

# Area Market Survey Summary

Listings as of 02/06/17 at 11:56am

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

## Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	132	<b>Minimum</b>	\$135,900	<b>Maximum</b>	\$7,988,000
\$140,000 thru \$159,999	1	87	<b>Average</b>	\$1,117,906	<b>Median</b>	\$518,100
\$250,000 thru \$299,999	1	79				
\$300,000 thru \$349,999	1	84				
\$350,000 thru \$399,999	1	178				
\$400,000 thru \$449,999	1	10				
\$450,000 thru \$499,999	1	34				
\$500,000 thru \$549,999	2	100				
\$550,000 thru \$599,999	1	124				
\$750,000 thru \$799,999	1	33				
\$850,000 thru \$899,999	1	14				
\$950,000 thru \$999,999	1	83				
\$2,250,000 thru \$2,499,999	1	504				
\$7,000,000 thru \$7,999,999	1	281				
	<b>15</b>	<b>123</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	439	<b>Minimum</b>	\$115,000	<b>Maximum</b>	\$995,000
\$160,000 thru \$179,999	1	14	<b>Average</b>	\$390,828	<b>Median</b>	\$385,000
\$200,000 thru \$249,999	1	230				
\$250,000 thru \$299,999	3	56				
\$300,000 thru \$349,999	2	31				
\$350,000 thru \$399,999	3	50				
\$400,000 thru \$449,999	2	99				
\$450,000 thru \$499,999	3	28				
\$550,000 thru \$599,999	1	239				
\$950,000 thru \$999,999	1	89				
	<b>18</b>	<b>93</b>				

## Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$300,000 thru \$349,999	2	69	<b>Minimum</b>	\$340,000	<b>Maximum</b>	\$347,000
	<b>2</b>	<b>69</b>	<b>Average</b>	\$343,500	<b>Median</b>	\$343,500

## Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	3	114	<b>Minimum</b>	\$208,000	<b>Maximum</b>	\$610,000
\$250,000 thru \$299,999	1	38	<b>Average</b>	\$352,111	<b>Median</b>	\$365,000
\$350,000 thru \$399,999	2	47				
\$400,000 thru \$449,999	1	77				
\$450,000 thru \$499,999	1	54				
\$600,000 thru \$649,999	1	89				
	<b>9</b>	<b>77</b>				

**LAST MONTH**  
**MEDIAN = \$393,750 -7.30%**  
**SOLD = 14 - 35.71%**

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 02/06/17 at 11:56am

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

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
<b>Active</b>					
#Units	21	10	0	2	33
Average List Price	\$716,567	\$724,190	\$0	\$756,848	\$721,318
Average Market Time	118	88	0	83	107
Average Square Feet	1030	1585	0	2877	1310
<b>All Off Market</b>					
#Units	11	0	0	0	11
<b>Pending</b>					
#Units	2	0	0	0	2
Average List Price	\$343,500	\$0	\$0	\$0	\$343,500
Average Market Time	69	0	0	0	69
Average Square Feet	1091	0	0	0	1091
<b>Sold</b>					
#Units	9	0	0	0	9
Dollar Value	\$3,169,000	\$0	\$0	\$0	\$3,169,000
Average List Price	\$349,767	\$0	\$0	\$0	\$349,767
Average Sold Price	\$352,111	\$0	\$0	\$0	\$352,111
Average Market Time	77	0	0	0	77
Average Square Feet	974	0	0	0	974
% of List Price	100.67	0.00	0.00	0.00	100.67
<b>Not Pending or Sold</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.  
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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 (1/1/2017 to 1/31/2017)

**21620961 9899 Hillside Dr Forestville, 95436-9774 / B0700 S Single Family DOM/CDOM: 89/89 LP \$625,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1526 R Lot Sz: 13939/0.3200 OLP: \$668,000**  
**Stories: 3 Story,S YB: 1978 #Gar Sp: 2 #CP Sp: 1 APN: 082-290-024 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/07/16 PD: 12/05/16 COE: 01/04/17 SP: \$610,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

Solid Contemporary home set on a generous fenced sylvan view lot. 2bd 2 bath + large bonus room. Beautiful forest views. In the center of Sonoma's Coastal and Wine Region. Excellent commuting location. Numerous upgrades though out the home. Comfort, space & privacy at end of road. Ready. Street access from State of the art Carport.

[Additional Pictures](#)

**Dir:** River Rd to Scenic 2 Hillside Use upper entrance top of hill.. shared lower driveway. do not use.

**Subd:**

**21626983 2360 Cazadero Hwy Cazadero, 95421-9664 / B0700 S Single Family DOM/CDOM: 54/54 LP \$425,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1639 R Lot Sz: 10454/0.2400 OLP: \$425,000**  
**Stories: 2 Story YB: 1980 #Gar Sp: 2 #CP Sp: 0 APN: 105-301-004 HOA/\$: No**  
**U/B/L:**  
**OMD: 12/02/16 PD: 01/25/17 COE: 01/26/17 SP: \$450,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

Surrounded by towering redwoods framing a magnificent view of Austin Creek, this home features an impressive great room with tall windows and a high open beam ceiling. Pride of ownership defines the condition of this home with newer hardwood floors, appliances, 40 year roof plus other upgrades. Minutes from the Russian River, Guerneville and the Sonoma Coast. Sit on your deck and enjoy the wildlife. Kayak from your house to Jenner on the coast.

[Additional Pictures](#)

**Dir:** Highway 116 to Cazadero Hwy. Approximately 2.3 miles on the left side.

**Subd:**

**21622780 14719 Eagles Nest Rd Guerneville, 95446-9555 / B0700 S Single Family DOM/CDOM: 77/77 LP \$429,000**



**BD: 2 BA: 1 FP: No Pool: No SqFt: 921 R Lot Sz: 5301/0.1217 OLP: \$429,000**  
**Stories: 1 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 070-294-002 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/13/16 PD: 12/29/16 COE: 01/05/17 SP: \$429,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

Exquisite Guerneville Treehouse Cabin: This stunning reconfigured two bedroom, one bath home has been remodeled with modern flair and attention to details. Upon entry note the beautiful, newly refinished hardwood floors, with rich, interesting grain patterns and the live foliage display through walls of windows. While prepping in the kitchen, enjoy the silky feel of your attractive concrete counters. Sale includes adjacent .21 acre lot Read More

[Additional Pictures](#)

**Dir:** Highway 116/ River Road, near Rio Nido, take Eagles Nest Road

**Subd:**

**21626661 9328 Champs De Elysees Forestville, 95436-9518 / B0700 S Single Family DOM/CDOM: 46/46 LP \$369,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 900 R Lot Sz: 4792/0.1100 OLP: \$369,000**  
**Stories: 1 Story, YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 082-104-051 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/28/16 PD: 01/13/17 COE: 01/30/17 SP: \$369,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Come and see this charming wine country getaway. Enter through a dutch door to open beam ceilings that add depth, dimension & character to this newly refreshed home. Huge eat-in kitchen area opens with french doors to outdoor decking and sunny fun days. New BR carpeting and fresh paint throughout. Downstairs basement with laundry and separate entry to bonus rooms. Updated double pane windows all around & a huge storage area.

[Additional Pictures](#)

**Dir:** River Rd to Champs.

**Subd:**

**21626086 14990 Outlet Dr Guerneville, 95446-8601 / B0700 S Single Family DOM/CDOM: 48/48 LP \$360,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 715 A Lot Sz: 9583/0.2200 OLP: \$360,000**  
**Stories: 1 Story YB: 1980 #Gar Sp: 0 #CP Sp: 2 APN: 070-160-032 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/18/16 PD: 01/05/17 COE: 01/05/17 SP: \$365,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

This updated log-cabin style cottage is close to the river but sits high and dry above flood zone. Features vaulted ceilings, sky lights, fireplace, and newly remodeled kitchen with granite counters and stainless steel appliances. Large 329 s.f. basement workshop has full bath and plumbing. Could be converted to granny once finished. Large deck, covered front porch, and concrete patio with brick BBQ. Refrigerator and washer/dryer included.

[Additional Pictures](#)

**Dir:** From Santa Rosa, west on River Road, R on Foothill, veer R up the dirt road.

**Subd:**

**BAREIS Client 5-Up Residential**

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

**21627048 9771 Argonne Way Forestville, 95436-8000 / B0700 S Single Family DOM/CDOM: 38/38 LP \$320,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 724 R Lot Sz: 21079/0.4839 OLP: \$320,000**  
**Stories: 1 Story YB: 1947 #Gar Sp: 0 #CP Sp: 0 APN: 082-061-073 HOA/\$: No**  
**U/B/L:**  
**OMD: 12/03/16 PD: 01/10/17 COE: 01/18/17 SP: \$290,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Location, location, location! Walk to Steel Head Beach from this charming 2br cabin on almost 1/2 Ac with 2 sunny decks surrounded by graceful trees only 5 min from downtown Forestville & 10 min from Hwy 101, Guerneville and SR Airport.

[Additional Pictures](#)

**Dir:** River Road to Trenton opposite Steel Head Beach south of Mirabel Rd.Gostraight 200ft to RE sign

**Subd:**

**21611761 14291 Laurel Rd Guerneville, 95446-9378 / B0700 S Single Family DOM/CDOM: 254/254 LP \$215,900**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 928 R Lot Sz: 3049/0.0700 OLP: \$304,900**  
**Stories: 1 Story YB: 1927 #Gar Sp: 0 #CP Sp: 0 APN: 072-090-030 HOA/\$: No**  
**U/B/L:**  
**OMD: 05/19/16 PD: 01/28/17 COE: 01/30/17 SP: \$228,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is,REO**

Cute Guerneville cottage with Russian River charm. This 2 bedroom 2 bath home is a few blocks for downtown Guerneville and the Russian River. There are laminate floors throughout, knotty wood ceilings and a pellet stove to cozy up to on cold nights. Tucked behind your white picket fence is room for planting in the raised beds. Worth the investment for this little piece of heaven.

[Additional Pictures](#)

**Dir:** 116 to Old Cazadero Rd to Laurel Rd

**Subd:**

**21627642 17653 Orchard Ave Guerneville, 95446-9713 / B0700 S Single Family DOM/CDOM: 16/16 LP \$205,000**



**BD: 1 BA: 1 FP: No Pool: No SqFt: 554 R Lot Sz: 3999/0.0918 OLP: \$205,000**  
**Stories: 1 Story, YB: 1945 #Gar Sp: 0 #CP Sp: 1 APN: 071-240-037 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/03/17 PD: 01/19/17 COE: 01/24/17 SP: \$220,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Best starter home in Russian River, on flat sunny lot with beautiful mature trees. It has been elevated, with plenty of storage below the house. All of this is on city services. Bring your canoes and kayaks... Just a short walk to the beach. Alley access. Possibly not lendable in current condition but an easy fixer. Elevated. Great potential.

[Additional Pictures](#)

**Dir:** Neeley to Orchard.

**Subd:**

**21623611 5900 Austin Creek Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 73/73 LP \$199,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 858 R Lot Sz: 5750/0.1320 OLP: \$199,000**  
**Stories: 2 Story YB: 1924 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-015 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/14/16 PD: 12/26/16 COE: 01/05/17 SP: \$208,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

MEMORIES ARE MADE HERE! 1st time on the market in over 50 yrs. This 2 bed/1.5 bath (+ bonus rooms) holiday home has been enjoyed by the same family for generations. Features include vintage wood beadboard in the interior, a clawfoot tub & a brick fireplace in kitchen. Walking distance to town and peek-a-boo view of Austin Ck. Originally built in 1924 this family get-away has good old bones and awaits it newest incarnation. Come make it your own!!

[Additional Pictures](#)

**Dir:** Cazadero Hwy approx 6 miles to left on Hahn Rd right on Austin Ck Rd home next right

**Subd:**

**21622988 17461 Orchard Ave Guerneville, 95446-9717 / B0700 P 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: SP: \$ 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:**

**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 (1/1/2017 to 1/31/2017)

**21700190 56 Silvia Dr Cazadero, 95421 / B0700 P 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: SP: \$ 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:**

**21627704 9308 Champs De Elysees Forestville, 95436-9518 / B0700 CN Single Family DOM/CDOM: 47/47 LP \$460,000**

**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1152 R Lot Sz: 5663/0.1300 OLP: \$525,000**  
**Stories: 2 Story, YB: 1956 #Gar Sp: 0 #CP Sp: 1 APN: 082-082-022 HOA/\$: No**  
**U/B/L:**  
**OMD: 12/21/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: Notice Of Def, Offer As Is, Other**

Great Property, two units on one lot, Duplex style property. One side is 2BD/1BA, and other side 1BD/1BA. County recognizes as 2-Units. Not many duplexes available in this area. Wont last long, please come see this great piece of property. Great Area of Forestville, Nice views from property as you sit on top of hillside. Huge \$30,000.00 Price Reduction, Motivated Seller, Bring us an offer!!!

[Additional Pictures](#)**Dir:** River Road to Champs De Elysee**Subd:**

**21700426 9478 Westside Rd Forestville, 95436-9501 / B0700 CN Single Family DOM/CDOM: 11/11 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: COE: SP: \$ 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:**

**21700716 14509 Cherry St Guerneville, 95446 / B0700 CN Single Family DOM/CDOM: 19/19 LP \$270,000**

**BD: 1 BA: 1 FP: Yes Pool: No SqFt: A Lot Sz: 1751/0.0402 OLP: \$285,000**  
**Stories: 2 Story YB: 1919 #Gar Sp: 0 #CP Sp: 0 APN: 072-140-075 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/18/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Cherished home in the heart of the Guerneville redwoods on Hulbert Creek. One bedroom home with oak flooring, skylights, two large producing apple trees front and back and a whole lot of storage underneath. Little elves house above the creek with power. Plenty of parking and easy access to 116/River Road. Walking distance to downtown or Armstrong Woods. Short drive to Ocean, River, Kayaking, Golf for everyone and so much more.

[Additional Pictures](#)**Dir:** West on Hwy. 116 to Lover's Lane to Cherry. House on right. Sign's up.**Subd:**

**21614607 8110 Tyrone Rd Monte Rio, 95462 / B0700 CN Single Family DOM/CDOM: 230/230 LP \$200,000**

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

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

[Additional Pictures](#)**Dir:** Bohemian Hwy to Tyrone road.**Subd:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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**BAREIS Client 5-Up Residential**

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**21625897 15015 Armstrong Woods Guerneville, 95446-9529 / B0700 CC Single Family DOM/CDOM: 89/89 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:**

**21613159 3985 Cazadero Hwy Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 239/239 LP \$599,000**



**BD:** 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1122 R **Lot Sz:** 8925/0.2049 **OLP:** \$650,000  
**Stories:** 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 105-180-003 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 06/06/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

Creek front with beach! Looking for privacy, tranquility and charm, this special property easily has all that and so much more. This premier beach front property is your own private bend of Austin Creek with a spectacular view and sense of nature as only Cazadero can provide. There is no other spot like this on Austin Creek. Open decks for outdoor living. Outdoor BBQ/kitchen and bar. Grass sunshine and room for guests. One of a kind opportunity!

[Additional Pictures](#)

**Dir:** Hwy 116 right on Cazadero Highway, across street from boy scout camp.

**Subd:**

**21627352 15328 Glandy Gln Guerneville, 95446-7700 / B0700 CC Single Family DOM/CDOM: 26/26 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  
**U/B/L:**  
**OMD:** 01/11/17 **PD:** **COE:** **SP:** \$ **TIC:** No **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 CC Single Family DOM/CDOM: 10/10 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  
**U/B/L:**  
**OMD:** 01/27/17 **PD:** **COE:** **SP:** \$ **TIC:** No **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:**

**21701766 9050 Argonne Way Forestville, 95436-9382 / B0700 CC Single Family DOM/CDOM: 6/6 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:**

**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 (1/1/2017 to 1/31/2017)

**21617650 11060 Terrace Dr Forestville, 95436-9768 / B0700 CC Single Family DOM/CDOM: 192/192 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**  
**U/B/L: Lot 1, Block 4**  
**OMD: 07/29/16 PD: COE: SP: \$ TIC: No 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:**

**21700416 9382 Champs De Elysses Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 28/28 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: COE: SP: \$ 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:**

**21616674 10 Silvia Dr Cazadero, 95421-9633 / B0700 CC Single Family DOM/CDOM: 110/110 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**  
**U/B/L:**  
**OMD: 07/14/16 PD: COE: SP: \$ TIC: No 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:**

**21627517 10978 Summerhome Park Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 41/41 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:**

**21700725 14984 Canyon 2 Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 21/21 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:**

**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 (1/1/2017 to 1/31/2017)

**21622813 11896 Laurel Ave Forestville, 95436-9570 / B0700 CC Single Family DOM/CDOM: 132/132 LP \$299,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 16553/0.3800 OLP: \$450,000**  
**Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 081-281-044 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Classic Summerhome Park Cabin on a large sunny .38 acre parcel. Excellent location close to the amenities of the park - clubhouse, entertainment areas and path to the beach. Huge front porch to relax and enjoy the scenery.

[Additional Pictures](#)

**Dir:** River Road to River Drive, Rt on Summerhome Park Rd to L on Laurel Ave

**Subd:**

**21700636 10306 Old River Rd Forestville, 95436-9328 / B0700 CC Single Family DOM/CDOM: 18/18 LP \$275,000**



**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, washer & dryer and storage below. Great Summer home. Not in flood zone. 4 minute walk to Mother's Beach, .8 miles to Sunset Beach and 8 miles to Johnson's Beach in Guerneville. Tons of wineries in a 5 mile radius. Minutes to Forestville Farmers Market. 3 minute drive to Burke's Canoes. 15 min drive to Northwood Golf Club & Restaurant. Sits above River Rd.

[Additional Pictures](#)

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

**Subd:**

**21701218 14555 Cherry St Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 14/14 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: COE: SP: \$ 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:**

**21527321 15131 Drake Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 439/439 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:**

**21607735 19540 King Ridge Rd Cazadero, 95421-9613 / B0700 A Single Family DOM/CDOM: 281/281 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:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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 (1/1/2017 to 1/31/2017)

**21522078**      **6941 Ellen Ln**      **Forestville, 95436 / B0700**      **B A**      **Farms/Ranch**      **DOM/CDOM:** 504/504      **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:**

**21625831**      **31595 Seaview Rd**      **Cazadero, 95421-9794 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 83/83      **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:**

**21700004**      **17559 116 Hwy**      **Guerneville, 95446-9361 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 14/14      **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

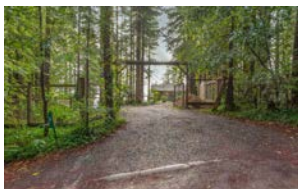
Spectacular Contemporary Riverfront Russian River Home. Incredible position on the river with double level views of the river, ridge, and private garden. Relaxing modern interior with several multifunction rooms, extra sleeping areas or dining/office/den as you choose. Spa like master baths. Kitchen 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**      **A**      **Single Family**      **DOM/CDOM:** 33/33      **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:**

**21623562**      **19496 Hidden Valley Rd**      **Guerneville, 95446-9353 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 124/124      **LP**      **\$595,000**



**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:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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 (1/1/2017 to 1/31/2017)

**21623983 25 Huckleberry Hts Cazadero, 95421-9681 / B0700 A Single Family DOM/CDOM: 118/118 LP \$525,000**

**BD:** 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1620 **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:****21626278 17523 Summit Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 82/82 LP \$518,100**

**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:****21700114 17970 Sweetwater Springs Guerneville, 95446-8910 / B0700 A Single Family DOM/CDOM: 34/34 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:****21701493 9214 RIO DELL Ct Forestville, 95436 / B0700 A Single Family DOM/CDOM: 10/10 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:****21619129 8943 Argonne Way Forestville, 95436-9379 / B0700 A Single Family DOM/CDOM: 178/178 LP \$399,000**

**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 its charm from the knotty pine interior. Includes a large bonus room with its 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:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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 (1/1/2017 to 1/31/2017)

**21626094 10443 Woodside Dr Forestville, 95436-9726 / B0700** **B A** **Single Family DOM/CDOM: 84/84 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:**

**21626365 11085 Westside Ave Forestville, 95436 / B0700** **A** **Single Family DOM/CDOM: 79/79 LP \$299,000**



**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**

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:**

**21626006 20340 Highway 116 Monte Rio, 95462 / B0700** **A** **Single Family DOM/CDOM: 87/87 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:**

**21622868 12490 Underwood Ave Guerneville, 95446-8515 / B0700** **A** **Single Family DOM/CDOM: 132/132 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/Year**  
**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:**