

# Area Market Survey Summary

Listings as of 03/06/17 at 1:33pm

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

## Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	160	<b>Minimum</b>	\$135,900	<b>Maximum</b>	\$8,900,000
\$140,000 thru \$159,999	1	115	<b>Average</b>	\$1,422,955	<b>Median</b>	\$384,500
\$200,000 thru \$249,999	2	1				
\$250,000 thru \$299,999	3	53				
\$300,000 thru \$349,999	4	83				
\$400,000 thru \$449,999	1	38				
\$450,000 thru \$499,999	1	62				
\$500,000 thru \$549,999	3	92				
\$550,000 thru \$599,999	1	152				
\$850,000 thru \$899,999	1	4				
\$2,250,000 thru \$2,499,999	1	532				
\$5,000,000 thru \$5,999,999	1	19				
\$7,000,000 thru \$7,999,999	1	309				
\$8,000,000 thru \$8,999,999	1	13				
	<b>22</b>	<b>99</b>				

## Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	467	<b>Minimum</b>	\$115,000	<b>Maximum</b>	\$995,595
\$300,000 thru \$349,999	2	59	<b>Average</b>	\$608,854	<b>Median</b>	\$550,000
\$400,000 thru \$449,999	2	27				
\$550,000 thru \$599,999	1	25				
\$750,000 thru \$799,999	1	61				
\$850,000 thru \$899,999	2	35				
\$950,000 thru \$999,999	2	114				
	<b>11</b>	<b>93</b>				

## Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$160,000 thru \$179,999	1	18	<b>Minimum</b>	\$175,000	<b>Maximum</b>	\$650,000
\$200,000 thru \$249,999	1	131	<b>Average</b>	\$392,468	<b>Median</b>	\$400,000
\$300,000 thru \$349,999	2	69				
\$350,000 thru \$399,999	1	46				
\$400,000 thru \$449,999	3	113				
\$450,000 thru \$499,999	2	27				
\$650,000 thru \$699,999	1	0				
	<b>11</b>	<b>66</b>				

**LAST MONTH**  
**MEDIAN = \$365,000 + 9.59%**  
**SOLD = 9 + 22.22%**

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

## Market Statistics Report

Listings as of 03/06/17 at 1:34pm

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

<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>	14	15	2	2	33
<b>Average List Price</b>	\$880,207	\$956,387	\$4,897,500	\$769,348	\$1,151,588
<b>Average Market Time</b>	131	75	9	111	97
<b>Average Square Feet</b>	1171	1885	2639	2877	1688
<b>All Off Market</b>					
<b>#Units</b>	9	2	0	0	11
<b>Pending</b>					
<b>#Units</b>	0	0	0	0	0
<b>Average List Price</b>	\$0	\$0	\$0	\$0	\$0
<b>Average Market Time</b>	0	0	0	0	0
<b>Average Square Feet</b>	0	0	0	0	0
<b>Sold</b>					
<b>#Units</b>	9	2	0	0	11
<b>Dollar Value</b>	\$3,364,500	\$952,650	\$0	\$0	\$4,317,150
<b>Average List Price</b>	\$372,444	\$472,000	\$0	\$0	\$390,545
<b>Average Sold Price</b>	\$373,833	\$476,325	\$0	\$0	\$392,468
<b>Average Market Time</b>	75	27	0	0	66
<b>Average Square Feet</b>	787	1204	0	0	863
<b>% of List Price</b>	100.37	100.92	0.00	0.00	100.49
<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

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**

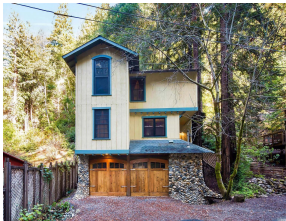
Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

**21702696 15760 Morningside Dr Guerneville, 95446-9109 / B0700 SO Single Family DOM/CDOM: 0/0 LP \$650,000**  
**BD: 2 BA: 1 FP: No Pool: No SqFt: U Lot Sz: 12798/0.2938 OLP: \$650,000**  
**Stories: 2 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 070-080-039 HOA/\$: No**  
**OMD: 02/14/17 PD: 02/14/17 COE: 02/14/17 SP: \$650,000 TIC: No U/B/L: 2nd Unit: No**  
**Sale Cond: Offer As Is**  
 For Comparable Purpose Only



**Dir: Armstrong Woods Road to Woodside to Woodland to Morningside Subd:**

**21627352 15328 Glandy Gln Guerneville, 95446-7700 / B0700 S Single Family DOM/CDOM: 31/31 LP \$475,000**  
**BD: 3 BA: 3 FP: Yes Pool: No SqFt: 1008 R Lot Sz: 4700/0.1079 OLP: \$475,000**  
**Stories: 3 Story YB: 2014 #Gar Sp: 2 #CP Sp: 0 APN: 071-080-013 HOA/\$: No**  
**OMD: 01/11/17 PD: 02/11/17 COE: 02/17/17 SP: \$490,000 TIC: No U/B/L: 2nd Unit: No**  
**Sale Cond: Offer As Is**



Custom Crafted Storybook Home! Whimsical original design by K. Leo O'Connor. Newly completed and perfect for the relaxed Russian River lifestyle. Home features a bright great room with soaring ceilings and beautiful bay windows, concrete countertops, SS appliances and wood floors. A 2 car garage/workshop below with hand crafted doors, unique stonework and a full bath/laundry. Close to the river and downtown G'ville.

[Additional Pictures](#)

**Dir: Hwy 116 to Drake Rd. Approx .8 mile to right on Glandy Glen. Home down on left Subd:**

**21701505 7 Sunrise Mountain Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 23/23 LP \$469,000**  
**BD: 3 BA: 1/1 FP: Yes Pool: No SqFt: 1400 O Lot Sz: 60113/1.3800 OLP: \$469,000**  
**Stories: 2 Story YB: 1960 #Gar Sp: 0 #CP Sp: 2 APN: 105-080-050 HOA/\$: Yes/\$55.00/Mo**  
**OMD: 01/27/17 PD: 02/19/17 COE: 02/28/17 SP: \$462,650 TIC: No U/B/L: 2nd Unit: No**  
**Sale Cond: None**



This light & bright home out in the woods is as cute as a button & recently upgraded. Open concept floor plan with new stainless steel appliances & engineered flooring. Cozy stove in the family/dining/kitchen area. Mud room & indoor laundry room. New Nest thermostat. Huge downstairs game/media room. Large 1.38+/- acre lot for privacy & fun, you even have your own horseshoe/bocce ball court! Walk to Austin Creek & mins to the Russian River.

[Additional Pictures](#)

**Dir: Hwy 116 to Cazadero Hwy to Sunrise Mountain Rd. Second house on the left. Subd:**

**21617650 11060 Terrace Dr Forestville, 95436-9768 / B0700 S Single Family DOM/CDOM: 197/197 LP \$433,500**  
**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 972 O Lot Sz: 4539/0.1042 OLP: \$459,500**  
**Stories: 1 Story YB: 1954 #Gar Sp: 1 #CP Sp: 0 APN: 082-280-026 HOA/\$: No**  
**OMD: 07/29/16 PD: 02/11/17 COE: 02/17/17 SP: \$425,000 TIC: No U/B/L: Lot 1, Block 4 2nd Unit: No**  
**Sale Cond: Offer As Is**

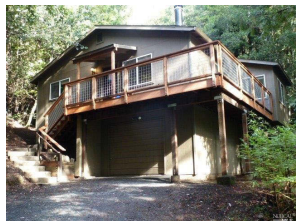


Nice upgraded remodeled home in Forestville. This property has had additional square footage legally added. The property is now a two bedroom, two bath with lots of upgrades. New square footage is approximately 972. The property has an additional lot with lots of room and parking. New roof, kitchen with all new GE appliances, all new bathrooms, new deck, skylights throughout, on demand tank-less water heater, all new plumbing and electrical.

[Additional Pictures](#)

**Dir: River Road, Forest Hills, Right on Old River Road/Summerhome Park, Left on Ogburn, Right on Terrace. Subd:**

**21616674 10 Silvia Dr Cazadero, 95421-9633 / B0700 S Single Family DOM/CDOM: 113/113 LP \$395,000**  
**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 972 R Lot Sz: 43560/1.0000 OLP: \$399,000**  
**Stories: 2 Story YB: 1976 #Gar Sp: 1 #CP Sp: 0 APN: 097-220-040 HOA/\$: No**  
**OMD: 07/14/16 PD: 02/09/17 COE: 02/17/17 SP: \$405,500 TIC: No U/B/L: 2nd Unit: No**  
**Sale Cond: Offer As Is**



Back on the market and sporting a host of new upgrades this 2 bedroom/1 bath 972 sq. ft. two-story home is nestled in a beautiful grove of redwoods making it the perfect weekend getaway or permanent residence if quiet is what you seek! Comes with a full acre of property and is situated high above any flood zone. Be sure to check this one out!

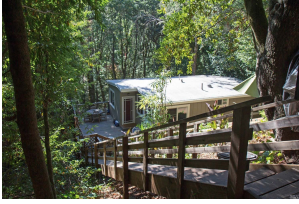
[Additional Pictures](#)

**Dir: Highway 116 to Austin Creek Road then right on Silvia Drive. 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 (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

**21700426 9478 Westside Rd Forestville, 95436-9501 / B0700 S Single Family DOM/CDOM: 29/29 LP \$375,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 744 R Lot Sz: 4792/0.1100 OLP: \$375,000**  
**Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 082-113-005 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/26/17 PD: 02/24/17 COE: 02/24/17 SP: \$400,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

Charming modern two bedroom, one bath cabin with lots of sun and stunning panoramic forest views, gas fireplace, stainless steel appliances, on-demand water heater, cool roof, large deck, Pergo flooring, and beautifully terraced landscaping. Plenty of off street parking, lots of storage for kayaks and canoes. Excellent area for walking & biking.

[Additional Pictures](#)

**Dir:** River Road to Martinelli Road, left onto Old River Road, Right onto Westside

**Subd:**

**21700416 9382 Champs De Elysses Forestville, 95436 / B0700 S Single Family DOM/CDOM: 46/46 LP \$397,500**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1036 R Lot Sz: 5218/0.1198 OLP: \$397,500**  
**Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 1 APN: 082-104-045 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/09/17 PD: 02/24/17 COE: 02/24/17 SP: \$389,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

A great location for this quaint little home w/ a wrap around porch...new interior paint, carpet, kitchen counters, and several interior doors. Clean and bright with many windows and skylight in eating area off kitchen; wood burning stove in spacious family room. New deck off family room...underneath home is a spacious area for storage; washer and dryer...covered parking. Backyard is spacious with many options. Very usable mostly level lot.

[Additional Pictures](#)

**Dir:** River Road to Champs.....go all the way to the very top! House is on the right.

**Subd:**

**21622988 17461 Orchard Ave Guerneville, 95446-9717 / B0700 S Single Family DOM/CDOM: 122/122 LP \$347,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1158 R Lot Sz: 3001/0.0689 OLP: \$367,000**  
**Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 071-220-026 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/28/16 PD: 01/31/17 COE: 02/10/17 SP: \$345,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

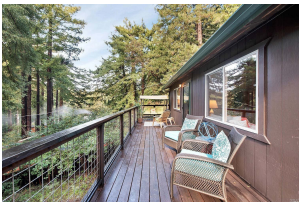
Vacation Beach Bungalow is Priced to Sell. Super opportunity to secure your place at the Russian River with easy neighborhood access to one of the most popular Russian River beaches. Split bedroom layout, updated kitchen & woodburning fireplace. Fenced yard. Close to downtown Guerneville restaurants, bars & recreation. Minutes to world class wineries and the Sonoma Coast. Start building your memories that will last a lifetime ~ ENJOY!

[Additional Pictures](#)

**Dir:** HWY 116 to Neeley Rod - Right on Orchard - property on Right

**Subd:**

**21700190 56 Silvia Dr Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 15/15 LP \$340,000**



**BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1024 R Lot Sz: 14113/0.3240 OLP: \$340,000**  
**Stories: 1 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 105-310-018 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/12/17 PD: 01/27/17 COE: 02/06/17 SP: \$340,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Serene Silvia! Sanctuary is yours in this gentle home perched in a clearing in the woods. A sense of privacy & space abounds. Treetop views from your spacious deck. Dappled sun on a quiet cul de sac. Kit home on nearly 1/3 of an acre. Access to Austin Creek down the road. Plenty of nooks & crannies outdoors. Minutes to the ocean, Duncan's Mills & Guerneville. Close to great outdoor activities & wine country. Adorable! Your house matters.

[Additional Pictures](#)

**Dir:** Hwy 116 to Austin Creek to Silvia

**Subd:**

**21702519 9334 Champs De Elysees Forestville, 95436-9518 / B0700 SO Single Family DOM/CDOM: 131/131 LP \$235,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 442 R Lot Sz: 5001/0.1148 OLP: \$235,000**  
**Stories: 1 Story YB: 1942 #Gar Sp: 0 #CP Sp: 1 APN: 082-104-049 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/21/16 PD: 01/30/17 COE: 02/02/17 SP: \$235,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Charming Forestville property in desirable area. Lovely lot offers room. Serious fixer.

**Dir:** River Road to Champs.

**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 (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

**21701218 14555 Cherry St Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 18/18 LP \$179,000**



**BD:** 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 734 R **Lot Sz:** 1999/0.0459 **OLP:** \$179,000  
**Stories:** 1 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-037 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 01/23/17 **PD:** 02/10/17 **COE:** 02/14/17 **SP:** \$175,000 **TIC:** No **2nd Unit:** No

**Sale Cond:** Offer As Is

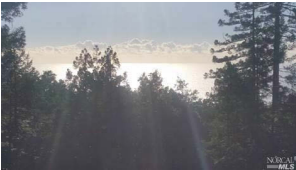
Attention Investors! Rehab opportunity on desirable Cherry Street in Guerneville. Buyer to do their own due diligence. Cash or hard money only. Property is being sold in as-is, as-seen condition. Seller to make no repairs or warranties.

[Additional Pictures](#)

**Dir:** From 116 West turn right on Lovers Ln, slight right onto Cherry St, house is on the right.

**Subd:**

**21625831 31595 Seaview Rd Cazadero, 95421-9794 / B0700 CN Single Family DOM/CDOM: 111/111 LP \$995,595**



**BD:** 6 **BA:** 5 **FP:** Yes **Pool:** No **SqFt:** 3164 R **Lot Sz:** 331927/7.6200 **OLP:** \$995,595  
**Stories:** 2 Story **YB:** 1981 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 109-530-011 **HOA/\$:** No  
**U/B/L:**

**OMD:** 11/15/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

**Sale Cond:** None

6-Bedroom, 5 bath, 2-story home, privately set on 7.6 acres. All additions done with upgraded septic, and full permits. Very clean home, fabulous Trex deck wraps the entire side and rear of house. Two + levels with hot tub spa. Furnished and ready to enjoy only satellite dish for internet access.

[Additional Pictures](#)

**Dir:** Seaview Road 1.2 miles north of Timber Cove Road. Look for sign WitsEnd on left.

**Subd:**

**21627517 10978 Summerhome Park Forestville, 95436 / B0700 CN Single Family DOM/CDOM: 69/69 LP \$329,900**



**BD:** 3 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 723 R **Lot Sz:** 6447/0.1480 **OLP:** \$339,900  
**Stories:** 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-130-027 **HOA/\$:** No  
**U/B/L:**

**OMD:** 12/27/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

**Sale Cond:** Offer As Is

Nice upgraded remodeled home in Forestville. The property is a three bedroom, one bath with lots of upgrades. New roof, kitchen with granite counter-tops and new appliances. All new bathroom, dual pane windows, new deck, all new plumbing, water heater, and electrical. Nice private backyard patio with built-in BBQ. Newly paved asphalt driveway. New paint inside and out. Large basement storage area and workshop. Just a short walk to the river.

[Additional Pictures](#)

**Dir:** Old River Road to Summerhome Park Road.

**Subd:**

**21625897 15015 Armstrong Woods Guerneville, 95446-9529 / B0700 CC Single Family DOM/CDOM: 117/117 LP \$995,000**



**BD:** 3 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** 1878 R **Lot Sz:** 415562/9.5400 **OLP:** \$995,000  
**Stories:** 1 Story **YB:** 2002 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 069-210-014 **HOA/\$:** No  
**U/B/L:**

**OMD:** 11/09/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

**Sale Cond:** None

Custom built single level home on over 9 acres of serenity complete with your own redwood grove. Incredible panoramic views, solar. If you are interested in an equestrian property, you will enjoy the sand arena, 5 stall barn w/ water/ electricity, tack room, plus an additional workshop barn with more stalls if you need them! Close to town. Lots of flat and usable land for that perfect garden, entertaining, parking or privacy. public water OR pvt we

[Additional Pictures](#)

**Dir:** River Road to Armstrong Woods Road

**Subd:**

**21702233 7677 Mirabel Rd Forestville, 95436-9663 / B0700 CC Single Family DOM/CDOM: 27/27 LP \$899,900**



**BD:** 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2309 R **Lot Sz:** 118048/2.7100 **OLP:** \$949,000  
**Stories:** 1 Story **YB:** 1991 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 083-160-067 **HOA/\$:** No  
**U/B/L:**

**OMD:** 02/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

**Sale Cond:** Offer As Is

The entrance to this 3 bedroom, 2 bath home opens to a dramatic living room w/an open beam cathedral ceiling & rock enclosed fireplace. Kitchen has plenty of storage for all your culinary essentials w/large island for entertaining, cooking or relaxing. Property sits on 2.71 serene acres & features several pastures dotted w/oak & fruit trees, a small barn with one stall, and a detached workshop with half bath that offers numerous possibilities!

[Additional Pictures](#)

**Dir:** Hwy 116 to Mirabel Road - Property on the right

**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 (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

**21700004 17559 116 Hwy Guerneville, 95446-9361 / B0700 CC Single Family DOM/CDOM: 42/42 LP \$875,000**



**BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1502 A Lot Sz: 9074/0.2083 OLP: \$875,000**  
**Stories: Multi Lev YB: 1947 #Gar Sp: 1 #CP Sp: 0 APN: 072-200-045 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/23/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Spectacular Contemporary Riverfront Russian River Home. Incredible position on the river with double level views of the river, ridge, and private garden. Relaxing modern interior with several multifunction rooms, extra sleeping areas or dining/office/den as you choose. Spa like master baths. Kitchen adjacent to entertainment deck, with barbecue and hot tub! You want riverfront, this is the one! Current PRMD Vacation Rental available Turnkey.

[Additional Pictures](#)

**Dir:** West on Highway 116 just past Riverside Dr, on right on river, park in front or across highway. **Subd:**

**21700104 15 Madrone Dr Cazadero, 95421-9678 / B0700 CC Single Family DOM/CDOM: 61/61 LP \$750,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1702 R Lot Sz: 46609/1.0700 OLP: \$750,000**  
**Stories: 2 Story YB: 2004 #Gar Sp: 0 #CP Sp: 0 APN: 097-240-003 HOA/\$: Yes/\$87.00/Se**  
**U/B/L:**  
**OMD: 01/04/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Beautiful custom home with sweeping mountain, river and valley views on over an acre. Designed by Owner, this home includes radiant heating, slate floors, stainless appliances, corian countertops and more. Large great room with vaulted ceilings, wood stove and french doors that open to a wrap-around trex deck. Flag stone patios, prewired for hot tub, outdoor shower, fish pond, custom plants/flowers, fenced entry, dog run, shed, ample parking.

[Additional Pictures](#)

**Dir:** Cazadero Hwy, Magic Mountain to Madrone. Property on the left. **Subd:**

**21702456 16393 Cutten Dr Guerneville, 95446-9229 / B0700 CC Single Family DOM/CDOM: 25/25 LP \$550,000**



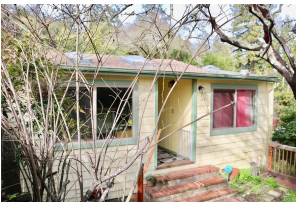
**BD: 3 BA: 3 FP: No Pool: No SqFt: 2300 N Lot Sz: 6534/0.1500 OLP: \$525,000**  
**Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 069-280-026 HOA/\$: No**  
**U/B/L:**  
**OMD: 02/09/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is, None**

Large solid home above Armstrong Valley. 3 bedroom 2 bath upper level with huge lower space for entertaining and guests. Living area offers hardwood floors and vaulted ceilings. Plenty of windows and natural light. Multi level decking. Hot Tub and Sauna. There are many possibilities with this floor plan. Large sunny lot. Attached 2 car garage. Well established neighborhood.

[Additional Pictures](#)

**Dir:** Armstrong Woods Rd. to Laughlin to Cutten Dr. **Subd:**

**21701766 9050 Argonne Way Forestville, 95436-9382 / B0700 CC Single Family DOM/CDOM: 34/34 LP \$439,000**



**BD: 3 BA: 2 FP: No Pool: No SqFt: 1182 R Lot Sz: 3485/0.0800 OLP: \$439,000**  
**Stories: 2 Story YB: 1948 #Gar Sp: 0 #CP Sp: 1 APN: 082-071-020 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: Offer As Is**

This charming Forestville home is located high above the river, and consists of two separate units. A light and bright upper unit of 3bed/1ba with views of the distant hills, and a lower large studio, with kitchen, bath, and separate entrance make up this property. A sunny yard adds to its charm, with plenty of room for gardening. Attached carport, and room for a second car in the driveway enhance the desirability. Wonderful location.

[Additional Pictures](#)

**Dir:** River Road to Argonne Way **Subd:**

**21702700 8197 Spring Dr Forestville, 95436-9376 / B0700 CC Single Family DOM/CDOM: 20/20 LP \$419,000**



**BD: 3 BA: 1 FP: No Pool: No SqFt: 1040 R Lot Sz: 10402/0.2388 OLP: \$419,000**  
**Stories: 1 Story YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 082-010-006 HOA/\$: No**  
**U/B/L:**  
**OMD: 02/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Conveniently located in Mirabel Heights this modest charmer, a 3 BR 1 BA is just 15 mins to Santa Rosa and 1 mins to Speers market. A bright and sunny spot at the top of the hill. Updated and refreshed with new w/w carpets. A clean & sunny kitchen with new stove & paint. Laundry room with hookups & tub. Partial basement, new water heater, plus outdoor open-ended storage area. This property has been merged with the vacant lot next door.

[Additional Pictures](#)

**Dir:** Mirabel Rd to Park Ave to Spring **Subd:**

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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**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 (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

**21700725 14984 Canyon 2 Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 49/49 LP \$329,000**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 960 O Lot Sz: 4792/0.1100 OLP: \$349,000**  
**Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-256-018 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/16/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**



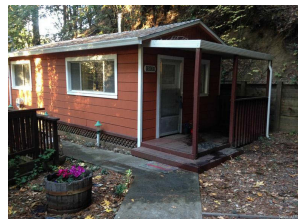
Another beautiful remodel by LBL Construction. 3 bedrooms, 2 baths. On public water and sewer. Must see.

[Additional Pictures](#)

**Dir:** River Road to Canyon 2.

**Subd:**

**21527321 15131 Drake Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 467/467 LP \$115,000**  
**BD: 1 BA: 1 FP: No Pool: No SqFt: 370 N Lot Sz: 5009/0.1150 OLP: \$125,000**  
**Stories: 1 Story YB: 1941 #Gar Sp: 0 #CP Sp: 2 APN: 071-070-060 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/13/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Short Sale**



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.

[Additional Pictures](#)

**Dir:** From Forestville: Highway 116 to Drake (make rt) From Guerneville: take Hwy 116 to Drake (make left)

**Subd:**

**21703163 5566 N Gravenstein Hwy Forestville, 95436-9697 / B0700 A Farms/Ranch DOM/CDOM: 13/13 LP \$8,900,000**  
**BD: 4 BA: 2 FP: Yes Pool: No SqFt: 2561 R Lot Sz: 914324/20.9900 OLP: \$8,900,000**  
**Stories: 2 Story YB: 1912 #Gar Sp: 2 #CP Sp: 0 APN: 084-170-001 HOA/\$: No**  
**U/B/L:**  
**OMD: 02/21/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: Offer As Is**



Forestville Heritage Property - Kozlowski Farms: 21 acres (sub-dividable); 10,000 sf main production facility; 6,800 sf of refurbished warehouses (2); 2,000 +/- sf main house; existing permitted ag processing & retail store (in main building); winery permit pending; new up-graded electrical, water & septic; substantial income from 14.89 acre pinot noir vineyard. DA zoning allows any agricultural use. Offering for real estate only.

[Additional Pictures](#)

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

**Subd:**

**21607735 19540 King Ridge Rd Cazadero, 95421-9613 / B0700 A Single Family DOM/CDOM: 309/309 LP \$7,988,000**  
**BD: 2 BA: 3 FP: Yes Pool: No SqFt: 5070 R Lot Sz: 26948830/618.6600 OLP: \$11,988,000**  
**Stories: 2 Story YB: 2010 #Gar Sp: 3 #CP Sp: 0 APN: 106-240-020 HOA/\$: No**  
**U/B/L:**  
**OMD: 05/01/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



Double Bar Z Ranch the perfect medley of sustainability, casual luxury and interdependence with nature. Own your own lodge style dream home on 618 glorious acres. Ephemeral ponds, views for miles and some of the most desired land in Sonoma County. Property backs up to Austin Creek state preserve, guaranteeing privacy. Romantic cabin and ponds. One of the most exclusive ranches in Sonoma County awaits you

[Additional Pictures](#)

**Dir:** Hwy 116 to Cazadero Highway to King Ridge Rd.

**Subd:**

**21701379 7800 Giusti Rd Forestville, 95436-9273 / B0700 A Single Family DOM/CDOM: 19/19 LP \$5,250,000**  
**BD: 3 BA: 3/1 FP: Yes Pool: Yes SqFt: 5079 O Lot Sz: 1570774/36.0600 OLP: \$5,250,000**  
**Stories: 1 Story YB: 2004 #Gar Sp: 3 #CP Sp: 0 APN: 083-170-054 HOA/\$: No**  
**U/B/L:**  
**OMD: 02/15/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



Exquisite 36.06ac gated estate with a masterfully designed single level home featuring panoramic views of St.Helena, custom built-ins, fireplace, soaring ceilings, travertine floors w/hydronic heating, lrg dbl island ktchn, butlers pntry, formal dining rm, 3 spacious bedrooms w/new carpet & en suite baths, master has gym atchd, office, 1500+/- wine cellar, pool house w/sauna&bath, outdoor ktchn w/pizza oven, 1482sf 3car gar, bocce ct, playground, garden & barn.

[Additional Pictures](#)

**Dir:** 101 to West on River Rd, Left on Mirabel Rd, Right on Giusti Rd, on the left at end of road.

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

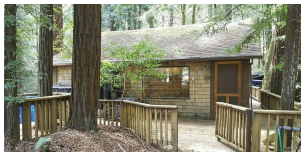
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**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

**21622868 12490 Underwood Ave Guerneville, 95446-8515 / B0700 A Single Family DOM/CDOM: 160/160 LP \$135,900**  
**BD: 2 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 10729/0.2463 OLP: \$135,900**  
**Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 085-060-012 HOA/\$: Yes/\$2289.00/Ye**  
**U/B/L:**  
**OMD: 09/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



For sale are membership rights in Odd Fellows Recreation Club, a private club organized as a non-profit corporation. Membership includes right to use specific Club-owned lot(s) and to own the cabin sited on the lot(s). The cabin is non-deeded personal property. Membership applicant must be approved by the Club, meet credit, background check criteria & provide proof of membership in an Odd Fellows, Rebekahs, Masons or Eastern Star Lodge. Cash only

[Additional Pictures](#)

**Dir:** Summer Access-River Rd to Odd Fellows Rd to gate. Winter Only-Hwy 116 to Odd Fellows Rd to gate **Subd:**

**21626006 20340 Highway 116 Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 115/115 LP \$159,000**



**BD: 2 BA: 1 FP: No Pool: No SqFt: 1147 R Lot Sz: 5201/0.1194 OLP: \$159,000**  
**Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 094-129-010 HOA/\$: No**

**U/B/L:**  
**OMD: 11/11/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Opportunity knocks in home down to studs, in Beautiful Russian River Town of Monte Rio. Personalize w/ touches you always wanted! Centrally located in Monte Rio, a Stone's Toss away from MR Riverfront Meadow & Russian River. Paddle down the river (quick access), 2 blocks to Rio Theatre, Enjoy Scenic Drive down Bohemian Hwy., perhaps take bike ride & enjoy redwood lined scenery, catch concert under the stars at Monte Rio Amphitheater, or wine tasting

[Additional Pictures](#)

**Dir:** US101 North, Follow US-101 North to Mark West Springs Rd. Take exit 494, Take River Rd to CA-116 W **Subd:**

**21703737 15097 Canyon 2 Rd Rio Nido, 95471 / B0700 N A Single Family DOM/CDOM: 2/2 LP \$210,000**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 810 R Lot Sz: 5220/0.1198 OLP: \$210,000**  
**Stories: 2 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 070-257-002 HOA/\$: No**

**U/B/L:**  
**OMD: 03/04/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

Family cottage since the 50's. Built with one main bedroom and two large screened in sleeping porches. Many original touches. Large deck for outdoor activities.

[Additional Pictures](#)

**Dir:** River Road to Rio Nido, follow Canyon 2 Road to top of road . **Subd:**

**21703802 15500 Willow Rd Guerneville, 95446 / B0700 N A Single Family DOM/CDOM: 0/0 LP \$249,000**



**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 570 O Lot Sz: 1869/0.0429 OLP: \$249,000**  
**Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-252-001 HOA/\$: No**

**U/B/L:**  
**OMD: 03/06/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Charm and warmth with Designer touches in this vintage cottage. It is staged and shows beautifully. Perfect for full time or week end use. 1 lg bedroom and 1 bath. Vintage wood windows, huge fireplace. Cool old built ins in the kitchen. Close to the river beaches, Road House restaurant, and pool. Less than 2 miles to the thriving downtown Guerneville area. Close to Armstrong Woods Park, hiking trails and the Coastal beaches too.

[Additional Pictures](#)

**Dir:** River Road West. Turn right on Canyon 2, then immediate left onto Canyon 7, turn right onto Willow Rd. **Subd:**

**21703568 14880 Rotonda Way Guerneville, 95446 / B0700 N A Single Family DOM/CDOM: 5/5 LP \$263,000**



**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 540 R Lot Sz: 7100/0.1630 OLP: \$263,000**  
**Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 1 APN: 070-256-014 HOA/\$: No**

**U/B/L:**  
**OMD: 03/01/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

Peacefully perched at the end of a country lane this 1BR w/ bonus Suite is an affordable chance to achieve your Russian River dream. Updated interiors offer a perfect blend of appealing open space w/ a wonderful outdoor connection to nature. Lower level BONUS ROOM & .5 BATH offer comfortable options for guests or hobbies. City Sewer & No Flood. Nearby Roadhouse Bar & Rest. + community pool, veggie gardens, dog park & Russian River recreation!

[Additional Pictures](#)

**Dir:** River Road to Canyon Two Right on Rotonda Way. **Subd:**



**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

**21700636 10306 Old River Rd Forestville, 95436-9328 / B0700 A Single Family DOM/CDOM: 46/46 LP \$270,000**  
**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 568 R Lot Sz: 2949/0.0677 OLP: \$275,000**  
**Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 082-201-003 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/19/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



Great location! Cute bungalow close to river access. Real hardwood floors, refrigerator and washer & dryer included. Storage below. NOT in flood zone. 4 min walk-Mother's Beach, .8 miles-Sunset Beach, 8 miles-Johnson's Beach in Guerneville. Tons of wineries in a 5 mile radius. Minutes to Forestville Farmers Market. 3 minutes to Burke's Canoes. 15 min to Northwood Golf Club & Restaurant. Sits above River Rd so noise is limited

[Additional Pictures](#)

**Dir:** River Rd to Scenic, sharp right to Old River Rd.

**Subd:**

**21626365 11085 Westside Ave Forestville, 95436 / B0700 A Single Family DOM/CDOM: 107/107 LP \$289,000**  
**BD: 2 BA: 1 FP: No Pool: No SqFt: 648 R Lot Sz: 3049/0.0700 OLP: \$299,000**  
**Stories: 1 Story YB: 1963 #Gar Sp: 0 #CP Sp: 0 APN: 081-041-032 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/19/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**



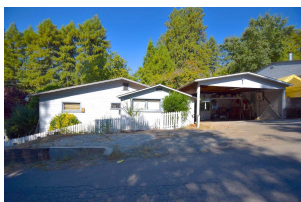
REDUCED \$10k! Welcome to the Hacienda Neighborhood of Forestville... One of Sonoma County's best kept secrets! This charming cabin features a beautiful, spacious deck to enjoy the indoor/outdoor Sonoma County lifestyle. Two bedrooms, one full bath with open concept living. Perfect for first time home buyers, a week-end get-away or simplify your life by finally downsizing. Two Lots! Visit Our Website for More Details.

[Additional Pictures](#)

**Dir:** Westside Road,

**Subd:**

**21619129 8943 Argonne Way Forestville, 95436-9379 / B0700 A Single Family DOM/CDOM: 206/206 LP \$325,000**  
**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 776 R Lot Sz: 3049/0.0700 OLP: \$424,000**  
**Stories: 1 Story YB: 1955 #Gar Sp: 0 #CP Sp: 2 APN: 082-072-030 HOA/\$: No**  
**U/B/L:**  
**OMD: 08/12/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



Come in to this cozy cabin and experience the convenience of Forestville. This 1 bedroom, 1 bathroom home gets it's charm from the knotty pine interior. Includes a large bonus room with it's own access to wash room. Expansive workshop downstairs is a craftsman's dream. Walking distance to Steelhead Beach, Burke's Canoe Rentals, or a short drive to Mom's beach!

[Additional Pictures](#)

**Dir:** West on River Rd, Left on Argonne Way. First property on Left.

**Subd:**

**21626094 10443 Woodside Dr Forestville, 95436-9726 / B0700 A Single Family DOM/CDOM: 112/112 LP \$335,000**  
**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 607 R Lot Sz: 10119/0.2323 OLP: \$335,000**  
**Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 082-180-066 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/14/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**



Privacy prevails on the wooded hillside. Charming home and cute guestroom provide a personal retreat. Decks to enjoy nature. Garden for growing vegetables. Dual pane windows, Open floorplan. And parking for at least 4 cars!

[Additional Pictures](#)

**Dir:** West on River Road. Scenic to Old River Road. Left on Woodside. .25 miles to 10443.

**Subd:**

**21703076 21762 Moscow Rd Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 11/11 LP \$340,000**  
**BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1170 R Lot Sz: 10698/0.2456 OLP: \$340,000**  
**Stories: 1 Story YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 095-064-005 HOA/\$: No**  
**U/B/L:**  
**OMD: 02/23/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



First time on the market! Vintage & artsy, this 1945 Kaiser kit home came on the railroad & remodeled in the 70's. Recessed; private, w/ a seasonal creek. Filtered forest light thru redwoods & California natives. 2 lots total .38 acre. Glimpses of the river from your deck..Great room w/ cathedral ceilings & wood stove. Tree views from every window Plenty of parking. Near the entrance of Villa Grande, walk to the beach. Yummy! Your house matters.

[Additional Pictures](#)

**Dir:** Main St. in Monte Rio to Moscow Rd. Property is on the left.

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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**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 (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

**21704125 14248 Old Cazadero Rd Guerneville, 95446-9399 / B0700** **N A** **Single Family DOM/CDOM: 2/2 LP \$349,000**  
**BD: 3 BA: 1 FP: Yes Pool: No SqFt: 986 R Lot Sz: 2178/0.0500 OLP: \$349,000**  
**Stories: 2 Story YB: 1932 #Gar Sp: 1 #CP Sp: 0 APN: 072-090-022 HOA/\$: No**  
**U/B/L:**  
**OMD: 03/04/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

This corner location bungalow provides all of the elements for maximum enjoyment of the Russian River and all that it has to offer. Lovely covered porch, ample rear deck and other outdoor spaces provide you with all of the options necessary for year-round or part-time enjoyment. Large garage with roll up door and work bench are complimented by three other cement floored rooms providing water toy storage, indoor game room or other creative uses.

[Additional Pictures](#)

**Dir:** River Road to Old Cazadero. Corner of Laurel and Old Cazadero Roads.

**Subd:**

**21701493 9214 RIO DELL Ct Forestville, 95436 / B0700** **A** **Single Family DOM/CDOM: 38/38 LP \$420,000**  
**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1932 R Lot Sz: 16988/0.3900 OLP: \$420,000**  
**Stories: 1 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 082-081-058 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



House on the hill with beautiful views Owner will be putting on a new roof and solar panels before close of escrow. The property is off the grid has a generator. The house is built of redwood according to the seller.

[Additional Pictures](#)

**Dir:** River Road to Rio Dell Ct.

**Subd:**

**21700114 17970 Sweetwater Springs Guerneville, 95446-8910 / B0700** **A** **Single Family DOM/CDOM: 62/62 LP \$499,000**  
**BD: 1 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**  
**U/B/L:**  
**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. Nine foot ceilings. Original claw foot cast iron tub. 2 sheds. 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, surrounded by beautiful Redwood, Oak, and Maple trees. Home to wild pigs, turkeys and other wild life, so the pet dog will have plenty to keep amused!

[Additional Pictures](#)

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

**Subd:**

**21702529 7266 Harmon Ave Guerneville, 95446 / B0700** **A** **Single Family DOM/CDOM: 19/279 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/Year**  
**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:**

**21623983 25 Huckleberry Hts Cazadero, 95421-9681 / B0700** **A** **Single Family DOM/CDOM: 146/146 LP \$525,000**  
**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1620 O Lot Sz: 152896/3.5100 OLP: \$549,000**  
**Stories: 2 Story YB: 1958 #Gar Sp: 0 #CP Sp: 0 APN: 097-040-006 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/11/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**



Looking for your perfect home in the woods? Find this warm & sunny home high on a hill on 3.5+/- acres. It has large, open rooms & many up-grades. Super quiet, but close to the town of Cazadero, the Russian river & the ocean. The updated kitchen has Oak Butcher Block counter tops, SS appliances, & tons of storage. Custom designed, tile walk-in shower. Cozy stove for winter nights. Light & bright with dual pane windows & skylights. Super sweet!

[Additional Pictures](#)

**Dir:** Cazadero Hwy to Huckleberry Hts.

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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**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 (2/1/2017 to 2/28/2017) , Sold Off MLS (2/1/2017 to 2/28/2017)

**21626278**      **17523 Summit Ave**      **Guerneville, 95446 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 110/110      **LP**      \$543,100  
**BD:** 6    **BA:** 5    **FP:** Yes    **Pool:** No    **SqFt:** 2589 R    **Lot Sz:** 6534/0.1500    **OLP:** \$543,100  
**Stories:** Tri Level    **YB:** 1988    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-172-008    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 11/16/16    **PD:**      **COE:**      **SP:** \$      **TIC:** No      **2nd Unit:** Yes  
**Sale Cond:** Short Sale



Tri-level home with six bedrooms and five baths. Additional one bedroom, one bath unit attached. Approximately 3,000sq.ft. total. Nestled in the Redwoods with multiple decks for entertaining or just relaxing and taking in the sun.

[Additional Pictures](#)

**Dir:** West on CA-116, right on Old Monte Rio Rd, 2nd right onto Park Ave, 1st left onto Summit Ave.

**Subd:**

**21623562**      **19496 Hidden Valley Rd**      **Guerneville, 95446-9353 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 152/152      **LP**      \$585,000  
**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 2341 R    **Lot Sz:** 6251/0.1435    **OLP:** \$595,000  
**Stories:** 2 Story    **YB:** 1955    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-060-005    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/05/16    **PD:**      **COE:**      **SP:** \$      **TIC:** No      **2nd Unit:** No  
**Sale Cond:** Offer As Is



Chateau Chardonnay is a current vacation rental! furnished and ready to go. Updated home nestled in the redwoods, close to river, shops and restaurants. Upper level includes custom kitchen with stainless steel appliances and granite counter tops. Large open floor plan that is great for entertaining, just start enjoying!

[Additional Pictures](#)

**Dir:** Hwy 116 right on Lovers Lane, right on Cherry, left on Hidden Valley up hill.

**Subd:**

**21703946**      **24951 Hwy 116**      **Duncans Mills, 95430 / B0700**      **N A**      **Single Family**      **DOM/CDOM:** 4/4      **LP**      \$895,000  
**BD:** 4    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 2716 R    **Lot Sz:** 31002/0.7117    **OLP:** \$895,000  
**Stories:** 2 Story    **YB:** 1890    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 096-160-012    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 03/02/17    **PD:**      **COE:**      **SP:** \$      **TIC:** No      **2nd Unit:** No  
**Sale Cond:** None



[Additional Pictures](#)

**Dir:** West on highway 116 from Monte Rio, take first right past fire station.

**Subd:**

**21522078**      **6941 Ellen Ln**      **Forestville, 95436 / B0700**      **A**      **Farms/Ranch**      **DOM/CDOM:** 532/532      **LP**      \$2,275,000  
**BD:** 3    **BA:** 3/1    **FP:** No    **Pool:** Yes    **SqFt:** 3700 O    **Lot Sz:** 699138/16.0500    **OLP:** \$2,750,000  
**Stories:** Multi Lev    **YB:** 1971    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 084-031-041    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 09/15/15    **PD:**      **COE:**      **SP:** \$      **TIC:** No      **2nd Unit:** No  
**Sale Cond:** Offer As Is



Hilltop estate view residence with high income producing vineyard. Renowned winery paying \$45,000- per year net income to owners through 2025 with 1.5% annual increase. The 3,700 sq ft home features game room, pizza oven in the kitchen, 1,300 bottle wine cellar, integrity series windows etc. Outside includes Inground pool and pond.

[Additional Pictures](#)

**Dir:** Take US-101 N, CA-12 W, Occidental Rd and CA-116 W to Hidden Lake Rd in Forestville.

**Subd:**