

# Area Market Survey Summary

Listings as of 01/04/15 at 11:42am

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**Active**

Listing Price Range	Quantity	Average DOM	Summary Price Information			
\$180,000 thru \$199,999	1	168	<b>Minimum</b>	\$199,000	<b>Maximum</b>	\$3,500,000
\$200,000 thru \$249,999	3	236	<b>Average</b>	\$666,911	<b>Median</b>	\$319,000
\$250,000 thru \$299,999	5	90				
\$300,000 thru \$349,999	2	95				
\$400,000 thru \$449,999	3	94				
\$500,000 thru \$549,999	1	80				
\$1,000,000 thru \$1,249,999	1	144				
\$1,500,000 thru \$1,749,999	1	150				
\$1,750,000 thru \$1,999,999	1	146				
\$3,500,000 thru \$3,749,999	1	195				
	<b>19</b>	<b>132</b>				

**Contingent**

Listing Price Range	Quantity	Average DOM	Summary Price Information			
\$80,000 thru \$89,999	1	27	<b>Minimum</b>	\$89,900	<b>Maximum</b>	\$1,400,000
\$100,000 thru \$119,999	1	381	<b>Average</b>	\$419,981	<b>Median</b>	\$349,000
\$140,000 thru \$159,999	2	627				
\$180,000 thru \$199,999	2	214				
\$250,000 thru \$299,999	2	103				
\$300,000 thru \$349,999	3	55				
\$350,000 thru \$399,999	3	87				
\$400,000 thru \$449,999	2	71				
\$450,000 thru \$499,999	1	66				
\$700,000 thru \$749,999	1	58				
\$850,000 thru \$899,999	2	258				
\$1,250,000 thru \$1,499,999	1	344				
	<b>21</b>	<b>183</b>				

**Pending**

Listing Price Range	Quantity	Average DOM	Summary Price Information			
\$300,000 thru \$349,999	1	96	<b>Minimum</b>	\$329,000	<b>Maximum</b>	\$329,000
	<b>1</b>	<b>96</b>	<b>Average</b>	\$329,000	<b>Median</b>	\$329,000

**Sold**

Selling Price Range	Quantity	Average DOM	Summary Price Information			
\$90,000 thru \$99,999	1	434	<b>Minimum</b>	\$95,500	<b>Maximum</b>	\$799,000
\$120,000 thru \$139,999	1	24	<b>Average</b>	\$440,792	<b>Median</b>	\$424,500
\$200,000 thru \$249,999	1	163				
\$250,000 thru \$299,999	3	192				
\$350,000 thru \$399,999	4	48				
\$400,000 thru \$449,999	3	59				
\$450,000 thru \$499,999	2	108				
\$500,000 thru \$549,999	2	64				
\$550,000 thru \$599,999	1	198				
\$600,000 thru \$649,999	2	104				
\$650,000 thru \$699,999	2	121				
\$700,000 thru \$749,999	1	41				
\$750,000 thru \$799,999	1	340				
	<b>24</b>	<b>122</b>				

**Last Month**

**MEDIAN: \$349,000 + 21.63%**

**# SOLD: 29 -17.24 %**

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U.S. Patent 6,910,045

## Market Statistics Report

Listings as of 01/04/15 at 11:41am

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

<b>Residential</b>	<b><u>2- Bedrooms</u></b>	<b><u>3 Bedrooms</u></b>	<b><u>4 Bedrooms</u></b>	<b><u>5+ Bedrooms</u></b>	<b><u>All Bedrooms</u></b>
<b>Active</b>					
<b>#Units</b>	24	15	0	1	40
<b>Average List Price</b>	\$325,929	\$677,907	\$0	\$3,500,000	\$537,273
<b>Average Market Time</b>	171	137	0	195	159
<b>Average Square Feet</b>	782	1719	0	2770	1183
<b>All Off Market</b>					
<b>#Units</b>	11	9	3	2	25
<b>Pending</b>					
<b>#Units</b>	0	1	0	0	1
<b>Average List Price</b>	\$0	\$329,000	\$0	\$0	\$329,000
<b>Average Market Time</b>	0	96	0	0	96
<b>Average Square Feet</b>	0	1280	0	0	1280
<b>Sold</b>					
<b>#Units</b>	11	8	3	2	24
<b>Dollar Value</b>	\$4,009,000	\$3,669,500	\$1,813,500	\$1,087,000	\$10,579,000
<b>Average List Price</b>	\$359,445	\$486,300	\$628,817	\$539,000	\$450,365
<b>Average Sold Price</b>	\$364,455	\$458,688	\$604,500	\$543,500	\$440,792
<b>Average Market Time</b>	106	138	103	182	122
<b>Average Square Feet</b>	908	1615	2145	2277	1412
<b>% of List Price</b>	101.39	94.32	96.13	100.83	97.87
<b>Not Pending or Sold</b>					
<b>#Units</b>	0	0	0	0	0
<b>Average List Price</b>	\$0	\$0	\$0	\$0	\$0
<b>Average Square Feet</b>	0	0	0	0	0

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**Client 5-Up Residential**

Listings as of: 01/04/2015 11:39 am

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**Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)**

**12130 Hwy.116 Hwy**



**XSt:** Hwy. 116 **Guerneville / B0700** **S Single Family DOM/CDOM:** 340/864 **LP:** \$799,000  
**BD:** 6 **BA:** 6/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2829 R **Lot Sz:** 87120/2.0000 **OLP:** \$799,000  
**Stories:** 2 Story **YB:** 1891 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-070-010 **HOA/\$:** No

**OMD:** 12/16/13 **PD:** 11/21/14 **COE:** 12/10/14 **SP:** \$799,000 **TIC:** No **2nd Unit:** Yes

Successful Turnkey Bed & Breakfast in the Russian River area of the Sonoma Wine Country. This charming, well-maintained home offers 5 guest rooms with private baths, plus owner's quarters,cozy living areas, and wrap around porch. Nestled in the Redwoods, this property is minutes to shopping, restaurants, wineries, and the Sonoma Coast.

**DIR:** Go west on Hwy. 116 past the town of Forestville. Property on left.

**UBL:** **Subd:** **TBM:** , 21326698

**14760-14762 Northern Ave**



**XSt:** Western **Guerneville / B0700** **S Single Family DOM/CDOM:** 41/41 **LP:** \$725,000  
**BD:** 4 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2080 R **Lot Sz:** 6098/0.1400 **OLP:** \$725,000  
**Stories:** 3 Story **YB:** 1948 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-025-013 **HOA/\$:** No

**OMD:** 10/02/14 **PD:** 11/12/14 **COE:** 12/01/14 **SP:** \$700,000 **TIC:** No **2nd Unit:** Yes

Awesome 2 unit-turnkey vacation rental beach-front property on the Russian River. Upper unit features view decks; spacious living room; large farm style dine-in kitchen;TV nook; 2BD,1.5BA. Lower unit features open concept living-dining-kitchen space&fireplace; 2BD,1BA; view deck with hot tub. Large 2 car garage/storage areas. Recently raised above flood. River access down a charming path.This is what dreams are made of!

**DIR:** Drake Rd to Western or Eastern to Northern

**UBL:** **Subd:** **TBM:** , 21422202

**16175 Guidotti Rd**



**XSt:** Watson Rd. **Guerneville / B0700** **S Single Family DOM/CDOM:** 102/102 **LP:** \$699,000  
**BD:** 3 **BA:** 3 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2496 R **Lot Sz:** 33855/0.7772 **OLP:** \$799,000  
**Stories:** 1 Story **YB:** 1960 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-240-029 **HOA/\$:** No

**OMD:** 08/22/14 **PD:** 12/02/14 **COE:** 12/11/14 **SP:** \$650,000 **TIC:** No **2nd Unit:** No

Sunny,flat,33,000 sq ft lot w/extensive plantings and room for more! 2400+ sq ft home. 3BRs, 3BAs,LR,DR,Family Room. Built in 1960, expanded three times since. Freshly painted int. w/new carpeting. Recently installed heat pump system for Heat and A/C. Gazebo w/Hot Tub (has not been operated in recent years). Freestanding grg + on site pkg for multiple cars. Addtl. unfinished bldg.w/bathroom. On municipal sewer system. 250 gallon propane tank.

**DIR:** North on Armstrong Woods Rd. Left on Watson. Left on Guidotti.

**UBL:** **Subd:** **TBM:** , 21419445

**18955 King Ridge Rd**



**XSt:** Cazadero Highway **Cazadero / B0700** **S Single Family DOM/CDOM:** 139/139 **LP:** \$694,000  
**BD:** 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** Yes **SqFt:** 1828 R **Lot Sz:** 99317/2.2800 **OLP:** \$794,000  
**Stories:** 2 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 106-260-035 **HOA/\$:** No

**OMD:** 07/01/14 **PD:** 11/17/14 **COE:** 12/11/14 **SP:** \$650,000 **TIC:** No **2nd Unit:** No

Rare offering of Privacy & Seclusion on Austin Creek. Large Manor style home set on rolling acreage, perfect for memorable entertaining & undisturbed relaxation. Glorious In-ground pool w/ terraced viewing, hot tub & bar. Unusual character & versatility provides; forest shade & blazing sun, grand scale & intimate spaces; creek & poolside indulgence; full-scale in & outdoor living - all beautifully interconnected for your absolute pleasure.

**DIR:** Cazadero Highway thru town, bear right on King Ridge - right at fork. Private Drive on Left

**UBL:** **Subd:** **TBM:** , 21415208

**21970 Moscow Rd**



**XSt:** Mesa Grande Terrace **Monte Rio / B0700** **S Single Family DOM/CDOM:** 99/99 **LP:** \$649,000  
**BD:** 2 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1300 O **Lot Sz:** 14810/0.3400 **OLP:** \$749,000  
**Stories:** 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-011-021 **HOA/\$:** No

**OMD:** 09/04/14 **PD:** 12/12/14 **COE:** 12/15/14 **SP:** \$640,000 **TIC:** No **2nd Unit:** No

It's been called the best view on the Russian River from Jenner to Healdsburg.The Rock House has quiet, private entry patio, easy parking for several cars.River front deck off the living/dining room with a view that dominates. Contemporary with a taste of the old country. Stainless steel appliances, slate bathrooms, wood floors, cherry finish built-ins. Master and guest bedroom and two baths.Brick patio under the arbor is perfect for entertaining

**DIR:** West on Moscow Road. Property is on River side of Moscow road between Villa Grande and Casini Ranch.

**UBL:** **Subd:** **TBM:** , 21420683

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

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U.S. Patent 6,910,045

**Client 5-Up Residential**

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**Criteria:Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**16506 Armstrong Woods Rd**



**XSt:** river Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 109/109 **LP:** \$639,000  
**BD:** 2 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1780 B **Lot Sz:** 10019/0.2300 **OLP:** \$679,000  
**Stories:** 1 Story **YB:** 2014 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 069-200-075 **HOA/\$:** No

**OMD:** 08/29/14 **PD:** 12/16/14 **COE:** 12/22/14 **SP:** \$612,000 **TIC:** No **2nd Unit:** No

Country Elegance in Armstrong Valley. Exquisite BRAND NEW custom built home on large, private and sunny lot approx 1/4 acre. Features include soaring ceilings, warm wood floors, bonus room for office or 3rd bedroom. Plus a fabulous loft area overlooking living room. Master bath includes a luxurious jacuzzi tub. All rooms open to the outdoors. Magnificent covered front porch. Room for pool and RV parking. No detail overlooked!

**DIR:** River Rd to Armstrong, left on private lane **UBL:** **Subd:** **TBM:** , 21420244

**11755-11757 River Rd**



**XSt:** Wilshire **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 198/198 **LP:** \$576,500  
**BD:** 4 **BA:** 3 **RMS:** 11 **FP:** Yes **Pool:** No **SqFt:** 2125 R **Lot Sz:** 20112/0.4617 **OLP:** \$576,500  
**Stories:** 1 Story, 2 S **YB:** 2006 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 070-380-014 **HOA/\$:** No

**OMD:** 04/18/14 **PD:** 11/21/14 **COE:** 12/02/14 **SP:** \$573,500 **TIC:** No **2nd Unit:** Yes

Country property with wonderful Cape Cod style home with open floor plan granite counter tops, custom counter tops, stainless steel appliances. 3 good size bedrooms and baths and Master suite has a jacuzzi tub. Private deck off the back lots of room to entertain or garden. Both homes have hot water on demand. Cottage has a ramp. Both homes were built in 2006. Come enjoy Korbel Winery and all the Russian River has to offer. FUN

**DIR:** River Rd to just before Wilshire Rd across the street from Russian River Pub. Before Korbel Winery. **UBL:** **Subd:** **TBM:** 361, G3 21408468

**14527-14525 Western Ave**



**XSt:** Drake Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 69/69 **LP:** \$584,950  
**BD:** 4 **BA:** 3/1 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 2230 A **Lot Sz:** 8590/0.1972 **OLP:** \$584,950  
**Stories:** 2 Story **YB:** 1988 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-023-031 **HOA/\$:** No

**OMD:** 09/30/14 **PD:** 12/08/14 **COE:** 12/23/14 **SP:** \$540,000 **TIC:** No **2nd Unit:** Yes

Remarkable river home with income potential!!! This beauty sits just steps from the Drake's beach in beautiful Guerneville. This unique home features;3 bedrooms 2.5 baths large bonus square footage out of garage area perfect for office, shop, art/music studio and much more just use your imagination! Fantastic detached 1bd 1bath second unit, successful vacation rental bringing extra income. This one is a must see!!! The perfect river retreat!

**DIR:** HWY 116 to Drake Rd, follow Drake Rd all the way to Western **UBL:** **Subd:** **TBM:** , 21422652

**14501 Southern Ave**



**XSt:** Drake **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 59/192 **LP:** \$624,900  
**BD:** 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1245 R **Lot Sz:** 40075/0.9200 **OLP:** \$689,000  
**Stories:** 2 Story **YB:** 1988 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-010-012 **HOA/\$:** No

**OMD:** 10/20/14 **PD:** 12/18/14 **COE:** 12/18/14 **SP:** \$525,000 **TIC:** No **2nd Unit:** No

This home has modern elegance among country charm, views that take your breath away, and is just under an acre of sun drenched property. It has a stunning deck with an outdoor kitchen, cathedral ceilings, and a cozy fireplace that is great on chilly winter evenings. This home is on an up slope with sunny space for a garden. It has three bright spacious bedrooms and two modern bathrooms. The property overlooks a beautiful vineyard.

**DIR:** End of Drake Road one driveway past Eastern on right. **UBL:** **Subd:** **TBM:** , 21424015

**12121 Summerhome Park Rd**



**XSt:** Laurel **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 55/55 **LP:** \$459,000  
**BD:** 3 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 920 R **Lot Sz:** 10799/0.2479 **OLP:** \$479,000  
**Stories:** 1 Story **YB:** 1901 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-292-015 **HOA/\$:** Yes/\$100.00/Year

**OMD:** 10/01/14 **PD:** 11/25/14 **COE:** 12/08/14 **SP:** \$450,000 **TIC:** No **2nd Unit:** No

Welcome to Cabin R&R. Highcroft Beach awaits. This cottage style cabin fronts the Russian River in the SHP Highcroft area. Fabulous views down the River from the private back deck. Open floorplan with wall of windows facing the large trees, river and distant hills. This home sits high above the flood and offers 2 bedrooms plus additional sleeping room and 2 full baths.

**DIR:** Forest Hills Rd to Summerhome Park Rd. all the way to the end..near Highcroft sign. **UBL:** **Subd:** **TBM:** , 21422660

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**Client 5-Up Residential**

Listings as of: 01/04/2015 11:39 am

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**10377 scenic Dr**



**XSt:** River Rd. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 160/160 **LP:** ↓ \$455,000  
**BD:** 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2016 **N Lot Sz:** 26136/0.6000 **OLP:** \$497,500  
**Stories:** 2 Story **YB:** 1978 **#Gar Sp:** 1 **#CP Sp:** 2 **APN:** 082-143-072 **HOA/:** No

**OMD:** 07/08/14 **PD:** 12/15/14 **COE:** 12/19/14 **SP:** \$450,000 **TIC:** No **2nd Unit:** No

Absolutely Beautiful, in the heart of the Wine Country, Architecturally Exquisite Octagonal Home and only 8 minutes from Hwy 101. Beautiful great room with beamed, vaulted ceilings, wrap around deck and lots of open space. Filled with light and scenery from every angle. Large hill lot with plenty of room from your neighbors. This is the home you have always wanted and can now afford.

**DIR:** River Rd past Mirabel to Left on Scenic ( at Fort Cook) **UBL:** **Subd:** **TBM:** , 21415838

**17459 Orchard Ave**



**XSt:** River Lane **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 114/114 **LP:** \$429,000  
**BD:** 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1671 **R Lot Sz:** 5249/0.1205 **OLP:** \$429,000  
**Stories:** 2 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-220-036 **HOA/:** No

**OMD:** 08/26/14 **PD:** 12/18/14 **COE:** 12/18/14 **SP:** \$429,000 **TIC:** No **2nd Unit:** No

Home near the Russian River with all the mod cons! Flat and sunny back yard with separate alley access. Large dining area. Attached two car garage. Central heat. Wood burning stove too!

**DIR:** Highway 116 to Neeley to Orchard Ave. **UBL:** **Subd:** **TBM:** , 21418517

**8245 Park Ave**



**XSt:** Mirabel Ave **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 40/225 **LP:** \$420,000  
**BD:** 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1332 **R Lot Sz:** 6373/0.1463 **OLP:** \$420,000  
**Stories:** 2 Story **YB:** 1969 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-035-023 **HOA/:** No

**OMD:** 11/01/14 **PD:** 12/11/14 **COE:** 12/17/14 **SP:** \$420,000 **TIC:** No **2nd Unit:** No

Perfect for full-time living or a vacation retreat, this 3-bedroom, 3-bath home offers charm and contemporary lines. The turnkey home is enhanced by recent upgrades, including Andersen windows and an updated kitchen & bathrooms. Enjoy a beautiful, secluded setting with trees & views-as well as city services. Ideally located walking distance to Russian River beaches and just minutes to Sonoma County's premier wine country destinations.

**DIR:** River Road to Mirabel Avenue to Park Avenue. Or Mirabel Rd to Park Avenue. **UBL:** **Subd:** **TBM:** , 21424679

**1865 Austin Creek Rd**



**XSt:** Hwy 116 **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 22/22 **LP:** \$297,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 868 **R Lot Sz:** 24302/0.5579 **OLP:** \$297,000  
**Stories:** 2 Story **YB:** 1967 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-020-025 **HOA/:** No

**OMD:** 11/10/14 **PD:** 12/02/14 **COE:** 12/02/14 **SP:** \$400,000 **TIC:** No **2nd Unit:** No

Stylish creek front getaway with mid-century touches. Experience you own slice of magical Austin Creek with indoor outdoor living and feel the creek through your wall of glass. There is one bedroom downstairs and a spacious loft upstairs with plenty of room for everyone.

**DIR:** Hwy 116 to Austin Creek Road **UBL:** **Subd:** **TBM:** , 21425339

**14300 Mclane Ave**



**XSt:** Summit Ave **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 29/29 **LP:** \$387,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 930 **R Lot Sz:** 3899/0.0895 **OLP:** \$387,000  
**Stories:** Tri Level **YB:** 1984 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-160-007 **HOA/:** No

**OMD:** 10/23/14 **PD:** 11/21/14 **COE:** 12/03/14 **SP:** \$399,000 **TIC:** No **2nd Unit:** No

This exquisite property is aptly named Absolute Zen. This custom home is nestled in the forest and has many Zen features; private outdoor shower, hot tub & an indoor sauna. Open kitchen, dining/family room with large deck for entertaining. Upstairs Master Bedroom Suite features romantic fireplace, loft bed, french doors open to balcony overlooking an outdoor meditation/yoga room with water fountain. Lots of parking, close to town.

**DIR:** Hwy 116 to Old Monte Rio Rd, right on Park, immediate left up Summit, right Mclane **UBL:** **Subd:** **TBM:** , 21424251

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

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**15875 Wright Ln**



**XSt:** Wright Drive **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 26/26 **LP:** **\$399,000**  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1192 R **Lot Sz:** 11600/0.2663 **OLP:** \$399,000  
**Stories:** 2 Story **YB:** 1971 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-130-034 **HOA/\$:** No

**OMD:** 10/26/14 **PD:** 11/21/14 **COE:** 12/22/14 **SP:** \$375,000 **TIC:** No **2nd Unit:** No

This home has a very spacious feeling with great room and large bedrooms. The spectacular sunny parcel allows for privacy and room to expand. Great neighborhood, close to town, river, Armstrong Woods Park and wineries.

**DIR:** Hwy 116 to Drake Rd., rt. onto Wright Road, left onto Wright Lane. **UBL:** **Subd:** **TBM:** 361, D3 **2142447**

**8810 Trenton Rd**



**XSt:** Mirabel **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 91/91 **LP:** \$389,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1016 R **Lot Sz:** 5976/0.1372 **OLP:** \$399,000  
**Stories:** 2 Story **YB:** 1955 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-052-047 **HOA/\$:** No

**OMD:** 09/22/14 **PD:** 12/22/14 **COE:** 12/23/14 **SP:** \$363,000 **TIC:** No **2nd Unit:** No

Lovely house in Forestville with plenty of sun. Tax records show 1 bedroom but looks like a 3 to me. Updated kitchen, laminate floors, on demand hot water heater and wood burning stove. Big front and back decks. Ample parking on street, or 2 driveways. Large 2 car tandem garage, and huge work shop space. Lots of garden area with plenty of sun, fully fenced, very peaceful and private. Apple tree and pears. River down the road. Agent is owner.

**DIR:** Mirabel to West on Trenton. Or River Rd to Trenton to L. on Trenton **UBL:** **Subd:** **TBM:** , **21421986**

**8704 Bohemian Hwy**



**XSt:** Main Street **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$325,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 832 R **Lot Sz:** 22002/0.5051 **OLP:** \$325,000  
**Stories:** 1 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 096-020-002 **HOA/\$:** No

**OMD:** 10/16/14 **PD:** 12/02/14 **COE:** 12/10/14 **SP:** \$355,000 **TIC:** No **2nd Unit:** No

Quintessential Russian River Area Living. When hopeless romantics dream of a little place to get away from it all, this house is what comes readily to mind. This unique chalet-style house sits on slightly over one half acre with the entire western boundary bordering the seasonal Dutch Bill Creek. The house has been tastefully upgraded and multiple windows and doors seamlessly blend indoor and outdoor living spaces. Carpe' Diem!

**DIR:** From MR bridge, proceed South on Bohemian (due not turn right on Main in Monte Rio) about 1.5 miles. **UBL:** **Subd:** **TBM:** , **21422720**

**14632 N CANYON # 1 Rd**



**XSt:** CANYON # 2 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$279,000  
**BD:** 5 **BA:** 2 **RMS:** 10 **FP:** Yes **Pool:** No **SqFt:** 1724 R **Lot Sz:** 4792/0.1100 **OLP:** \$279,000  
**Stories:** 3 Story **YB:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-280-035 **HOA/\$:** No

**OMD:** 10/26/14 **PD:** 11/18/14 **COE:** 12/12/14 **SP:** \$288,000 **TIC:** No **2nd Unit:** Yes

Two for the price of one... !!! 1724 S.Q.Feet. Legal duplex with 2 car garage. NO FLOOD Lots of parking. Move in ready.Recent Remodel. 3 Br./1 Ba. and 1 Br. / 1 Ba... Live in one rent the other or move in your BIG FAMILY. Priced to sell .Walk to swimming pool, Cocktails & PEE-WEE GOLF. Don't miss this one.WON'T LAST LONG...

**DIR:** River Road to Canyon # 2 Right turn to Canyon # 1 right turn up the road total of .03 from River Rd. **UBL:** **Subd:** **TBM:** , **21424336**

**13044 Sosna Way**



**XSt:** Verba Lane **Guerneville / B0700** **S** **Condo/Coop** **DOM/CDOM:** 473/473 **LP:** \$270,000  
**BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1392 R **Lot Sz:** 675/0.0155 **OLP:** \$329,000  
**Stories:** 3 Story **YB:** 1991 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-041 **HOA/\$:** Yes/\$375.00/Mo

**OMD:** 08/20/13 **PD:** 12/08/14 **COE:** 12/09/14 **SP:** \$270,000 **TIC:** No **2nd Unit:** No

One-Of-Kind Re-Designed CUSTOM Town-Home. Nestled in the lush & lovely resort-style condo community of Dubrava Village: A Private Access, River Front Community= Swim, Boat, Trails & Clubhouse. Enjoy 2 En-Suite Bedrooms, Unique Walk-thru Kitchen that leads to FORMAL DINING/Office. Unusual Walk-off deck leads down to private garden + patio. 2 Car Deeded Parking. Zip to Town :: Shops, Cafes, Restaurants & Beaches. AMAZING Experience in the Redwoods!

**DIR:** HWY 116 thru town of Guerneville. On Left. **UBL:** **Subd:** **TBM:** , **21318934**

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**Client 5-Up Residential**

Listings as of: 01/04/2015 11:39 am

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**Criteria:Property Type** Residential **Transaction Type** Sale **Area** Russian River County **Sonoma Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**8193 Tyrone Rd**



**XSt:** Main St **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 80/189 **LP:** \$259,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 6299/0.1446 **OLP:** \$259,000  
**Stories:** 2 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 074-250-012 **HOA/\$:** No

**OMD:** 09/14/14 **PD:** 12/03/14 **COE:** 12/17/14 **SP:** \$251,000 **TIC:** No **2nd Unit:** No

This adorable home has a new face lift. Seller has done a lot of work to make this one shine. Come sit on your large deck or soak in your hot tub over looking Dutch Bill Creek. 2bed, 1bath wood burning stove in living room and large kitchen for entertaining. So much to enjoy plus bonus room below.

**DIR:** Hwy 116 West. turn off left cross bridge. turn Right on Main Street left Tyrone. **UBL:** **Subd:** **TBM:** , 21421403

**11368 N Hwy 116**



**XSt:** Canyon **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 163/163 **LP:** \$220,000  
**BD:** 1 **BA:** 1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 17550/0.4029 **OLP:** \$249,000  
**Stories:** 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-110-002 **HOA/\$:** No

**OMD:** 06/29/14 **PD:** 12/18/14 **COE:** 12/24/14 **SP:** \$212,000 **TIC:** No **2nd Unit:** No

Over the river and thru the woods.....ADORABLE one bdrm CABIN! Classic knotty pine accents in this remodeled charmer. Private .4 parcel with sun, trees and a seasonal creek. Granite, slate, dual pane windows, furnace. Great outdoor patio and detached building which could be a great studio or office.

**DIR:** Aprx .1 mi east of Refuse Center. Turn at 11350/11372 Hwy 116. Follow gravel rd to left over bridge **UBL:** **Subd:** **TBM:** 361, F5 21415119

**20539 FOOTHILL Dr**



**XSt:** HWY 116 **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$119,900  
**BD:** 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 675 R **Lot Sz:** 7405/0.1700 **OLP:** \$119,900  
**Stories:** 1 Story **YB:** 1951 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-100-002 **HOA/\$:** No

**OMD:** 11/14/14 **PD:** 12/08/14 **COE:** 12/22/14 **SP:** \$132,000 **TIC:** No **2nd Unit:** No

Coxy Cabin in the woods of Monte Rio. Russian River activities close by. Major fixer in need of TLC. Great renovation project awaits new owner.

**DIR:** HWY 101 TO HWY 116 TO MONTE RIO, LEFT ON FOOTHILL DR **UBL:** **Subd:** **TBM:** , 21425821

**15470 Hay Ln**



**XSt:** Bay Ave **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 434/597 **LP:** \$109,500  
**BD:** 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1410 R **Lot Sz:** 6299/0.1446 **OLP:** \$212,000  
**Stories:** 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-009 **HOA/\$:** No

**OMD:** 08/28/13 **PD:** 11/07/14 **COE:** 12/04/14 **SP:** \$95,500 **TIC:** No **2nd Unit:** No

Looking for a contemporary house on the River? This Guerneville home is bright and inviting from the maple floors to the many windows--also has a modern kitchen, three bedrooms upstairs, inside laundry, and a gorgeous stone fireplace in the great room. Located at the end of a culdasac with a sweeping deck for entertaining it backs into a lush mountain of ferns and forest. Not a lot of upkeep and a beautiful serene place to call home

**DIR:** River Road to Canyon 4 to Willow to Bay Ave. to Hay Lane. **UBL:** **Subd:** **TBM:** , 21319764

**14300 Old Cazadero Rd**



**XSt:** River Road **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 96/96 **LP:** \$329,000  
**BD:** 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1280 R **Lot Sz:** 3920/0.0900 **OLP:** \$369,000  
**Stories:** 1 Story **YB:** 1931 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-090-027 **HOA/\$:** No

**OMD:** 09/22/14 **PD:** 12/27/14 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Another beautiful LBL remodel. 3 bedrooms/ 2 bath. 1/4 mile off of River Road. 2 car tandem garage. On public water and sewer. Full basement. Must see.

**DIR:** Hwy 116/River Road to Old Cazadero Rd. **UBL:** **Subd:** **TBM:** , 21421859

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**Client 5-Up Residential**

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**Criteria:Property Type** Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**17332 Summit Ave** **XSt:** Park Ave. **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 112/112 **LP:** \$359,000  
**BD:** 2 **BA:** 1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1200 N **Lot Sz:** 20800/0.4775 **OLP:** \$359,000  
**Stories:** 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-160-067 **HOA/:** No

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

Nice solid home close to Guerneville. Open living area with additional Den space. Two bedrooms upstairs with small additional sleeping area down. Plenty of room to garden. Good size decks overlooking the lush redwoods.

**DIR:** Old Monte Rio Rd to Park to Summit. **UBL:** **Subd:** **TBM:** , 21421081

**20260 Willow Rd** **XSt:** Alder Road **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 362/362 **LP:** \$199,900  
**BD:** 3 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1976 R **Lot Sz:** 9701/0.2227 **OLP:** \$284,777  
**Stories:** 2 Story **YB:** 1976 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-221-022 **HOA/:** No

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

Wonderful 3 Bed / 1.5 Bath Two Story Home with a Den. Fresh Paint Throughout! Open Concept Floor Plan. Inside Laundry Area. One Car Attached Garage with Direct Access. Close to Northwood Golf Course & Monte Rio Recreation & Park District. Spacious Home on a Large Lot!

**DIR:** River Rd to Field & Make Right. Go to Alder Rd. & Make Right. Then Left onto Willow Rd. **UBL:** **Subd:** **TBM:** , 21400468

**35905 Hauser Bridge Rd** **XSt:** Kruse Ranch Rd. **Cazadero / B0700** **CN** **Single Family** **DOM/CDOM:** 873/873 **LP:** \$159,000  
**BD:** 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 5532120/127.0000 **OLP:** \$229,000  
**Stories:** 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 109-230-023 **HOA/:** No

**OMD:** 06/19/12 **PD:** **COE:** **SP:** **TIC:** Yes **2nd Unit:** No

Getaway cabin! Your own private cabin, plus shared ownership (TIC Ownership) of the land. 11 owners total, each w/their own cabin. NOT FOR FULL TIME LIVING. Owners share in yearly maintenance of water system,roads & property taxes. Hiking trails & Gualala River access. Near Salt Point State Park & Kruse Rhododendren Reserve. Cabin upgrades include a perimeter foundation, septic, roof, electrical.

**DIR:** Up Timber Cove Rd, TL (N) on Seaview, becomes Hauser Bridge,driveway on rt. just past Kruse Ranch Rd **UBL:** **Subd:** **TBM:** 9, E2 21214900

**9340 Rio Vista Rd** **XSt:** River Road **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 381/381 **LP:** \$140,000  
**BD:** 2 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1260 R **Lot Sz:** 6098/0.1400 **OLP:** \$140,000  
**Stories:** 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-121-047 **HOA/:** No

**OMD:** 12/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This home is a fixer with enormous potential for a creative new owner. 2 bedroom plus extra rooms without closets. Home is in the woods with a serene setting. Limited parking up above and walk down stairs to house. Private yet close to town.

**DIR:** West on River Rd to Rio Vista. Rio Vista is one big one-way horseshoe. Go rt at base follow around. **UBL:** **Subd:** Mirabel Heights **TBM:** , 21326998

**10503 COZEY Ct** **XSt:** WOODSIDE DR **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$89,900  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 550 R **Lot Sz:** 5001/0.1148 **OLP:** \$89,900  
**Stories:** 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-180-044 **HOA/:** No

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

Cabin in the Woods, open concept floor plan, major fixer ready for new owner to rehab into perfect getaway or full time home in Russian River area. Tourist activities close by.

**DIR:** USE MAP...RIVER RD TO OLD RIVER RD TO WOODSIDE DR TO COZEY CT **UBL:** **Subd:** **TBM:** , 21426779

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**Client 5-Up Residential**

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**Criteria:Property Type** Residential **Transaction Type** Sale **Area** Russian River County **Sonoma Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**18900 Armstrong Woods Rd**



**XSt:** Armstrong Woods Park **Guerneville / B0700** **CC** **Farms/Ranches** **DOM/CDOM:** 344/344 **LP:** \$1,400,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 768 N **Lot Sz:** 5227200/120.0000 **OLP:** \$1,700,000  
**Stories:** 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-030-029 **HOA/\$:** No

**OMD:** 12/30/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Price reduced !!120 ACRES - Spectacular Private Location, Access through Armstrong Woods State Park, End of Road Privacy. Pavilion Style Guest House, Estate Building Site with Views - a Wild Origin Conifer Collection - Extensive Hiking Trails and Irrigation Systems.

**DIR:** Armstrong Woods Road thru the Redwood Park - Turn right on McMahon Road **UBL:** **Subd:** **TBM:** 341, D4 21400126

**8910 Hwy 116**



**XSt:** Skyline Ranch **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 346/346 **LP:** \$887,000  
**BD:** 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 3067 R **Lot Sz:** 3157229/72.4800 **OLP:** \$1,275,000  
**Stories:** 2 Story **YB:** 1988 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-230-015 **HOA/\$:** No

**OMD:** 01/20/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

**7311 Rancho Molino Trl**



**XSt:** Hwy 116 **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 169/169 **LP:** \$850,000  
**BD:** 3 **BA:** 3 **RMS:** **FP:** No **Pool:** No **SqFt:** 2832 O **Lot Sz:** 400316/9.1900 **OLP:** \$850,000  
**Stories:** Multi Level, **YB:** 1989 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 084-031-006 **HOA/\$:** No

**OMD:** 07/19/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

OFF THE BEATEN PATH--and sited on a gentle crest, this 2832 sq.ft. multi-level home is designed for flexible living & utter privacy w/out being remote. Vaulted wood beamed ceilings, generous windows & tree top vistas create an expansive yet cozy feel. 2 master suites, spacious downstairs fam.rm/study, 3 car garage(795sq.ft.) provides room to breathe, while the wood accents,newly painted interior, extensive decking & heavenly vistas will spoil you!

**DIR:** West on hwy 116 thru downtown Forestville & then just a bit further down the road. **UBL:** **Subd:** **TBM:** , 21416808

**14130 Brookside Ln**



**XSt:** Hwy 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 58/58 **LP:** \$719,000  
**BD:** 3 **BA:** 3/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1902 R **Lot Sz:** 15655/0.3594 **OLP:** \$719,000  
**Stories:** 2 Story **YB:** 1997 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-010-035 **HOA/\$:** No

**OMD:** 11/07/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Expansive views over vineyards & redwood dotted mountains beyond. The hard-to-find floor plan offers 3 Mstr suites and 'view' great room with kitchen, dining & living area. Vistas from every room and a cozy fireplace for cool evenings. Enjoy sunsets from the back patio & hot tub. A great opportunity to own a turn-key vacation rental. The feeling is ridge top yet just a short walk to downtown & river beaches. Minutes to world class wineries

**DIR:** Hwy 116/Main St. to a right turn on Brookside Lane. **UBL:** **Subd:** **TBM:** , 21422496

**2360 Cazadero Hwy**



**XSt:** River Road **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 66/149 **LP:** \$496,000  
**BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1639 R **Lot Sz:** 10454/0.2400 **OLP:** \$496,000  
**Stories:** 2 Story **YB:** 1980 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 105-301-004 **HOA/\$:** No

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

Contemporary Creekside home on quarter acre of the beautiful Austin Creek. Open plan living room, dining and kitchen in the impressive great room allows for easy living and entertaining. Upgrades include granite counters, Jenn-Air range, on demand hot water, dual paned windows & new paint in & out. Attached 2 car garage & off street parking. Close to Sonoma coast, Russian River, hiking & biking trails. Explore the possibilities!

**DIR:** Hwy 116 (River Road) to Cazadero Hwy 2.3 miles on right **UBL:** **Subd:** **TBM:** , 21423961

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**Client 5-Up Residential**

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**Criteria:Property Type** Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**16040 Fife Ct**



**XSt:** Armstrong Woods **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 31/31 **LP:** \$435,000  
**BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 1131 R **Lot Sz:** 14301/0.3283 **OLP:** \$435,000  
**Stories:** 1 Story **YB:** 1972 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 069-230-039 **HOA/\$:** No

**OMD:** 12/04/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Great home, great location. Large lot with plenty of room for gardening. Home surrounds a nice patio with in ground pool. Full sun, walking distance to town and Armstrong Woods makes this a wonderful full time residence, getaway or vacation rental. Nice floor plan offers a large central kitchen with nice living space and bedrooms on either side.

**DIR:** Hwy 116 to Armstrong Woods to Fife Court. **UBL:** **Subd:** **TBM:** 361, C2 **21426202**

**8033 Maple Ave**



**XSt:** Park **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 111/111 **LP:** \$435,000  
**BD:** 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1471 A **Lot Sz:** 4356/0.1000 **OLP:** \$435,000  
**Stories:** 2 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-039-088 **HOA/\$:** No

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

Don't miss this wonderful contemporary 2 story (Leave it to Beaver Style) home with a nostalgic setting of mature trees and landscaping. Home built in 2005 by owner/builder who spared no costs for quality. 3 bedrooms/3 baths with fireplace, energy efficient central heating, overhead fire sprinkler system for safety, dual pane windows and fully insulated. Auto outside sprinklers in front and back yards. Private end of road setting.

**DIR:** River Rd to Mirabel Rd to Park Ave. Follow up hill and make rt. at Maple St. House on Lt at end. **UBL:** **Subd:** **TBM:** , **21421329**

**14025 Solaridge Rd**



**XSt:** Hwy 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 60/60 **LP:** \$399,900  
**BD:** 3 **BA:** 2/1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 2000 N **Lot Sz:** 43560/1.0000 **OLP:** \$399,900  
**Stories:** 2 Story **YB:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-120-047 **HOA/\$:** No

**OMD:** 11/05/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Custom home located on a hill in the redwoods. Main level has open great room effect with kitchen, living area, dining area, half bath, and doors leading out to the deck with views. Lower level has 3 bedrooms, 2 full baths & laundry. New interior & exterior paint, & new carpet flooring. Ready to move right in!

**DIR:** Hwy 116 thru downtown Guerneville, right on Solaridge **UBL:** **Subd:** **TBM:** , **21425083**

**17863 Orchard Ave**



**XSt:** Neeley Road / Beach Ave **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 88/390 **LP:** \$379,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 922 R **Lot Sz:** 4356/0.1000 **OLP:** \$379,000  
**Stories:** 1 Story **YB:** 1952 **#Gar Sp:** 1 **#CP Sp:** 2 **APN:** 071-250-010 **HOA/\$:** No

**OMD:** 10/08/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Sunny Guerneville property with two legal units, located on a quiet county lane. The main house is a 2bd/1ba with remodeled kitchen and bathroom, plus new carpet and interior paint. Home has had extensive structural and foundation work completed. Legal Granny unit has 1bd/1ba with a full kitchen and separate meter. Relax in the sun on the expansive wrap-around deck or in the shade by the seasonal creek. Also features 1-car garage and carport.

**DIR:** Neeley Road to Orchard Avenue **UBL:** **Subd:** **TBM:** , **21423244**

**11711 Hwy 116**



**XSt:** Tunstall **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 55/55 **LP:** \$349,000  
**BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1056 R **Lot Sz:** 10890/0.2500 **OLP:** \$349,000  
**Stories:** 2 Story **YB:** 1957 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-132-011 **HOA/\$:** No

**OMD:** 11/10/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This sweet cottage with wonderful touches throughout will delight you. Additional guest suite below with its own entry, deck and parking make it easy to entertain friends and family or create your own lucrative vacation rental. Extensive use of tile and hardwood. French doors open to a spacious cedar deck bringing the outside in. Flooded with sunlight instead of water. Detached laundry and gated parking. Don't miss out on this wonderful home!

**DIR:** River Rd. to Hwy 116 **UBL:** **Subd:** **TBM:** , **21425442**

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**Client 5-Up Residential**

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**Criteria:**Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**2260 Cazadero Hwy**



**XSt:** Camp Thayer Rd **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 68/68 **LP:** \$339,000  
**BD:** 3 **BA:** 3 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1140 R **Lot Sz:** 9100/0.2089 **OLP:** \$339,000  
**Stories:** 3 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 105-301-010 **HOA/\$:** Yes/\$300.00/Ye  
**OMD:** 10/28/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Rustic family home surrounded by majestic redwoods and overlooking the gorgeous Austin Creek. Home has a great bonus space with separate entrance giving it a multitude of possibilities. Upstairs with open floor plan, open beams, skylights, and a wood burning stoves sets an ambiance for charm and comfort. Ground level space has no stairs, is spacious and has a direct access to back patio leading down to the creek.

**DIR:** Hwy 116 west to Cazadero Hwy north for 2.3 miles **UBL:** **Subd:** **TBM:** , 21424478

**10707 FOREST HILLS Rd**



**XSt:** RIVER ROAD **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$338,000  
**BD:** 2 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 950 O **Lot Sz:** 7500/0.1722 **OLP:** \$338,000  
**Stories:** 2 Story **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-243-003 **HOA/\$:** No  
**OMD:** 11/24/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Traditional country cabin. beautiful knotty pine interior, large living room, new floor covering and paint. Separate office and entry room. Large deck for enjoying the large redwood trees. Large shop area under house with laundry, and 1/2 bath. Plenty of room for boats, Rvs, or 4H projects. Close to a country store. Located in the middle of premium wine country and the RR resort area.

**DIR:** West on River Road, just before Hacienda Bridge at Perry's market turn left on FH. **UBL:** **Subd:** **TBM:** 362, A3 21426206

**19392 Hidden Valley Rd**



**XSt:** Cherry **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 151/151 **LP:** \$269,900  
**BD:** 2 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 800 N **Lot Sz:** 9583/0.2200 **OLP:** \$299,000  
**Stories:** 1 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-060-021 **HOA/\$:** No  
**OMD:** 08/05/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Well maintained 2 bedroom home with beamed ceiling, warm wood trim, beautiful woodland views. Multi-decks, French doors and balcony. Great backyard with bridge over to a fun party deck in the woods. includes covered carport and workshop. City sewer and water, no flood. Come see!

**DIR:** Hwy 116 to cherry street. left on Hidden Valley Rd **UBL:** **Subd:** **TBM:** , 21417456

**10236 Old River Rd**



**XSt:** Frank **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 55/55 **LP:** \$259,000  
**BD:** 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 600 R **Lot Sz:** 4844/0.1112 **OLP:** \$279,000  
**Stories:** 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-201-006 **HOA/\$:** No  
**OMD:** 11/10/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Perfect for 2nd home, vacation rental, or 1st time Buyer. Remodeled home with good location. New kitchen cabinets with granite counters. Lots of wood throughout the interior. French doors into master bedroom. Spiral staircase down to room with bathroom. Additional parking on River Rd. New septic installed with permits in 2007. City water.

**DIR:** River Road to Martinelli to Old River Rd. **UBL:** **Subd:** **TBM:** , 21424921

**11020 Sequoia Rd**



**XSt:** Westside Rd. **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 65/65 **LP:** \$199,000  
**BD:** 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 728 R **Lot Sz:** 7427/0.1705 **OLP:** \$199,000  
**Stories:** 1 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-051-002 **HOA/\$:** No  
**OMD:** 10/31/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

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**Client 5-Up Residential**

Listings as of: 01/04/2015 11:39 am

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**Criteria:Property Type** Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**15131 Drake Rd** **XSt:** Leasowe **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 381/381 **LP:** \$117,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 312 R **Lot Sz:** 5009/0.1150 **OLP:** \$180,000  
**Stories:** 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 071-070-060 **HOA/\$:** No

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

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

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

**21310 Highway 116** **XSt:** Foothill Drive **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 195/195 **LP:** \$3,500,000  
**BD:** 8 **BA:** 8/1 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 2770 R **Lot Sz:** 710464/16.3100 **OLP:** \$2,195,000  
**Stories:** 2 Story **YB:** Unknown **#Gar Sp:** 6 **#CP Sp:** 0 **APN:** 094-070-006 **HOA/\$:** No

**OMD:** 06/23/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Steeped in history, is a magical place, affectionately known by locals as Brackenwood Estate. Set on approx. 1,000 ft of the Russian River, the 16 acres are adorned with beautiful main home and multiple other dwellings. This is the ideal family compound, with pool overlooking the river, tennis court, log cabin rec center, shop, multiple garages, pasture with stable, creek and orchard. Hundreds of towering redwoods complete this amazing property

**DIR:** Hwy 116 west of Monte Rio, on left after Foothill. **UBL: Subd: TBM:** , 21413531

**5960 Eastside Rd** **XSt:** Healdsburg/Trenton **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 146/146 **LP:** \$1,850,000  
**BD:** 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2020 R **Lot Sz:** 365033/8.3800 **OLP:** \$1,850,000  
**Stories:** 1 Story **YB:** 1954 **#Gar Sp:** 6 **#CP Sp:** 3 **APN:** 083-010-038 **HOA/\$:** No

**OMD:** 08/11/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Centrally located in the Russian River Valley, this 8.38 acres has the potential to become a winery, tasting room, or farm! Zoning is LIA 60 acres, 4.2 +/- acres are planted with premium Russian River AVA pinot noir. 3/2 Home, 2 barns, a storage building & 2 wells. The barns each have a bathroom, power and heat. Gorgeous mountain, vineyard, and pond views contribute to its tone of effortless serenity. Many places to entertain wine country guests

**DIR:** River Road or Healdsburg Trenton to Eastside it is across the road from Shone Farms **UBL: Subd: TBM:** , 21418738

**7200 Giovanetti Rd** **XSt:** Hwy 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 150/150 **LP:** \$1,595,000  
**BD:** 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 2400 N **Lot Sz:** 3484800/80.0000 **OLP:** \$1,595,000  
**Stories:** 2 Story **YB:** 1967 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 084-220-004 **HOA/\$:** No

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

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

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

**9101 Hwy 116** **XSt:** Skyline Ranch Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 144/144 **LP:** \$1,000,000  
**BD:** 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** A **Lot Sz:** 2286029/52.4800 **OLP:** \$1,000,000  
**Stories:** 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-220-020 **HOA/\$:** No

**OMD:** 08/13/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Over 50 acres of natural beauty yet just minutes to town. Approached through a long & private driveway, this stylish Redwood 3 bedroom/3 bath custom home is situated on a knoll top providing unobstructed views in all directions. Interior features include open beam ceilings, two fireplaces, open kitchen, and sliders leading to a large deck. In-ground swimming pool, hot tub, patios, and decks all with privacy and views.

**DIR:** Hwy 116 near Skyline Ranch Road. Sign at the road and land is to the left as you enter. **UBL: Subd: TBM:** , 21419028

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**Client 5-Up Residential**

Listings as of: 01/04/2015 11:39 am

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**Criteria:**Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**978 Esther Dr** **XSt:** Terrace Dr **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 80/80 **LP:** \$549,000  
**BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1936 R **Lot Sz:** 20038/0.4600 **OLP:** \$549,000  
**Stories:** 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-270-043 **HOA/\$:** No

**OMD:** 10/16/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

**DIR:** Old River Rd west to Ogburn, right on Terrace Dr to Esther Dr, home on corner **UBL:** **Subd:** **TBM:** , 21423007

**22859 Conifer Dr** **XSt:** Laurel del Monte Rio / B0700 **B A** **Single Family** **DOM/CDOM:** 127/127 **LP:** \$430,000  
**BD:** 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1300 N **Lot Sz:** 20909/0.4800 **OLP:** \$415,000  
**Stories:** 1 Story **YB:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 096-212-028 **HOA/\$:** No

**OMD:** 08/29/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This one has it all! Beautiful, well maintained 3 bd 2bath home in a fabulous neighborhood on approx .50 acre. Home features vaulted ceilings and rich wood floors. Master bedroom opens to the deck. Full size garage and parking for days. RV/boat no problem. Wonderful level, sunny parcel gives you the room to do just about anything. Easy access to the river. Situated on one of the prettiest country roads in the county!

**DIR:** Hwy 116to laurel del right on conifer. **UBL:** **Subd:** **TBM:** , 21420247

**14173 FERN Rd** **XSt:** HIGHWAY 116 **Guerneville / B0700** **B A** **Single Family** **DOM/CDOM:** 92/92 **LP:** \$425,000  
**BD:** 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1536 R **Lot Sz:** 4535/0.1041 **OLP:** \$425,000  
**Stories:** 2 Story **YB:** 1945 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 072-120-037 **HOA/\$:** No

**OMD:** 10/04/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Pristine home high above the flood,yet walking distance to town.Enjoy lazy afternoons on your deck,relaxed evenings in your spa,Russian River delights await you:eclectic cuisine,live theater,live music,canoeing,swimming,wine tasting,Pacific Coast drives,and much more.Live the good life.Furnishings (w/few exceptions) negotiable separately. Garages for 3 cars.

**DIR:** Go past second light in Guerneville, 1/4 mile R. on Fern Road. **UBL:** **Subd:** **TBM:** 361, B3 21422976

**15044 Armstrong Woods Rd** **XSt:** Watson **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 64/64 **LP:** \$409,000  
**BD:** 3 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1288 R **Lot Sz:** 5663/0.1300 **OLP:** \$425,000  
**Stories:** 1 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-220-049 **HOA/\$:** No

**OMD:** 11/01/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

**5147 Ridgley Ct** **XSt:** Ridgley Ave. **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 135/135 **LP:** \$349,900  
**BD:** 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1700 O **Lot Sz:** 10729/0.2463 **OLP:** \$399,000  
**Stories:** 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 850-000-034 **HOA/\$:** Yes/\$2,000.00/Ye

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

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

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

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**Client 5-Up Residential**

Listings as of: 01/04/2015 11:39 am

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**Criteria:**Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**20121 Railroad Ave**



**XSt:** Bohemian Avenue **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$319,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 14810/0.3400 **OLP:** \$319,000  
**Stories:** 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-225-026 **HOA/\$:** No

**OMD:** 11/11/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

**DIR:** 116 to Church St. Church St. becomes Bohemian Highway. Turn on Bohemian Ave. to Railroad Ave. **UBL:** **Subd:** **TBM:** , 21425180

**15650 Old River Rd**



**XSt:** Bonita Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$294,500  
**BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1162 R **Lot Sz:** 11400/0.2617 **OLP:** \$294,500  
**Stories:** 1 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-110-026 **HOA/\$:** No

**OMD:** 12/18/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This is an auction property. Charming home with white picket fence, just waiting for you to make it your own. Skylights help to bring in the sunshine! Ample front and side yard. Don't let this opportunity pass you by.

**DIR:** River Road to Bonita Ave to Old River Road **UBL:** **Subd:** **TBM:** , 21427153

**19855 Highway 116 Hwy**



**XSt:** Crescent **Monte Rio / B0700** **B** **A** **Single Family** **DOM/CDOM:** 232/402 **LP:** \$289,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 11339/0.2603 **OLP:** \$319,000  
**Stories:** 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-140-021 **HOA/\$:** No

**OMD:** 05/16/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sunny, private, views!!! What more could you ask for? Nicely updated in and out on a large private lot in Monte Rio. Plenty of parking, large storage/utility room. This two bedroom, one bath has been lovingly updated throughout and features plenty of outdoor entertainment areas. There is spacious decking off the living room and kitchen. Great year round living or getaway. It is move in ready!!!

**DIR:** Hwy 116 past Crescent on the right **UBL:** **Subd:** **TBM:** , 21411130

**9175 Old River Rd**



**XSt:** Rio Vista **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$279,900  
**BD:** 3 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1152 R **Lot Sz:** 4948/0.1136 **OLP:** \$279,900  
**Stories:** Multi Level **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-121-004 **HOA/\$:** No

**OMD:** 12/18/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

**14758 Eagles Nest Rd**



**XSt:** River Rd. **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 114/114 **LP:** \$260,000  
**BD:** 2 **BA:** 1/1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 900 R **Lot Sz:** 5009/0.1150 **OLP:** \$329,000  
**Stories:** 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-293-050 **HOA/\$:** No

**OMD:** 09/12/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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


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**Client 5-Up Residential**


Listings as of: 01/04/2015 11:39 am


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**Criteria:Property Type** Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (12/1/2014 to 12/31/2014)

**11147 Terrace Dr**  **XSt:** Summerhome Park Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 72/144 **LP:** \$259,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 5502/0.1263 **OLP:** \$259,000  
**Stories:** 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-059 **HOA/\$:** No  
**OMD:** 10/24/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No  
 WOW! This one bedroom has all the right touches in all the right places. Climb up the staircase from your parking area to your private decking and open the doors to your living area and kitchen. Cozy bedroom and bathroom with shower over tub. There is even a hook up for washer and dryer by the kitchen. Large area in back for your animals and you to enjoy. Kick off your shoes and just relax, you're home now! see conf. remarks!  
**DIR:** River Rd to Forest Hills Rd right to Summer Home Park Road left on ICE BOX CANYON right on Terrace!  
**UBL:** **Subd:** **TBM:** , 21424393

**11717 Madrona Rd**  **XSt:** Summerhome Park Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 156/156 **LP:** \$239,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 436 R **Lot Sz:** 1398/0.0321 **OLP:** \$249,000  
**Stories:** 1 Story **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-250-024 **HOA/\$:** No  
**OMD:** 08/01/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No  
 Vacation Home! This is a great community. There is a bar/pool tables on the beach,movie theater for family fun. There is awesome view of River in this fully remodeled 1 bath with loft unit. Beautiful deck to relax on. New roof, new siding, new bathroom remodel, new maple kitchen cabinets with roll out drawers,new maple laminate flooring, new Bali shades to keep you cool in the summer. Come see it to appreciate.Feels bigger than whats reflected.  
**DIR:** From 101,take River Road, left on Forest hills road,right on Summerhome park rd, left at Madrona.  
**UBL:** **Subd:** **TBM:** , 21417791

**19386 Hidden Valley Rd**  **XSt:** Cherry Street **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 219/219 **LP:** ↓ \$215,000  
**BD:** 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 728 R **Lot Sz:** 5001/0.1148 **OLP:** \$235,000  
**Stories:** 1 Story **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-060-023 **HOA/\$:** No  
**OMD:** 05/28/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No  
 Cute cottage located in a great area. Freshly painted inside and out. New carpet just installed. Bonus room currently used as a 3rd bedroom. Kitchen has gas stove and pantry closet. Fireplace with insert in living room.  
**DIR:** Hwy. 116, right on Lovers Lane, right on Cherry St. left onto Hidden Valley.  
**UBL:** **Subd:** **TBM:** , 21412240

**14794 Cherry St**  **XSt:** Lovers Lane **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 332/332 **LP:** \$209,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 957 R **Lot Sz:** 4792/0.1100 **OLP:** \$245,000  
**Stories:** 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-070-037 **HOA/\$:** No  
**OMD:** 02/06/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No  
 Diamond in the rough. This cute home is waiting for your personal touch! Large yard and storage under the home.  
**DIR:** HWY 116 to Lovers Lane to Cherry Street  
**UBL:** **Subd:** **TBM:** , 21402324

**10981 Terrace Dr**  **XSt:** Ogburn **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 168/168 **LP:** \$199,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 730 R **Lot Sz:** 6177/0.1418 **OLP:** \$289,000  
**Stories:** 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-280-037 **HOA/\$:** No  
**OMD:** 07/14/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No  
 This home exudes river charm and nostalgia! Located high above flood levels in a desirable area of Forestville with nearby river access and close proximity to Wineries and tasting rooms. Classic open trussed wood ceilings and knotty pine walls give a feeling of a bygone era. Comfortable floor plan, attached deck off of kitchen and plenty of parking makes entertaining friends and family easy and enjoyable. Great summer retreat or full time home...  
**DIR:** River Road west to left on Foresthills, right on Summerhome Park, left on Ogburn. Driveway on right.  
**UBL:** **Subd:** **TBM:** , 21416309

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