

Area Market Survey Summary

Listings as of 02/05/18 at 3:12pm

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

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	1	39	Minimum	\$155,000	Maximum	\$8,900,000
\$160,000 thru \$179,999	2	95	Average	\$1,568,881	Median	\$649,000
\$200,000 thru \$249,999	1	3				
\$250,000 thru \$299,999	2	35				
\$450,000 thru \$499,999	1	99				
\$500,000 thru \$549,999	2	199				
\$600,000 thru \$649,999	2	29				
\$650,000 thru \$699,999	1	11				
\$750,000 thru \$799,999	1	99				
\$800,000 thru \$849,999	1	76				
\$850,000 thru \$899,999	1	144				
\$1,000,000 thru \$1,249,999	1	191				
\$1,250,000 thru \$1,499,999	1	0				
\$3,000,000 thru \$3,249,999	1	231				
\$4,750,000 thru \$4,999,999	1	240				
\$5,000,000 thru \$5,999,999	1	173				
\$8,000,000 thru \$8,999,999	1	88				
	21	100				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	451	Minimum	\$185,000	Maximum	\$1,075,000
\$200,000 thru \$249,999	1	22	Average	\$513,828	Median	\$462,000
\$250,000 thru \$299,999	2	26				
\$350,000 thru \$399,999	1	20				
\$400,000 thru \$449,999	4	90				
\$450,000 thru \$499,999	2	76				
\$500,000 thru \$549,999	2	59				
\$600,000 thru \$649,999	1	56				
\$650,000 thru \$699,999	1	60				
\$750,000 thru \$799,999	1	41				
\$900,000 thru \$949,999	1	97				
\$1,000,000 thru \$1,249,999	1	97				
	18	85				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	4	Minimum	\$129,000	Maximum	\$1,600,000
\$500,000 thru \$549,999	1	17	Average	\$826,600	Median	\$890,000
\$850,000 thru \$899,999	1	28				
\$950,000 thru \$999,999	1	41				
\$1,500,000 thru \$1,749,999	1	198				
	5	58				

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
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U.S. Patent 6,910,045

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Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>							
\$250,000 thru \$299,999	2	80	Minimum	\$260,000	Maximum	\$1,400,000				
\$300,000 thru \$349,999	4	147	Average	\$519,944	Median	\$412,500				
\$350,000 thru \$399,999	2	23	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px; width: 45%;"> <p style="text-align: center; color: blue;"><i>LAST MONTH</i></p> <p style="text-align: center; color: blue;"><i>MEDIAN = \$425,000 - 2.94%</i></p> <p style="text-align: center; color: blue;"><i>SOLD = 13 + 38.46%</i></p> </div> <div style="border: 1px solid black; padding: 5px; width: 45%;"> <p style="text-align: center; color: blue;"><i>LAST YEAR</i></p> <p style="text-align: center; color: blue;"><i>MEDIAN = \$365,000 + 13.01%</i></p> <p style="text-align: center; color: blue;"><i>SOLD = 9 + 100%</i></p> </div> </div>							
\$400,000 thru \$449,999	3	55								
\$550,000 thru \$599,999	1	132								
\$600,000 thru \$649,999	1	24								
\$650,000 thru \$699,999	2	23								
\$750,000 thru \$799,999	1	66								
\$800,000 thru \$849,999	1	109								
\$1,250,000 thru \$1,499,999	1	0								
	18	74								

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 U.S. Patent 6,910,045

Market Statistics Report

Listings as of 02/05/18 at 3:14pm

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

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	18	14	3	4	39
Average List Price	\$428,083	\$1,406,636	\$3,484,667	\$1,085,750	\$1,081,933
Average Market Time	80	111	81	97	93
Average Square Feet	888	1825	8661	1872	1923
All Off Market					
#Units	10	12	0	1	23
Pending					
#Units	2	2	0	1	5
Average List Price	\$334,000	\$1,245,000	\$0	\$975,000	\$826,600
Average Market Time	11	113	0	41	58
Average Square Feet	735	736	0	3400	1268
Sold					
#Units	8	10	0	0	18
Dollar Value	\$2,940,000	\$6,419,000	\$0	\$0	\$9,359,000
Average List Price	\$380,438	\$640,300	\$0	\$0	\$524,806
Average Sold Price	\$367,500	\$641,900	\$0	\$0	\$519,944
Average Market Time	114	42	0	0	74
Average Square Feet	924	1381	0	0	1178
% of List Price	96.60	100.25	0.00	0.00	99.07
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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 U.S. Patent 6,910,045

BAREIS Client 5-Up Residential SALES PRICE

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

21802165 6992 Mirabel Rd Forestville, 95436-9534 / B0700 SO Single Family DOM/CDOM: 0/0 LP \$1,400,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2800 R Lot Sz: 160736/3.6900 OLP: \$1,400,000
Stories: 1 Story YB: 1961 #Gar Sp: 2 #CP Sp: 0 APN: 083-130-068 HOA/\$: No
OMD: 08/18/17 PD: 08/18/17 COE: 01/26/18 SP: \$1,400,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: None



Dir: 116 to Mirabel

Subd:

21717084 7785 Giusti Rd Forestville, 95436-9673 / B0700 S Single Family DOM/CDOM: 109/109 LP \$850,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1439 R Lot Sz: 44867/1.0300 OLP: \$850,000
Stories: 1 Story YB: 1974 #Gar Sp: 1 #CP Sp: 2 APN: 083-170-032 HOA/\$: No
OMD: 07/31/17 PD: 11/17/17 COE: 01/04/18 SP: \$840,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is



Much sought after location at the end of Giusti Rd. Perfect opportunity for the Gentleman Farmer or avid gardener. Desirable micro-climate with small vineyard w/ almost 180 grapevines, various fruit trees and more than 10 raised bed garden boxes. Private gated single story 3BR/2Bath home with upgraded floors and on-demand water heater. Multiple outbuildings, shop, garage & work-spaces. Small wine cellar under house. RV Parking

[Additional Pictures](#)

Dir: Follow Giusti Rd to almost end of road, Property on right by Ohaire Ln

Subd:

21726773 19399 Redwood Dr Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 66/66 LP \$799,000
BD: 3 BA: 3/1 FP: Yes Pool: No SqFt: 1740 R Lot Sz: 8050/0.1848 OLP: \$799,000
Stories: Split Lev YB: 1981 #Gar Sp: 1 #CP Sp: 0 APN: 094-200-006 HOA/\$: No
OMD: 11/19/17 PD: 01/24/18 COE: 01/31/18 SP: \$760,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

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

Subd:

21726719 8276 Trenton Rd Forestville, 95436-9200 / B0700 S Single Family DOM/CDOM: 24/24 LP \$625,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1580 N Lot Sz: 6098/0.1400 OLP: \$625,000
Stories: 1 Story YB: 2005 #Gar Sp: 1 #CP Sp: 0 APN: 082-039-086 HOA/\$: No
OMD: 12/05/17 PD: 12/31/17 COE: 01/11/18 SP: \$670,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is



Wonderfully remodeled 3 bedroom, 2 bathroom home features light, bright spacious floor plan, has newly remodeled kitchen with counter seating, high end stainless steel appliances, designer light fixtures, warm and cozy fireplace, newer floors throughout, has beautifully landscaped terraced yard with stone walkway and large back deck for entertaining. Close to shopping, downtown Forestville, Russian River recreation area, minutes from Santa Rosa.

[Additional Pictures](#)

Dir: River Rd or Mirabel Road to Trenton Road, home on North Side of Road.

Subd:

21728631 8160 Park Ave Forestville, 95436-9374 / B0700 S Single Family DOM/CDOM: 21/21 LP \$649,000
BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1802 O Lot Sz: 6970/0.1600 OLP: \$649,000
Stories: 2 Story YB: 2001 #Gar Sp: 1 #CP Sp: 0 APN: 082-036-030 HOA/\$: No
OMD: 12/27/17 PD: 01/17/18 COE: 01/23/18 SP: \$659,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: None



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

[Additional Pictures](#)

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

Subd:

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 (1/1/2018 to 1/31/2018), Sold Off MLS (1/1/2018 to 1/31/2018)

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



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

OMD: 12/23/17 **PD:** 01/16/18 **COE:** 01/24/18 **SP:** \$625,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21719445 **6757 Covey Rd** **Forestville, 95436-9584 / B0700** **S** **Single Family** **DOM/CDOM:** 132/132 **LP** \$627,500



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1938 R **Lot Sz:** 19476/0.4471 **OLP:** \$639,000
Stories: 1 Story **YB:** 1957 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-060-035 **HOA/\$:** No
U/B/L:

OMD: 08/17/17 **PD:** 12/27/17 **COE:** 01/16/18 **SP:** \$595,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Come home to 2+bedroom 1.5 baths,(like a 3 bedroom) with Big living room & bonus rooms.Country kitchen with laminate floors,granite transformation counters,new dishwasher,cooktop range, sink and faucet. Exterior painted just a year ago.Home is perfect for extended family. A few windows are not dual pane.Needs some TLC. Property goes all the way to wooden fence in the back. Walk score of 10.

[Additional Pictures](#)

Dir: Hwy 116 Right on Covey

Subd:

21728254 **14090 Sosna Way** **Guerneville, 95446-9590 / B0700** **S** **Condo/Coop** **DOM/CDOM:** 22/22 **LP** \$420,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 605/0.0139 **OLP:** \$420,000
Stories: 3 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-370-017 **HOA/\$:** Yes/\$400.00/Mo
U/B/L:

OMD: 01/03/18 **PD:** 01/25/18 **COE:** 01/31/18 **SP:** \$425,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Beautiful, pop, sparkle and buzz e-lec-tric with that laid back River vibe. Bright, clean and updated, enjoy the relaxed lifestyle at Debrava. Great updates, custom flooring, updated kitchen, three en-suite bedrooms, private deck overlooking green space. All the amenities-stunning redwoods grace the grounds that offer you riverside fun and all of the clubhouse extra's.

[Additional Pictures](#)

Dir: River Road to Debrava

Subd:

21717501 **213 Farrell Dr** **Forestville, 95436-9525 / B0700** **S** **Single Family** **DOM/CDOM:** 120/120 **LP** \$429,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 4356/0.1000 **OLP:** \$459,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 082-104-006 **HOA/\$:** No
U/B/L:

OMD: 07/25/17 **PD:** 11/22/17 **COE:** 01/05/18 **SP:** \$415,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

[Additional Pictures](#)

Dir: CROSS STREET FROM ORCHARD RD AND NAZIELLE RD.

Subd:

21728706 **15265 Willow Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 24/24 **LP** \$410,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1266 R **Lot Sz:** 3629/0.0833 **OLP:** \$410,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-230-040 **HOA/\$:** No
U/B/L:

OMD: 12/28/17 **PD:** 01/21/18 **COE:** 01/26/18 **SP:** \$410,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

Enter a gorgeous, private and peaceful sanctuary among the redwoods on a nice flat lot. Single level home great for that weekend wine country get away or perfect for year round living. Remodeled kitchen with lots of windows to enjoy nature, large living room for entertaining with woodstove and built ins. This home offers skylights, laundry room, tankless hot water heater, separate bed/bath, off street parking and easy access to River Road

[Additional Pictures](#)

Dir: River Road to Canyon 7 to Willow

Subd:

BAREIS Client 5-Up Residential

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21728461 **17687 Orchard Ave** **Guerneville, 95446-9168 / B0700** **S** **Single Family** **DOM/CDOM:** 12/22 **LP** **\$390,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 768 R **Lot Sz:** 3999/0.0918 **OLP:** \$390,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-240-034 **HOA/\$:** No

U/B/L:

OMD: 12/22/17 **PD:** 01/03/18 **COE:** 01/16/18 **SP:** \$390,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Cheerful and cozy home with abundant light. Decks front and back, raised beds, lovely landscaping and brick patio. Sweet and diminutive with 2 bedrooms and 1 bath. Kitchen, dining and living wide open and wonderful. Alley access to backyard. Fully fenced.

[Additional Pictures](#)

Dir: Neeley Road to Montesano. Left on to Orchard.

Subd:

21727429 **14088 Sosna Ave** **Guerneville, 95446-9024 / B0700** **S** **Condo/Coop** **DOM/CDOM:** 33/33 **LP** **\$359,000**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1236 N **Lot Sz:** 605/0.0139 **OLP:** \$359,000
Stories: 2 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-016 **HOA/\$:** Yes/\$400.00/Mo

U/B/L:

OMD: 12/01/17 **PD:** 01/03/18 **COE:** 01/10/18 **SP:** \$365,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Relaxed resort-like living in a beautiful gated community on the Russian River. Enjoy the calm of the gently flowing river from peaceful seating areas in a park like setting. The 2 BD,2 Bath home is thoughtfully designed for quiet, comfortable enjoyment with large windows that invite the redwood trees into the great room to say hello. Many new upgrades in kitchen and baths. Come and Take a look for yourself.

[Additional Pictures](#)

Dir: River Rd West to Dubrava. About 1 mile from Safeway.

Subd:

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



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

U/B/L:

OMD: 11/20/17 **PD:** 01/18/18 **COE:** 01/25/18 **SP:** \$330,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21700114 **17970 Sweetwater Springs** **Guerneville, 95446-8910 / B0700** **S** **Single Family** **DOM/CDOM:** 368/368 **LP** **\$350,000**



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

U/B/L:

OMD: 01/03/17 **PD:** 01/06/18 **COE:** 01/08/18 **SP:** \$330,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21724418 **20795 Bohemian Ave** **Monte Rio, 95462 / B0700** **S** **Single Family** **DOM/CDOM:** 89/156 **LP** **\$319,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 594 R **Lot Sz:** 2148/0.0493 **OLP:** \$375,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-183-002 **HOA/\$:** No

U/B/L:

OMD: 10/17/17 **PD:** 01/14/18 **COE:** 01/17/18 **SP:** \$315,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

If you are looking for a move-in ready home, this home is for you! Fully remodeled, foundation up, less than 4 years ago. Fully permitted. Updates include: tank-less water heater, Jacuzzi, custom redwood counter tops, custom hardwood floors, new roof. Large yard, walking distance to the river, movie theater and historic Bohemian Grove. Perfect for a weekend retreat or AirBnb!

[Additional Pictures](#)

Dir: Bohemian Hwy to Bohemian Ave

Subd:

BAREIS Client 5-Up Residential

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21723939 4110 Cazadero Hwy Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 70/70 LP \$300,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1426 R Lot Sz: 25199/0.5785 OLP: \$450,000
Stories: 1 Story YB: 1967 #Gar Sp: 1 #CP Sp: 0 APN: 105-180-017 HOA/\$: No
U/B/L:
OMD: 10/18/17 PD: 12/27/17 COE: 01/03/18 SP: \$300,000 TIC: No 2nd Unit: No
Sale Cond: None



Single level with garage! A bit of work could make this gem shine once again. Opportunity knocks! Home is functional and has been recently occupied. Three bedrooms, two full baths featuring newer tiled enclosures and one with dual vanities, newer central heating system, 1426 square feet, under magnificent redwoods.

[Additional Pictures](#)

Dir: Addresses on Caz Hwy indicate distance from 116, so 4100 Caz Hwy is 4.1 miles from 116 on right. **Subd:**

21720001 9195 Rio Dell Ct Forestville, 95436-9528 / B0700 S Single Family DOM/CDOM: 132/132 LP \$299,000
BD: 1 BA: 1 FP: No Pool: No SqFt: 438 R Lot Sz: 6970/0.1600 OLP: \$315,000
Stories: 1 Story YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 082-081-067 HOA/\$: No
U/B/L:
OMD: 08/25/17 PD: 01/04/18 COE: 01/05/18 SP: \$270,000 TIC: No 2nd Unit: No
Sale Cond: None



Darling remodeled cottage much roomier than you would expect. Large deck to enjoy your view of redwoods. Remodeled and move in ready. On demand hot water heater, gorgeous tub in bathroom, skylights, breakfast bar, lots of windows and light. Off street parking and easy access to River Road.

[Additional Pictures](#)

Dir: River Road to Rio Dell Court **Subd:**

21727593 11254 Terrace Dr Forestville, 95436-9367 / B0700 S Single Family DOM/CDOM: 27/27 LP \$270,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 860 N Lot Sz: 3385/0.0777 OLP: \$270,000
Stories: 2 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 081-120-025 HOA/\$: No
U/B/L:
OMD: 12/06/17 PD: 01/02/18 COE: 01/08/18 SP: \$260,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is



This quaint cabin in the woods is ready to be updated! Large deck great for entertaining or relaxing while taking in awesome views of the forest. Abundant sunlight and a driveway for parking off street, which can be hard to find in Forestville. One bedroom downstairs with high ceiling and loft. Large bedroom upstairs. Tax record shows 1bd 1bth 416 sq/ft. Now is 2bd 1bth approx 860 sq/ft.

[Additional Pictures](#)

Dir: River rd to Forest hills dr. Right on Old River Rd, Left on Ogburn Ln, Right on Terrace Dr. **Subd:**

21714829 6361 Trenton Healdsburg Forestville, 95436-9613 / B0700 P Single Family DOM/CDOM: 198/198 LP \$1,600,000
BD: 3 BA: 3 FP: Yes Pool: No SqFt: U Lot Sz: 767092/17.6100 OLP: \$1,799,000
Stories: 1 Story YB: 1912 #Gar Sp: 6 #CP Sp: 0 APN: 078-010-014 HOA/\$: No
U/B/L:
OMD: 07/05/17 PD: 01/19/18 COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is



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

[Additional Pictures](#)

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

21728215 7000 Holmes Hill Rd Forestville, 95436-9282 / B0700 P Single Family DOM/CDOM: 41/41 LP \$975,000
BD: 6 BA: 3/1 FP: Yes Pool: Yes SqFt: 3400 N Lot Sz: 62291/1.4300 OLP: \$975,000
Stories: 1 Story YB: 1965 #Gar Sp: 4 #CP Sp: 0 APN: 083-060-049 HOA/\$: No
U/B/L:
OMD: 12/15/17 PD: 01/25/18 COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is



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

[Additional Pictures](#)

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

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 (1/1/2018 to 1/31/2018), Sold Off MLS (1/1/2018 to 1/31/2018)

21800266 **16785 Watson Rd** **Guerneville, 95446-9584 / B0700** **P** **Single Family** **DOM/CDOM:** 28/28 **LP** \$890,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1472 N **Lot Sz:** 246114/5.6500 **OLP:** \$890,000
Stories: 2 Story **YB:** 1948 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-260-007 **HOA/\$:** No
U/B/L:
OMD: 01/05/18 **PD:** 02/02/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Other



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

[Additional Pictures](#)

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

21728610 **21800 Mesa Grande Ter** **Monte Rio, 95462 / B0700** **P** **Single Family** **DOM/CDOM:** 17/17 **LP** \$539,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1112 R **Lot Sz:** 18295/0.4200 **OLP:** \$539,000
Stories: 2 Story **YB:** 1981 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-062-015 **HOA/\$:** No
U/B/L:
OMD: 01/17/18 **PD:** 02/03/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

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

21801297 **15114 Canyon 2 Rd** **Guerneville, 95446 / B0700** **P** **Single Family** **DOM/CDOM:** 4/4 **LP** \$129,000
BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 358 R **Lot Sz:** 4792/0.1100 **OLP:** \$129,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-258-003 **HOA/\$:** No
U/B/L:
OMD: 01/19/18 **PD:** 01/23/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Investor special - Fixer! Rehab opportunity in quiet Guerneville neighborhood, not in the flood zone. Cash buyers only. Property is being sold in as-is, as-seen condition, seller to make no repairs or warranties. No inspection reports available. Buyer to do their due diligence.

[Additional Pictures](#)

Dir: From River Rd WB go Right on Canyon 2. Follow signs to stay on Canyon 2 to property **Subd:**

21723619 **21 Springhill Dr** **Cazadero, 95421-9618 / B0700** **CN** **Single Family** **DOM/CDOM:** 108/108 **LP** \$419,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1313 R **Lot Sz:** 13508/0.3101 **OLP:** \$445,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-220-047 **HOA/\$:** No
U/B/L:
OMD: 10/17/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Rare find in Cazadero 22 mi from 101. Upgraded home on large sunny lot, 2 car attach garage. 1 mi from Hwy 116. Gardeners paradise a mix of sun & shade. Nice neighborhood. Walk to Austin Creek, short drive to Russian River, 10 min to ocean. Original hardwood floors in bedrooms & hallway. Upgrades: hardie plank siding, paint, roof, wood French doors, light fixtures, dual pane fiberglass/wood casement windows, granite counters, farmhouse sink, etc.

[Additional Pictures](#)

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

21800875 **11098 Dell Ave** **Forestville, 95436-9739 / B0700** **CN** **Single Family** **DOM/CDOM:** 22/22 **LP** \$225,000
BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1098 N **Lot Sz:** 2614/0.0600 **OLP:** \$225,000
Stories: 1 Story, **YB:** 1901 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 081-024-004 **HOA/\$:** No
U/B/L:
OMD: 01/14/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



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

[Additional Pictures](#)

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

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 (1/1/2018 to 1/31/2018) , Sold Off MLS (1/1/2018 to 1/31/2018)

21725479 **12022 Mays Canyon Rd** **Guerneville, 95446-9496 / B0700** **CC Farms/Ranch** **DOM/CDOM:** 97/97 **LP** \$1,075,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1560 O **Lot Sz:** 2197602/50.4500 **OLP:** \$1,500,000
Stories: 1 Story **YB:** 1999 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-300-017 **HOA/\$:** No
U/B/L:
OMD: 10/31/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: In Foreclosure, Notice Of Def, Offer As Is
Very quiet, very private gated entrance. Home is nestled in a valley surrounded by beautiful Redwoods. Detached two car garage. Secluded ag building/barn. Non permitted guest cottage with garage. Only 30 minutes to Jenner and the Pacific Ocean, 10 minutes to world class wineries and 5 minutes to shopping in downtown Guerneville. Huge price reduction, must sell in next 30 days.

[Additional Pictures](#)

Dir: River Road to Guerneville, left at the bridge to HWY116, right to Mays Canyon for 1 mile, then left **Subd:**

21724970 **16334 Valley Ln** **Guerneville, 95446-8924 / B0700** **CC Single Family** **DOM/CDOM:** 97/97 **LP** \$949,000
BD: 5 **BA:** 4/1 **FP:** No **Pool:** Yes **SqFt:** 2000 N **Lot Sz:** 24394/0.5600 **OLP:** \$949,000
Stories: 2 Story **YB:** 2003 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 069-270-030 **HOA/\$:** No
U/B/L:
OMD: 10/31/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None
Imagine a beautiful salt water pool set w/ privacy & sun. A second home for family & friends to visit or extra income. This property offers a 3/3 home & second 2/2 home. Flat & sunny & over 1/2 acre of sun. Fully fenced & private gated entry, adds to the pure joy of this home. Modern finishes & design makes this a home you will be proud to show. it will be THE gathering place! Vacation Rentals are allowed in the Russian River Region.

[Additional Pictures](#)

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

21728545 **2 Sequoia Ridge Dr** **Cazadero, 95421-9634 / B0700** **CC Single Family** **DOM/CDOM:** 41/41 **LP** \$778,000
BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1626 N **Lot Sz:** 18818/0.4320 **OLP:** \$778,000
Stories: 1 Story **YB:** 2017 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-220-057 **HOA/\$:** No
U/B/L:
OMD: 12/26/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Ring in the New Year in a BRAND NEW HOME! This CUSTOM built, CRAFTSMAN style home is sited on a large country parcel (.43 acre). Relax & enjoy this peaceful & SERENE setting. Covered porch entry leads into the great room w/12' ceilings, chef's kitchen, beautiful oak floors, and seamless transition to the large rear deck. CUSTOM ALDER cabinets, granite & large island. Soft natural lighting creates inviting atmosphere. Simply-FABULOUS!

[Additional Pictures](#)

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

21727731 **19622 Redwood Dr** **Monte Rio, 95462 / B0700** **CC Single Family** **DOM/CDOM:** 60/60 **LP** \$699,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1528 N **Lot Sz:** 8276/0.1900 **OLP:** \$699,000
Stories: 1 Story, **YB:** 1980 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 094-250-007 **HOA/\$:** No
U/B/L:
OMD: 12/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Northwood's finest. Experience luxurious comfort at The River. Featuring an open floor plan, large & sunny deck, close proximity to the golf course. Magical newer touches include renovated bathrooms (with warm floors), central heat, roof, appliances, lighting, water heater, HD curved screen TV, and more. There is also a laundry room, ample storage space and large garage area. Move-in ready. Is now your time to start creating glorious memories?

[Additional Pictures](#)

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

21727922 **10810 Canyon Rd** **Forestville, 95436 / B0700** **CC Single Family** **DOM/CDOM:** 56/56 **LP** \$615,000
BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** U **Lot Sz:** 31363/0.7200 **OLP:** \$599,000
Stories: 2 Story **YB:** 1975 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-190-021 **HOA/\$:** No
U/B/L:
OMD: 12/11/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None
Charming custom log home with wrap around deck & panoramic views. Quiet setting with open usable meadow. Separate workshop building with several rooms and lower storage area. Small barn on lower slope once held a horse. The carport canopy is included in the sale.

[Additional Pictures](#)

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

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 (1/1/2018 to 1/31/2018), Sold Off MLS (1/1/2018 to 1/31/2018)

21727718 **15044 Rio Nido Rd** **Guerneville, 95446-9265 / B0700** **CC Single Family** **DOM/CDOM:** 61/61 **LP** \$549,000
BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1354 N **Lot Sz:** 5502/0.1263 **OLP:** \$595,000
Stories: 2 Story **YB:** 1902 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-006 **HOA/\$:** No
U/B/L:
OMD: 12/06/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Road to Rio Nido Rd - small dirt road on left off of Rio Nido rd.

Subd:

21727581 **10880 Forest Hills Rd** **Forestville, 95436-9499 / B0700** **CC Single Family** **DOM/CDOM:** 56/56 **LP** \$539,000
BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1140 R **Lot Sz:** 6656/0.1528 **OLP:** \$539,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-252-016 **HOA/\$:** No
U/B/L:
OMD: 12/11/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Road to Forest Hills

Subd:

21800559 **8140 Park Ave** **Forestville, 95436-9374 / B0700** **CC Single Family** **DOM/CDOM:** 27/27 **LP** \$499,000
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 786 R **Lot Sz:** 3912/0.0898 **OLP:** \$499,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-036-006 **HOA/\$:** No
U/B/L:
OMD: 01/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Cutest house on the block! Wonderful single story home, move in ready. Built in 1949 this 2 bedroom, 1 bath with A/C was remodeled in 1998 down to the studs. Updated electric, plumbing, heating, windows, etc. Hardwood floors in living room and kitchen, tile floors in bathroom. Driveway replaced in 2013, fencing replaced in 2014, new roof and exterior paint in August 2015. Detached finished garage, basement and low maintenance yard.

[Additional Pictures](#)

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

Subd:

21723622 **12090 Hwy 116 Hwy** **Guerneville, 95446-9411 / B0700** **CC Single Family** **DOM/CDOM:** 124/124 **LP** \$475,000
BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 7706/0.1769 **OLP:** \$475,000
Stories: Other **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-070-009 **HOA/\$:** No
U/B/L:
OMD: 10/04/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21723217 **15220 Rio Nido Rd** **Guerneville, 95446-9568 / B0700** **CC Single Family** **DOM/CDOM:** 129/129 **LP** \$449,000
BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1491 A **Lot Sz:** 5001/0.1148 **OLP:** \$449,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-200-019 **HOA/\$:** No
U/B/L:
OMD: 09/29/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

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 (1/1/2018 to 1/31/2018) , Sold Off MLS (1/1/2018 to 1/31/2018)

21726885 **21901 Mesa Grande Ter** **Monte Rio, 95462 / B0700** **CC Single Family** **DOM/CDOM: 73/73** **LP** **\$419,000**
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 592 R Lot Sz: 4095/0.0940 OLP: \$419,000
Stories: 1 Story YB: 1940 #Gar Sp: 0 #CP Sp: 0 APN: 095-022-011 HOA/\$: No
U/B/L:
OMD: 11/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other
 Quintessential Country Cabin. Fully furnished, turn key cottage is ready for your holiday getaway in the woods. Beautifully maintained, wood floors, cozy propane fireplace, custom kitchen cabinets and upgraded bathroom. Peekaboo River views from a majestic wall of windows. Tranquil woodland setting provides complete privacy. Nice outside deck to enjoy your morning coffee or sit and watch the sun go down. Short walk to Villa Grande beach. Come see

[Additional Pictures](#)

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

Subd:

21728285 **21497 Highland Ter** **Monte Rio, 95462 / B0700** **CC Single Family** **DOM/CDOM: 49/49** **LP** **\$414,000**
BD: 2 BA: 1 FP: No Pool: No SqFt: 977 R Lot Sz: 3920/0.0900 OLP: \$415,000
Stories: 1 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-142-011 HOA/\$: No
U/B/L:
OMD: 12/18/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Excellent opportunity! Quiet location in area of redwood trees and sun.

[Additional Pictures](#)

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

Subd:

21800942 **14950 Rio Nido Rd** **Guerneville, 95446-9264 / B0700** **CC Single Family** **DOM/CDOM: 20/20** **LP** **\$379,950**
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 954 R Lot Sz: 4792/0.1100 OLP: \$379,950
Stories: 1 Story YB: 1915 #Gar Sp: 0 #CP Sp: 0 APN: 070-210-016 HOA/\$: No
U/B/L:
OMD: 01/16/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Wonderful 3 bedroom getaway just minutes to the river! Large covered front porch, separate family and dining rooms, newer furnace, bonus office / bedroom, huge underhouse storage area, and tons of extras!

[Additional Pictures](#)

Dir: River Rd to Rio Nido

Subd:

21800446 **10140 Field Ln** **Forestville, 95436-9729 / B0700** **CC Single Family** **DOM/CDOM: 25/25** **LP** **\$299,950**
BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1222 N Lot Sz: 4129/0.0948 OLP: \$299,950
Stories: 2 Story YB: 1946 #Gar Sp: 0 #CP Sp: 1 APN: 082-202-017 HOA/\$: No
U/B/L:
OMD: 01/11/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 This Forestville gem is in search of just the right buyer that will see its true potential. With approx. just over 1200s/f of living space and fantastic location with everything that the Russian River area has to offer. The home also features a nice back deck and a detached garage/workshop. Minutes to Forestville River access and Sam's Market. Please note: The home currently functions as a one bedroom.

[Additional Pictures](#)

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

Subd:

21800483 **14641 Old Cazadero Rd** **Guerneville, 95446-9003 / B0700** **CC Single Family** **DOM/CDOM: 26/26** **LP** **\$280,000**
BD: 1 BA: 1 FP: No Pool: No SqFt: 462 R Lot Sz: 4500/0.1033 OLP: \$280,000
Stories: 1 Story YB: 1925 #Gar Sp: 1 #CP Sp: 0 APN: 072-070-060 HOA/\$: No
U/B/L:
OMD: 01/10/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Whether you're looking for an investment, Vacation rental or private weekend escape, this is it! property includes a sundrenched deck on separate parcel And a cozy front porch to snuggle under cover. Inside is done in gleaming knotty pine with upgrades to bath,kitchen and windows. This fully furnished cottage is situated in a neighborhood known for its friendly atmosphere and convenient location. Minutes to town, beach and ocean. Move in Ready!

[Additional Pictures](#)

Dir: Hwy 116, right on Old Cazadero Rd.

Subd:

BAREIS Client 5-Unit Residential

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

21614607 **8110 Tyrone Rd** **Monte Rio, 95462 / B0700** **CC Single Family** **DOM/CDOM:** 451/451 **LP** \$185,000
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 764 R **Lot Sz:** 28314/0.6500 **OLP:** \$200,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 074-250-022 **HOA/\$:** No
U/B/L:
OMD: 06/21/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Short Sale
Cottage with 2 bedrooms and 1 bath, large deck overlooking the hills, lots of privacy.



[Additional Pictures](#)

Dir: Bohemian Hwy to Tyrone road.

Subd:

21726463 **5566 Gravenstein Hwy N** **Forestville, 95476-9697 / B0700** **A Farms/Ranch** **DOM/CDOM:** 88/277 **LP** \$8,900,000
BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 20000 **Lot Sz:** 914324/20.9900 **OLP:** \$8,900,000
Stories: 2 Story **YB:** 2013 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-170-001 **HOA/\$:** No
U/B/L:
OMD: 11/09/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None
Kozlowski Farms: Approx. 21 acres w/ 15 ac. planted to Pinot Noir. 10,000 sf production facility & retail store. 6,800 sf of storage warehouses. 2,500 sf main residence + guest cottage. Existing permits for ag processing and food sales. Owner applied for 30,000 case winery permit. DA Zoning is flexible for agricultural use. High exposure location w/ turn lane on Hwy 116 makes this an ideal location for new winery operator. Listed as MLS#21725998

[Additional Pictures](#)

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

Subd:

21717629 **123 Nolan Ct** **Forestville, 95436-9438 / B0700** **A Single Family** **DOM/CDOM:** 173/235 **LP** \$5,999,000
BD: 3 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** 2914 R **Lot Sz:** 951786/21.8500 **OLP:** \$5,999,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-130-078 **HOA/\$:** No
U/B/L:
OMD: 08/16/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None
Situated amidst soaring trees and lush vineyards in Sonoma County's Russian River Valley, this 21.85 acre artisan estate holds endless opportunities for any buyer, with zoning that allows everything from Single Family Home, Vacation Rental to a Winery with tasting room and production facility, property already has 3 acres of Pinot Vines With room for more. 8500 total square feet between three gorgeous buildings. A must see Property!!!

[Additional Pictures](#)

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

Subd:

21713424 **19540 King Ridge Rd** **Cazadero, 95421-9613 / B0700** **A Single Family** **DOM/CDOM:** 240/593 **LP** \$4,950,000
BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 5070 R **Lot Sz:** 13009630/298.6600 **OLP:** \$4,950,000
Stories: 2 Story **YB:** 2010 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 106-240-020 **HOA/\$:** No
U/B/L:
OMD: 06/10/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Stunning Ranch featuring a world class estate home that connects strongly with the land & surrounding nature. Done in impeccable taste with the finest finishes, creating indoor/outdoor living at its best with natural stone terraces and tranquil ponds. Breathtaking distant views, perfect privacy, rolling meadows, magnificent forests & vineyard land in the Sonoma Coast AVA. Borders Austin Creek State Park.

[Additional Pictures](#)

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

21711537 **8781 Martinelli Rd** **Forestville, 95436-9258 / B0700** **A Single Family** **DOM/CDOM:** 231/231 **LP** \$3,195,000
BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 2116 R **Lot Sz:** 2635816/60.5100 **OLP:** \$3,195,000
Stories: 1 Story **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-200-002 **HOA/\$:** No
U/B/L:
OMD: 06/16/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is
Quintessential 3 bedroom, 3 bath farmhouse compound nestled on 75+ acres of a bucolic wine country knoll overlooking mountains and historical vineyards with close proximity to Healdsburg and world class wineries. The property includes 15 acres of vineyard surrounding the main house and a 1 bedroom guest house with kitchenette, a workshop, and two barns. This property is sold with beautifully appointed finishes and high-design furnishings.

[Additional Pictures](#)

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

Subd:

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 (1/1/2018 to 1/31/2018) , Sold Off MLS (1/1/2018 to 1/31/2018)

21801761 **25233 Steelhead Blvd** **Duncans Mills, 95430 / B0700** **N A** **Single Family** **DOM/CDOM:** 0/0 **LP** \$1,450,000
BD: 6 **BA:** 5/1 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 17860/0.4100 **OLP:** \$1,450,000
Stories: 2 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-140-023 **HOA/\$:** No
U/B/L:
OMD: 02/05/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Live your dream of owning a romantic Bed & Breakfast! The Inn at Duncans Mills, a cultural icon, offers flexible options & opportunities. This private escape has 5 ensuite quarters+ramp & gorgeous yard for gatherings of all kinds. Expansive recreation area downstairs.Sold w/ a separate riverfront lot. Walk to historic Duncan's Mills for food & fun. Close to the ocean & wine country. Furnishings included. Visionaries invited. See listing 21728611.

[Additional Pictures](#)

Dir: Moscow Rd - Steelhead Blvd. Go Past Blue Heron, curve to the right. Building is on Right.

Subd:

21717445 **12130 Highway 116** **Guerneville, 95446-9480 / B0700** **A** **Single Family** **DOM/CDOM:** 191/191 **LP** \$1,145,000
BD: 6 **BA:** 6/1 **FP:** Yes **Pool:** No **SqFt:** 2829 R **Lot Sz:** 87120/2.0000 **OLP:** \$1,195,000
Stories: 2 Story **YB:** 1891 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-070-010 **HOA/\$:** No
U/B/L:
OMD: 07/27/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21721464 **24951 Hwy 116 Hwy** **Duncans Mills, 95430 / B0700** **A** **Single Family** **DOM/CDOM:** 144/322 **LP** \$895,000
BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 3300 O **Lot Sz:** 31000/0.7117 **OLP:** \$949,000
Stories: 2 Story **YB:** 1880 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-160-012 **HOA/\$:** No
U/B/L:
OMD: 09/14/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Road to Mill Pond Road

Subd:

21726992 **16050 Laughlin Rd** **Guerneville, 95446 / B0700** **A** **Farms/Ranch** **DOM/CDOM:** 76/76 **LP** \$849,000
BD: 0 **BA:** 0 **FP:** No **Pool:** No **SqFt:** U **Lot Sz:** 255262/5.8600 **OLP:** \$849,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-230-007 **HOA/\$:** No
U/B/L:
OMD: 11/21/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21725263 **14801 Old Cazadero Rd** **Guerneville, 95446-9668 / B0700** **A** **Single Family** **DOM/CDOM:** 99/196 **LP** \$799,000
BD: 5 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2660 O **Lot Sz:** 14314/0.3286 **OLP:** \$869,000
Stories: 2 Story **YB:** 1961 **#Gar Sp:** 3 **#CP Sp:** 2 **APN:** 072-070-080 **HOA/\$:** No
U/B/L:
OMD: 10/29/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero

Subd:

BAREIS Client 5-Up Residential

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

21801543 **10590 River Dr** **Forestville, 95436-9752 / B0700** **A** **Single Family** **DOM/CDOM:** 11/11 **LP** \$659,000
BD: 4 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 2684 V **Lot Sz:** 6752/0.1550 **OLP:** \$659,000
Stories: 2 Story **YB:** 1947 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-220-015 **HOA/\$:** No
U/B/L:
OMD: 01/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Sunny and spacious duplex in Forestville. Newly renovated investment opportunity with two legal units perfect for vacation rental or live in one and rent the other. Located 64 miles north of San Francisco, surrounded by vineyards, redwoods & great restaurants, only 19 miles from the ocean and a short stroll down the path to the Russian River to launch your kayak or enjoy seasonal Steelhead fishing. There is plenty of parking for cars, RV & Boat.

[Additional Pictures](#)

Dir: River Rd to River Dr, just east of Hacienda Bridge. Property is located by the path to Mom's Beach. **Subd:**

21728565 **9620 Rio Vista Rd** **Forestville, 95436 / B0700** **A** **Single Family** **DOM/CDOM:** 40/40 **LP** \$649,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1268 N **Lot Sz:** 12632/0.2900 **OLP:** \$700,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-111-004 **HOA/\$:** No
U/B/L:
OMD: 12/27/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

21801154 **6530 Covey Rd** **Forestville, 95436 / B0700** **A** **Single Family** **DOM/CDOM:** 18/280 **LP** \$645,000
BD: 1 **BA:** 0/2 **FP:** No **Pool:** No **SqFt:** 4909 O **Lot Sz:** 8398/0.1928 **OLP:** \$645,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-090-049 **HOA/\$:** No
U/B/L:
OMD: 01/18/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

A special building holds space to create. Live/work in a former Odd Fellows meeting hall. 3,359 sf on 1st level and 1,550 sf on 2nd level. With energy and imagination this could be your favorite playground. Also listed as Commercial, MLS# 21714337

[Additional Pictures](#)

Dir: Highway 116 to corner of Covey Rd and Hwy 116. Driveway on Covey Rd. **Subd:**

21728327 **18663 King Ridge Rd** **Cazadero, 95421-8302 / B0700** **A** **Single Family** **DOM/CDOM:** 46/46 **LP** \$535,000
BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1100 O **Lot Sz:** 9583/0.2200 **OLP:** \$535,000
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 106-110-004 **HOA/\$:** No
U/B/L:
OMD: 12/21/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Cazadero Hwy to King Ridge Rd. **Subd:**

21702529 **7266 Harmon Ave** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 352/612 **LP** \$500,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 2300 O **Lot Sz:** 14000/0.3214 **OLP:** \$500,000
Stories: 2 Story **YB:** 1982 **#Gar Sp:** 0 **#CP Sp:** 4 **APN:** 850-000-165 **HOA/\$:** Yes/\$2500.00/Ye
U/B/L:
OMD: 02/15/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Other



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

[Additional Pictures](#)

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

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 (1/1/2018 to 1/31/2018) , Sold Off MLS (1/1/2018 to 1/31/2018)

21724614 **19030 Hidden Valley Rd** **Guerneville, 95446-9342 / B0700** **B A** **Single Family** **DOM/CDOM:** 99/99 **LP** \$465,000
BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1534 O **Lot Sz:** 4792/0.1100 **OLP:** \$465,000
Stories: 2 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-050-006 **HOA/\$:** No
U/B/L:
OMD: 10/20/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21726479 **14215 Lovers Ln** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 67/67 **LP** \$294,500
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 502 N **Lot Sz:** 2250/0.0517 **OLP:** \$305,000
Stories: 1 Story **YB:** 1921 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-140-061 **HOA/\$:** No
U/B/L:
OMD: 11/30/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21802300 **9585 Rio Vista Rd** **Forestville, 95436-9506 / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP** \$275,000
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 984 R **Lot Sz:** 4347/0.0998 **OLP:** \$275,000
Stories: 1 Story **YB:** 1928 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-123-019 **HOA/\$:** No
U/B/L:
OMD: 02/02/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Home is a true fixer upper. This sale includes contiguous parcel 082-123-021. Cash buyers only, please.

[Additional Pictures](#)

Dir: River Rd. to Rio Vista Rd.

Subd:

21802016 **9211 Rio Dell Ct** **Forestville, 95436-9528 / B0700** **A** **Single Family** **DOM/CDOM:** 3/3 **LP** \$229,000
BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 8712/0.2000 **OLP:** \$229,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-068 **HOA/\$:** No
U/B/L:
OMD: 02/02/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



Cozy cabin, great for weekend get-aways or full time home. Large deck has plenty of room to enjoy the outdoors. Near the Russian River (Rio Dell Ct. is across River Road from Steelhead Beach). Easy access to River Road, Santa Rosa, wineries, etc. Appliances are included including washer and dryer in separate laundry room.

[Additional Pictures](#)

Dir: River Road to Rio Dell Ct. Rio Dell Ct. is between Champs and Argonne.

Subd:

21800403 **15543 Canyon 3 Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 27/27 **LP** \$179,000
BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1044 N **Lot Sz:** 5952/0.1366 **OLP:** \$199,500
Stories: 1 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-046 **HOA/\$:** No
U/B/L:
OMD: 01/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Rd to Canyon 2 Rd. to canyon 3 Rd.

Subd:

BAREIS Client 5-Up Residential

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

21720263 **15160 Willow Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 163/163 **LP** \$179,000
BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 369 R **Lot Sz:** 4600/0.1056 **OLP:** \$199,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-251-001 **HOA/\$:** No
U/B/L:
OMD: 08/26/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Road to Canyon 7 to Willow

Subd:

21728645 **11211 westside Ave** **Forestville, 95436-9736 / B0700** **A** **Single Family** **DOM/CDOM:** 39/39 **LP** \$155,000
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 560 R **Lot Sz:** 4622/0.1061 **OLP:** \$170,000
Stories: 1 Story **YB:** 1934 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 081-024-003 **HOA/\$:** No
U/B/L:
OMD: 12/28/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

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

Subd: