is fenced, perfect for your pets.

[Additional Pictures](#)

Dir: River Rd. west, past Mirabel, look for small road sign indicating Rio Dell Ct.turn left on Rio Dell **Subd:**

21800875 **11098 Dell Ave** **Forestville, 95436-9739 / B0700** **N A** **Single Family** **DOM/CDOM:** 5/5 **LP** **\$225,000**



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1098 N **Lot Sz:** 2614/0.0600 **OLP:** \$225,000
Stories: 1 Story, **YB:** 1901 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 081-024-004 **HOA/\$:** No
U/B/L:
OMD: 01/14/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Opportunity knocks!This is your chance to fix & flip or hold for your Russian River get-a-way or full time home. Close to the river & market,this home offers 3 bedrooms,1 full bath,and a kitchen with eating area, the living room offers 3 skylights & a wood burning stove. You will enjoy the large private yard offering good sun exposure, along with the storage/workshop or potentially add'l living space that is currently used for the garage & shop

[Additional Pictures](#)

Dir: River Road to Westside. At stop sign turn left then right on to Sequoia, veer right on to Dell **Subd:**

21800403 **15543 Canyon 3 Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 10/10 **LP** **\$199,500**



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1044 N **Lot Sz:** 5952/0.1366 **OLP:** \$199,500
Stories: 1 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-046 **HOA/\$:** No
U/B/L:
OMD: 01/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Not for the faint of heart! bring your bulldozer!Good sized level lot on city sewer, water, and out of the flood zone. The existing structures consist of a 3 bedroom major fixer and detached shed and storage buildings. Plenty of parking (note the RV, car, boat, etc.)Nice road frontage and beautiful Redwoods. This property is being sold for lot value. A great opportunity, bring offers.

[Additional Pictures](#)

Dir: River Rd to Canyon 2 Rd. to canyon 3 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 (12/1/2017 to 12/31/2017) , Sold Off MLS (12/1/2017 to 12/31/2017)

21720263 **15160 Willow Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 146/146 **LP** \$179,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 369 R **Lot Sz:** 4600/0.1056 **OLP:** \$199,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-251-001 **HOA/\$:** No

U/B/L:

OMD: 08/26/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Join the Tiny Home movement, and enjoy the simplicity of owning in the Russian River Wine Country. Charming cottage in Rio Nido that could be a fabulous AirBnB investment opportunity with the right upgrades!

[Additional Pictures](#)

Dir: River Road to Canyon 7 to Willow

Subd:

21728645 **11211 westside Ave** **Forestville, 95436-9736 / B0700** **A** **Single Family** **DOM/CDOM:** 22/22 **LP** ↓ \$165,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 560 R **Lot Sz:** 4622/0.1061 **OLP:** \$170,000
Stories: 1 Story **YB:** 1934 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 081-024-003 **HOA/\$:** No

U/B/L:

OMD: 12/28/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Bring Your tool belt for this diamond in the rough nestled in the woods on the Russian river this cabin as lots of potential for your vacation or long stay home.

[Additional Pictures](#)

Dir: River Road to westside, Left on Sequoia the Rt on Westside ave.

Subd: