

Area Market Survey Summary

Listings as of 08/04/16 at 1:18pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	99	Minimum	\$129,950	Maximum	\$11,988,000
\$200,000 thru \$249,999	2	64	Average	\$831,101	Median	\$439,800
\$250,000 thru \$299,999	7	98				
\$300,000 thru \$349,999	4	50				
\$350,000 thru \$399,999	9	45				
\$400,000 thru \$449,999	4	27				
\$450,000 thru \$499,999	4	50				
\$500,000 thru \$549,999	2	57				
\$550,000 thru \$599,999	3	35				
\$600,000 thru \$649,999	1	21				
\$650,000 thru \$699,999	2	67				
\$700,000 thru \$749,999	4	51				
\$850,000 thru \$899,999	1	122				
\$1,000,000 thru \$1,249,999	1	10				
\$1,250,000 thru \$1,499,999	1	30				
\$2,000,000 thru \$2,249,999	1	161				
\$2,250,000 thru \$2,499,999	1	320				
\$2,750,000 thru \$2,999,999	1	166				
\$10,000,000 or More	1	95				
	50	66				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	256	Minimum	\$115,000	Maximum	\$695,000
\$200,000 thru \$249,999	3	46	Average	\$413,510	Median	\$419,000
\$250,000 thru \$299,999	1	87				
\$300,000 thru \$349,999	4	40				
\$350,000 thru \$399,999	6	62				
\$400,000 thru \$449,999	5	37				
\$450,000 thru \$499,999	4	64				
\$500,000 thru \$549,999	1	67				
\$550,000 thru \$599,999	5	46				
\$650,000 thru \$699,999	1	40				
	31	58				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$250,000 thru \$299,999	1	48	Minimum	\$299,950	Maximum	\$697,000
\$350,000 thru \$399,999	4	35	Average	\$475,345	Median	\$448,000
\$450,000 thru \$499,999	2	107				
\$500,000 thru \$549,999	1	74				
\$650,000 thru \$699,999	2	40				
	10	55				

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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>			
\$100,000 thru \$119,999	1	121	Minimum	\$100,000	Maximum	\$1,100,000
\$140,000 thru \$159,999	2	37	Average	\$431,328	Median	\$420,000
\$200,000 thru \$249,999	2	31				
\$250,000 thru \$299,999	4	66				
\$300,000 thru \$349,999	2	68				
\$350,000 thru \$399,999	2	49				
\$400,000 thru \$449,999	5	56				
\$450,000 thru \$499,999	7	55				
\$500,000 thru \$549,999	1	27				
\$600,000 thru \$649,999	5	45				
\$650,000 thru \$699,999	1	26				
\$1,000,000 thru \$1,249,999	1	40				
	33	53				

Last Month

MEDIAN = \$400,000 + 6.25%

SOLD = 29 + 13.79%

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 U.S. Patent 6,910,045

Market Statistics Report

Listings as of 08/04/16 at 1:19pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

Residential

	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	41	31	8	1	81
Average List Price	\$672,098	\$583,898	\$977,750	\$895,000	\$671,282
Average Market Time	55	63	94	122	63
Average Square Feet	1080	1648	2192	2716	1427
All Off Market					
#Units	30	10	3	0	43
Pending					
#Units	7	3	0	0	10
Average List Price	\$478,207	\$468,667	\$0	\$0	\$475,345
Average Market Time	48	72	0	0	55
Average Square Feet	1167	1478	0	0	1260
Sold					
#Units	23	7	3	0	33
Dollar Value	\$8,940,825	\$3,595,000	\$1,698,000	\$0	\$14,233,825
Average List Price	\$375,630	\$512,571	\$558,300	\$0	\$421,285
Average Sold Price	\$388,732	\$513,571	\$566,000	\$0	\$431,328
Average Market Time	50	58	59	0	53
Average Square Feet	847	1426	1756	0	1053
% of List Price	103.49	100.20	101.38	0.00	102.38
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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Client 5-Up Residential

Listings as of: 08/04/2016 1:12 pm

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)


110 Tovah Ln XSt: Mirabel Road Forestville / B0700 S Single Family DOM/CDOM: 40/40 LP: \$1,100,000
 BD: 4 BA: 2/1 RMS: FP: Yes Pool: No SqFt: 2343 R Lot Sz: 94525/2.1700 OLP: \$1,100,000
 Stories: 1 Story YB: 1999 #Gar Sp: 3 #CP Sp: 0 APN: 083-16J-073 HOA/\$: No
 OMD: 05/21/16 PD: 06/30/16 COE: 07/13/16 **SP: \$1,100,000** TIC: No 2nd Unit: No



In the heart of the Russian River Valley, this home is located in Forestville, just 10 minutes from 101 & Sebastopol, and 7 minutes to the Sonoma County airport. This spacious and open single level home shows beautifully, and is perfect for entertaining. Set up as a 4 bedroom with a 3 car attached garage with a detached garage/workshop. Beautiful views and setting.

DIR: River Rd to Mirabel Rd. to Tovah Lane UBL: Subd: TBM: 21611700


11811 Ridge Dr XSt: Tunstall Guerneville / B0700 S Single Family DOM/CDOM: 26/26 LP: \$686,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1259 R Lot Sz: 25988/0.5966 OLP: \$686,000
 Stories: 2 Story YB: 1949 #Gar Sp: 0 #CP Sp: 1 APN: 085-123-003 HOA/\$: No
 OMD: 06/01/16 PD: 06/27/16 COE: 07/15/16 **SP: \$686,000** TIC: No 2nd Unit: No



Spectacular Redwood Retreat! Step into a lush & private half acre sanctuary of views, nature & mid-century style. Custom 2BR+Den w/ stunning redwood interiors, open beamed ceilings & unforgettable natural outlooks. Big entertainment deck & meandering paths. Bonus workshop/play-house + vintage cabin. A brilliant lifestyle property that makes for unforgettable year round living / amazing vacation home. Close to world class wineries & restaurants.

DIR: Pocket Canyon (HWY 116) to Tunstall to top - right - right on Ridge. UBL: Subd: TBM: 21612698


6665 Davis Rd XSt: Covey Lane or Mirabel Forestville / B0700 S Single Family DOM/CDOM: 48/48 LP: \$657,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1464 R Lot Sz: 21802/0.5005 OLP: \$657,000
 Stories: 1 Story YB: 1973 #Gar Sp: 2 #CP Sp: 0 APN: 083-120-058 HOA/\$: No
 OMD: 05/26/16 PD: 07/13/16 COE: 07/29/16 SP: \$640,000 TIC: No 2nd Unit: No



Charming & beautifully updated home on a private 1/2 acre of magical gardens, trees, pond w/waterfall, spacious deck & secluded getaway spaces. Dual pane windows, hardwood floors, quartz counters & cherry shaker-style cabinets in kitchen, raised tile hearth w/fs wood stove. Handmade Mexican tiles in MBa. Bavarian-style shed/art studio, newer chicken coop and yard. RV/Boat parking w/ access to back. Walk to all schools, downtown, & FVL Youth Park

DIR: Mirabel or Covey to Davis Rd. 4th house on west side after Covey. black mailbox next to DW has #s UBL: Subd: TBM: 21611981


1745 Austin Creek Rd XSt: Silvia Cazadero / B0700 S Single Family DOM/CDOM: 43/43 LP: \$639,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 888 R Lot Sz: 130680/3.0000 OLP: \$639,000
 Stories: 1 Story YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 105-020-021 HOA/\$: No
 OMD: 05/25/16 PD: 07/07/16 COE: 07/15/16 SP: \$639,000 TIC: No 2nd Unit: No



Welcome to Heronwood on Austin Creek, offering serenity and the luxury of losing track of time in this privileged setting! 3 acres of private park with a charming Russian River cabin nestled in its midst. Here, you will be rewarded with sun in the company of redwoods & flowers. Two spacious decks let you admire the park-like setting on one side and Austin Creek on the other. An older cabin in need of restoration is set away from the main house.

DIR: Hwy 116 to Austin Creek Rd approx 1.75 mi. to property on left side. UBL: Subd: TBM: 360, D4 21611912

10880 Buena Vista Ln XSt: Summerhome Park Rd Forestville / B0700 S Single Family DOM/CDOM: 28/28 LP: \$599,500
 BD: 2 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1032 R Lot Sz: 12001/0.2755 OLP: \$599,500
 Stories: Other YB: 1942 #Gar Sp: 0 #CP Sp: 0 APN: 082-251-042 HOA/\$: No
 OMD: 06/15/16 PD: 07/13/16 COE: 07/21/16 SP: \$630,000 TIC: No 2nd Unit: No



A rare opportunity to enjoy tree studded ridge views from this beautiful .27 acre riverfront setting. Located on a quiet lane in the lower Russian River area of Sonoma County, the home offers 2 BRs & 2 full baths, a bright remodeled kitchen & cozy woodstove in a flowing open floorplan. The French doors leads to the large covered deck w/ stairs to the yard space. A short stroll to the steps to the river and the floating dock. Kayaks included!

DIR: River Rd to Forest Hills. R-Summerhome Park to quick left on Buena Vista Ln. UBL: Subd: TBM: 21613802

Client 5-Up Residential

Listings as of: 08/04/2016 1:12 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

21612 Moscow Rd



XSt: Main Street **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 97/97 **LP:** \$629,000
BD: 3 **BA:** 3/1 **RMS:** 11 **FP:** Yes **Pool:** No **SqFt:** 1773 R **Lot Sz:** 5454/0.1252 **OLP:** \$639,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-091-014 **HOA/\$:** No

OMD: 03/31/16 **PD:** 07/06/16 **COE:** 07/07/16 **SP:** \$629,000 **TIC:** No **2nd Unit:** Yes

Enjoy RIVER FRONT VIEWS in this incredible, updated home with attached, legal granny below. Home is 2 beds, 2 full baths, living & dining rooms, kitchen w/ stainless appliances and bamboo flooring & cabinets. Decks & sweeping views on both levels. Granny is 1+ bed w/ dining & living room, office, 1.5 baths & full kitchen w/ bar. Walk to town & the local public beach. Mins to the ocean & wineries/restaurants! Perfect vacation rental or 2nd home!

DIR: Across Monte Rio bridge at Bartletts on Main St turn right @ Moscow Rd, down about 1/2 mile on right **UBL:** **Subd:** **TBM:** , 21606586

11710 Ridge Dr



XSt: Tunstall Drive **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$487,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1081 R **Lot Sz:** 18295/0.4200 **OLP:** \$487,000
Stories: Split Level **YB:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-132-044 **HOA/\$:** No

OMD: 06/30/16 **PD:** 07/11/16 **COE:** 07/22/16 **SP:** \$606,000 **TIC:** No **2nd Unit:** No

Sensational Redwood Retreat. Glorious split level sanctuary in private setting offers tiered decks & views that provide a striking connection to nature. Tasteful & modern interiors blend w/ architectural style to create an unparalleled in-outdoor wonderland. Refined wood & glass accents, polished chef's kitchen, indulgent baths + lavish master suite w/ viewing deck. Rare over-sized garage. Super location is 2.5 mi to GVL + world-class wineries!

DIR: HWY 116 (Pocket Canyon) to Tunstall to top of hill RIGHT on Ridge to end. **UBL:** **Subd:** **TBM:** , 21615244

6090 Hughes Rd



XSt: Van Keppel Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$525,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1120 R **Lot Sz:** 31899/0.7323 **OLP:** \$525,000
Stories: 1 Story **YB:** 1975 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-072-033 **HOA/\$:** No

OMD: 05/30/16 **PD:** 06/26/16 **COE:** 07/01/16 **SP:** \$541,000 **TIC:** No **2nd Unit:** No

Welcome to the good life. This is the place you've been waiting for. Close to town yet quiet country appeal. This 3B,1BA house sits on almost 3/4 of an acre, with decks, trees, and privacy. Great neighborhood and fantastic location. Bonus area in carport. Wood burning stove, and ambiance. Lots of possibilities.

DIR: Covey Rd to E. on Van Keppel Rd to E. on Hughes Rd. Property on the left. No sign. **UBL:** **Subd:** **TBM:** , 21612438

18007 Benson Rd



XSt: Neeley Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 82/82 **LP:** \$499,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1040 R **Lot Sz:** 30000/0.6887 **OLP:** \$525,000
Stories: 1 Story **YB:** 1971 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-322-002 **HOA/\$:** No

OMD: 04/07/16 **PD:** 06/28/16 **COE:** 07/01/16 **SP:** \$495,000 **TIC:** No **2nd Unit:** No

BOM! Sunny light-filled home on a flat usable 1/2 acre+ in the desirable Vacation Beach area. There is a total of 5 lots. It features a kitchen with breakfast bar and pantry, a spacious livingroom with fireplace and an open floor plan. There are stunning views from most windows and multiple decks to enjoy them from as well as a separate workshop and a large 2 car garage. Easement for river access at the end of Lark St

DIR: 116 to Neeley Rd almost to the end, Right on Benson **UBL:** **Subd:** **TBM:** , 21607269

10490 River Dr



XSt: River Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 20/20 **LP:** \$450,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 938 R **Lot Sz:** 7501/0.1722 **OLP:** \$450,000
Stories: 1 Story **YB:** 1938 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-210-009 **HOA/\$:** No

OMD: 06/08/16 **PD:** 06/28/16 **COE:** 07/11/16 **SP:** \$492,500 **TIC:** No **2nd Unit:** No

Just in time for summer. An updated charming and comfortable 2 bedroom 2 bath home with direct access to Mom's Beach and the Russian River. Spacious updated kitchen with easy access to the dining/family room with cathedral ceiling. Enjoy summer nights on the back deck that is accessed from the family room or the back bedroom with Redwoods overhead and distant views. Plenty of parking either in the garage under the house or on the gravel driveway

DIR: River Road right at River Drive then another right on River Drive. House is on the left. **UBL:** **Subd:** **TBM:** , 21613047

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

9645 Rio Vista Rd



XSt: River Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$439,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1134 R **Lot Sz:** 9583/0.2200 **OLP:** \$439,000
Stories: 1 Story, Oth **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-123-020 **HOA/\$:** No

OMD: 06/11/16 **PD:** 07/17/16 **COE:** 07/22/16 **SP:** \$480,000 **TIC:** No **2nd Unit:** No

Newly remodeled home on a large, sunny lot. Energy efficient tankless water heater and dual pane windows. You'll be right at home with wood beam ceilings, rock fireplace, spacious family room and charming touches. Just a few minutes drive to Russian River beaches and wine tasting!

DIR: River Rd, left onto Rio Vista Rd, right up one-way hill. Property is at top of hill.

UBL: **Subd:** **TBM:** , 21613533

8033 Maple Ave



XSt: Park Avenue **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$489,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1471 N **Lot Sz:** 4356/0.1000 **OLP:** \$489,000
Stories: 2 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-039-088 **HOA/\$:** No

OMD: 05/29/16 **PD:** 07/15/16 **COE:** 07/27/16 **SP:** \$480,000 **TIC:** No **2nd Unit:** No

Beautiful, light, bright & cheery Mirabel Heights home at end of quaint street w/ 3 bdrms & 3 full baths. Soaring ceiling, ceiling fan & gas starter fireplace in family room, kitchen w/ granite counters, 2 pantries, abundance of cabinets & under cabinet lighting. Backyard w/ garden bed, mature trees, plenty room for summer bar-be-ques & relaxing! Great location, near Speer's Mkt., just minutes to Santa Rosa, Russian River wineries & restaurants!

DIR: River Rd. to Mirabel Rd. to Park Ave., L on Maple to end of st. or Gravenstein Hwy. to Park to Maple

UBL: **Subd:** **TBM:** , 21612319

8361 Champs De Elysees



XSt: Champs de Elysees **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 68/68 **LP:** \$489,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 900 N **Lot Sz:** 38781/0.8903 **OLP:** \$489,000
Stories: 1 Story **YB:** 1969 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-093-037 **HOA/\$:** No

OMD: 04/15/16 **PD:** 06/22/16 **COE:** 07/07/16 **SP:** \$475,000 **TIC:** No **2nd Unit:** No

Run away to this treasured corner of peace & quiet w/exceptionally restful surrounds. Beyond the unassuming gate opens a world unto it's own where tranquil & distant views, Nature & Sonoma's relaxed indoor/outdoor lifestyle take lead. Late summer afternoons remain comfortable as the hot afternoon sun dips west behind the ridge. Two separate & super sweet cottages, 2 bed main home & studio w/bath, replete w/french doors, open to this glorious setting

DIR: See conf. showing instructions

UBL: **Subd:** **TBM:** , 21607521

9459 Argonne Way



XSt: Trenton Rd/River Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 107/107 **LP:** ↓ \$494,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1660 R **Lot Sz:** 15625/0.3587 **OLP:** \$514,000
Stories: 2 Story **YB:** 1966 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-061-023 **HOA/\$:** No

OMD: 04/04/16 **PD:** 07/20/16 **COE:** 07/28/16 **SP:** \$475,000 **TIC:** No **2nd Unit:** No

High above the Russian River, this sunny home with wonderful oak trees has an open floor plan with Master Suite on main floor and 2 bedrooms on lower floor. This property has 3 parcels(almost 2/3 acre) with a circle driveway, lots of parking & garden space and near the end of a country lane. Conveniently between Wine Country and the Russian River. Easy access to Santa Rosa, Guerneville & Sebastopol. Steelhead Beach and a community pool nearby.

DIR: Trenton to Argonne Way (across from Steelhead Beach) right on road past community pool

UBL: **Subd:** **TBM:** , 21606922

9499 Valle Vista Rd



XSt: Rio Vista **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 26/26 **LP:** ↑ \$429,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1079 R **Lot Sz:** 14375/0.3300 **OLP:** \$429,000
Stories: 1 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-123-004 **HOA/\$:** No

OMD: 06/22/16 **PD:** 07/18/16 **COE:** 07/26/16 **SP:** \$461,000 **TIC:** No **2nd Unit:** No

Your sweet retreat!!!! Whether you want to get away for the weekend, or come home to bliss every night, this is an extraordinary cottage in the woods. Up on a hill you will feel tucked into a fairy tale. Light, bright, updated kitchen and bath, new carpet/flooring, cozy wood stove, chef's kitchen, laundry room & pantry, decking invites you to your hot tub and sitting area for coffee in the morning, or vino at night. Your private, quiet hideaway!

DIR: River Road to Rio Vista, to left on Valle Vista (second one) with red arrow.

UBL: **Subd:** **TBM:** , 21614716

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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9365 Westside Rd



XSt: Old River Rd. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 140/140 **LP:** \$429,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 994 R **Lot Sz:** 11000/0.2525 **OLP:** \$479,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-111-043 **HOA/\$:** No

OMD: 02/19/16 **PD:** 07/08/16 **COE:** 07/15/16 **SP:** \$424,000 **TIC:** No **2nd Unit:** No

Rebuilt from the ground up & completed in 2016. Perfect weekend retreat or fulltime residence. This home shows beautifully & is equipped w/ all the modern materials & features: granite cntrs, tile & laminate flooring, recessed lighting, dual pane windows, cent. heat, on-demand H2O heater, new 200 amp service, propane & a new septic system. Plumbing, electrical, all new! You have privacy and sun, No flood & you're close to the river.

DIR: River Rd. to Martinelli, quick left on Old River then a right at Westside.* **UBL:** **Subd:** **TBM:** , 21603221

9480 Rio Vista Dr



XSt: River Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 46/46 **LP:** \$405,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1140 R **Lot Sz:** 19602/0.4500 **OLP:** \$405,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-112-009 **HOA/\$:** No

OMD: 05/30/16 **PD:** 07/15/16 **COE:** 07/15/16 **SP:** \$420,000 **TIC:** No **2nd Unit:** No

Welcome to 9480 Rio Vista Dr. 3 bedrooms 1 bath home located on spacious lot with mature trees, plenty of parking and a covered porch. Enjoy the bright and sunny location only miles from the Russian River. Ideal location to visit the wine county, beaches and just a short drive to the city. Welcome home! Be kind to neighbors, one way road, please drive slowly.

DIR: River Road to Rio Vista. **UBL:** **Subd:** **TBM:** , 21612495

15691 Old Cazadero Rd



XSt: Camino Del Arroyo **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$343,000
BD: 1 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 576 R **Lot Sz:** 5702/0.1309 **OLP:** \$343,000
Stories: 1 Story **YB:** 1966 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-310-016 **HOA/\$:** No

OMD: 06/23/16 **PD:** 07/08/16 **COE:** 07/29/16 **SP:** \$417,825 **TIC:** No **2nd Unit:** No

Enchanting Creek Side Cabin Magical Artisan retreat! Your updated cedar log cabin is private & serene. Loving touches inside & out. Large flat yard with a shade & sun garden. Entertain under the redwoods or light a fire in the wood stove at night. Gaze at the stars in your fully fenced yard. Listen to the creek as it seasonally changes. Romantic. One-car log garage. Near the new gourmet Guerneville. Breathe. It's good life! Your house matters.

DIR: River Road-Old Cazadero Road. Corner Camino Del Arroyo **UBL:** **Subd:** **TBM:** , 21614331

2280 Cazadero Hwy



XSt: Tower Rd **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$389,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1352 N **Lot Sz:** 17424/0.4000 **OLP:** \$389,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-301-008 **HOA/\$:** No

OMD: 06/03/16 **PD:** 07/08/16 **COE:** 07/14/16 **SP:** \$410,000 **TIC:** No **2nd Unit:** No

Escape the BIG city and retreat to your Creekside home nestled in the towering redwoods of Cazadero. This charming home sits on a spacious .4 acre lot along Austin Creek. The home features open floor plan, skylight in LR, central heat and breakfast nook off the kitchen. Large Master BR with en suite is separate from other BR's. New kitchen flooring/counter top and remodeled bathrooms. Creek views from wrap around deck. Large workshop/shed.

DIR: Hwy 116 to Cazadero Hwy **UBL:** **Subd:** **TBM:** , 21612875

15460 Bay Ave



XSt: Willow Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 46/46 **LP:** \$399,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1134 R **Lot Sz:** 4792/0.1100 **OLP:** \$422,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-230-019 **HOA/\$:** No

OMD: 05/09/16 **PD:** 06/24/16 **COE:** 07/08/16 **SP:** \$402,500 **TIC:** No **2nd Unit:** No

Sun lovers BEWARE. Lovely 2 bedroom 2 bath home with end of the road privacy on over a half acre of total land. Additional lot included. Refinished hardwood floors with beautiful knotty pine finishes. Large deck off upper level for entertaining and lounging in the sun. Flagstone fireplace with insert and central heat. Viewing deck off of living area for those full moon evenings. Mature landscape and brick planters. A true Gem. Known as BobbleInn

DIR: Willow Rd then Left onto Bay **UBL:** **Subd:** **TBM:** , 21610447

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 08/04/2016 1:12 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

14528 Cherry St



XSt: Lover's Ln **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 53/53 **LP:** \$379,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 800 R **Lot Sz:** 5001/0.1148 **OLP:** \$379,000
Stories: 3 Story **YB:** 1986 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-140-054 **HOA/\$:** No

OMD: 05/06/16 **PD:** 07/08/16 **COE:** 07/25/16 **SP:** \$370,000 **TIC:** No **2nd Unit:** No

Retreat to Fernwood, the perfect Vacation rental home. Solid contemporary woodland retreat offers wonderful privacy, views from every window, oodles of Skylights for star gazing and light. 3 level floor plan, soaring ceilings, large private deck with hot tub and a spectacular winter waterfall. 1 car garage and separate storage shed. Extra RV/guest parking. walk to river, local restaurants, etc. Come see for yourself

DIR: Hwy 116 to Lover's Ln to Cherry St. **UBL:** **Subd:** **TBM:** , 21610121

10450 Woodside Dr



XSt: Old River **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$379,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1028 R **Lot Sz:** 6800/0.1561 **OLP:** \$379,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-191-045 **HOA/\$:** No

OMD: 05/18/16 **PD:** 07/01/16 **COE:** 07/11/16 **SP:** \$350,000 **TIC:** No **2nd Unit:** No

WOW What a charmingly, unique Russian River haven! This craftsman home encompasses that of which most are seeking in a river home or getaway. Walls of glass, use of wood throughout, skylights, wood burning stove and wine cell. Tucked in a serene setting, it also has great functionality with its useful outside area which includes two levels of decking, hot tub, detached workshop/garage & extra storage. Flexible layout with 1bd-1ba on both levels.

DIR: River Road, Scenic or River Drive to Old River to Woodside Dr. Look for 10440 and turn on gravel In. **UBL:** **Subd:** **TBM:** , 21611517

14257 Mill St



XSt: River Road **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 104/145 **LP:** ↓ \$349,900
BD: 4 **BA:** 2 **RMS:** 7 **FP:** No **Pool:** No **SqFt:** 1572 R **Lot Sz:** 6299/0.1446 **OLP:** \$389,900
Stories: 2 Story **YB:** 2007 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-020-017 **HOA/\$:** No

OMD: 04/08/16 **PD:** 07/21/16 **COE:** 07/28/16 **SP:** \$349,000 **TIC:** No **2nd Unit:** No

Recently updated with new carpet, paint and more, this 4 bedroom 2 bath Russian River home is perfect for year round living or vacation playing. There are two bedrooms on the main floor and two bedrooms on the top floor, expansive storage areas and a two car attached garage. Centrally located in beautiful Guerneville and a short walk to town and the river.

DIR: River Rd to Mill Street - keep right at the end of the street **UBL:** **Subd:** **TBM:** , 21607419

14532 Old Cazadero Rd



XSt: Highway 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 32/32 **LP:** \$256,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 3485/0.0800 **OLP:** \$256,000
Stories: 1 Story **YB:** 1929 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-080-027 **HOA/\$:** No

OMD: 05/26/16 **PD:** 06/27/16 **COE:** 07/07/16 **SP:** \$311,000 **TIC:** No **2nd Unit:** No

Authentic Charm on Hulbert's Creek. Fantastic opportunity to restore this 1929 Classic Cottage. Wonderful details including peaked roof, orig. wood floors, two car garage and workspace all provide striking upside. Lovely creekside setting in an exceptional neighborhood is close to downtown and easy access to wine tasting and beaches. Large deck for relaxation and entertaining in the Redwoods. Elevated above flood, on municipal sewer & water.

DIR: HWY 116 West - thru town - Right on Old Cazadero. House is on left. **UBL:** **Subd:** **TBM:** , 21612197

14156 Woodland Dr



XSt: Armstrong Woods Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$288,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 442 R **Lot Sz:** 3999/0.0918 **OLP:** \$288,000
Stories: 1 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-070-028 **HOA/\$:** No

OMD: 06/10/16 **PD:** 06/29/16 **COE:** 07/13/16 **SP:** \$280,000 **TIC:** No **2nd Unit:** No

Enchanting Vintage Cottage is just steps from Downtown in one of Guerneville's most sought after neighborhoods. First time on market since built by great grandmother! Wrap around Deck and flexible floorplan offer great upside potential for the next Owner. Sun drenched side deck overlooks wooded views and provides lovely setting for entertaining. Walk to Restaurants, Beaches & Entertainment! Your chance to Own a part of Guerneville's history!

DIR: Armstrong Woods to Woodland, stay to left at top of hill, Property on right. **UBL:** **Subd:** **TBM:** , 21613458

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

11636 Saratoga Ave



XSt: Riverside Guerneville / B0700 S Single Family DOM/CDOM: 146/218 LP: \$289,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1800 O Lot Sz: 10729/0.2463 OLP: \$299,000
 Stories: Multi Level YB: 1928 #Gar Sp: 0 #CP Sp: 1 APN: 085-060-012 HOA/\$: Yes/\$200.00/Mo

OMD: 02/07/16 PD: 07/02/16 COE: 07/08/16 SP: \$279,000 TIC: No 2nd Unit: No

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 and background check criteria and provide proof of membership in an Odd Fellows, Rebekahs, Masons or Eastern Star Lodge.

DIR: Hwy 116 to Odd Fellows Park Rd.

UBL: Subd: TBM: , 21602211

5765 Cazadero Hwy



XSt: Hahn Cazadero / B0700 S Single Family DOM/CDOM: 15/15 LP: \$245,000
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 528 N Lot Sz: 14375/0.3300 OLP: \$245,000
 Stories: 2 Story YB: 1942 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-006 HOA/\$: No

OMD: 07/11/16 PD: 07/26/16 COE: 07/29/16 SP: \$250,000 TIC: No 2nd Unit: No

Enjoy views of Austin Creek from the large entertainment deck. This cabin has been in the family for 60 years. Classic river home boasts old world knotty pine interior, new deck/stairs and fresh paint in & out. Kitchen opens into the living room with wood stove. 2 window A/C's. There is a path across from cabin down to the creek. Walk to downtown Cazadero with General Store, tennis court, basketball & playground. Pretty Fixer Sold As-Is

DIR: Hwy 116 to Cazadero Hwy.

UBL: Subd: TBM: , 21616232

10785 Terrace Dr



XSt: Ogburn Ln. Forestville / B0700 S Single Family DOM/CDOM: 85/85 LP: \$249,000
 BD: 1 BA: 1 RMS: 3 FP: Yes Pool: No SqFt: A Lot Sz: 4787/0.1099 OLP: \$269,000
 Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 082-280-036 HOA/\$: No

OMD: 05/02/16 PD: 07/26/16 COE: 07/29/16 SP: \$250,000 TIC: No 2nd Unit: No

Your very own BOHEMIAN Bungalow in the heart of the RUSSIAN RIVER. This 1 bed 1 bath charmer is located near the popular MOM'S BEACH, in the aptly named woosy town of FORESTVILLE. Hang outside on the SPACIOUS DECK in the summertime, and enjoy a fire in the winter in the REAL WOOD STOVE..

DIR: River Rd to Forest Hills, R on Old River Rd, L on Ogburn Ln, R on Terrace Dr.

UBL: Subd: TBM: , 21609523

15044 RIO NIDO Rd



XSt: Hwy 116 Guerneville / B0700 S Single Family DOM/CDOM: 33/33 LP: \$225,000
 BD: 4 BA: 1/1 RMS: 5 FP: Yes Pool: No SqFt: 1354 R Lot Sz: 5502/0.1263 OLP: \$225,000
 Stories: 2 Story YB: 1902 #Gar Sp: 0 #CP Sp: 0 APN: 070-210-006 HOA/\$: No

OMD: 06/09/16 PD: 07/12/16 COE: 07/25/16 SP: \$249,000 TIC: No 2nd Unit: No

Majestic Setting within the Towering Redwoods Tucked Away on a Secluded Road in Rio Nido. Close to the Many River Festivities in Guerneville! 4 bedrooms, 1.5 baths with 1 bedroom & 1/2 bath on Main Level. Family Room with Fireplace. Enjoy the Wrap Around Deck in the Front of the Home Providing the Ultimate in Country Charm as Well as the Back Deck Surrounded in Beauty & Nature. Bring your Tools to Make this House into a Beautiful Home Again!

DIR: 116 to Rio Nido Rd, property is off to the left mid way up the road onto a shared road.

UBL: Subd: TBM: , 21613550

10130 Field Ln



XSt: Old River Forestville / B0700 S Single Family DOM/CDOM: 28/28 LP: \$262,000
 BD: 2 BA: 1 RMS: 5 FP: No Pool: No SqFt: 996 R Lot Sz: 3768/0.0865 OLP: \$262,000
 Stories: 1 Story YB: 1940 #Gar Sp: 0 #CP Sp: 0 APN: 082-202-016 HOA/\$: No

OMD: 06/07/16 PD: 07/05/16 COE: 07/07/16 SP: \$240,000 TIC: No 2nd Unit: No

Cute single story cabin with open Living area and kitchen, 2 bedrooms plus additional office room. Cute front porch, newer roof. Needs some TLC.No garage,small lot.

DIR: River Road to Scenic right on Old River left on Field Lane

UBL: Subd: TBM: , 21613299

Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

15002 Canyon 6 Rd



XSt: Canyon 7 Guerneville / B0700 S Single Family DOM/CDOM: 43/43 LP: \$157,000
 BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 666 R Lot Sz: 4792/0.1100 OLP: \$157,000
 Stories: 1 Story YB: 1923 #Gar Sp: 0 #CP Sp: 0 APN: 070-210-050 HOA/\$: No

OMD: 05/26/16 PD: 07/08/16 COE: 07/13/16 SP: \$153,000 TIC: No 2nd Unit: No

1920's vintage river fixer! On public sewer/water services. One bedroom classic river cabin. Good sunny location and Out of flood. Great flip potential - bring your vision and your tool belt. Near community Swimming pool, PeeWee Golf, Rio Nido Roadhouse, Wineries & more Russian River activities!

DIR: River Rd to Rio Nido Rd to Canyon 7, right on Canyon 6 UBL: Subd: TBM: , 21612274

15500 Willow Rd



XSt: Canyon 7 Guerneville / B0700 S Single Family DOM/CDOM: 30/30 LP: \$147,000
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 372 R Lot Sz: 1869/0.0429 OLP: \$147,000
 Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-252-001 HOA/\$: No

OMD: 06/18/16 PD: 07/18/16 COE: 07/18/16 SP: \$149,000 TIC: No 2nd Unit: No

Sweetheart Cottage in whimsical Rio Nido in the heart of the Russian River area. Darling knotty pine walls, hardwood flooring, and vaulted ceilings to give you that spacious feel in a small footprint. Fenced deck in front for privacy with 2 spaces to park. Rio Nido features pee wee golf, tennis and basketball court, swimming pool, a community garden and a dog park PLUS access to the Russian River via a walkway under River Rd. Home and Vacation!

DIR: River Rd. R Canyon 2 into Rio Nido, immediate L Canyon 7, R Willow. Will be on your Right. UBL: Subd: TBM: , 21614373

14984 Canyon 2 Rd



XSt: Rotunda Way Guerneville / B0700 S Single Family DOM/CDOM: 121/121 LP: \$100,000
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 798 R Lot Sz: 4792/0.1100 OLP: \$100,000
 Stories: Multi Level YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-256-018 HOA/\$: No

OMD: 02/19/16 PD: 06/24/16 COE: 07/11/16 SP: \$100,000 TIC: No 2nd Unit: No

Cute faade, needs tl but its on a good size flat lot with tons of potential.. 2 bedrooms and one bathroom with open floor plan. Ideal location, lots of upside potential here,

DIR: Canyon 2 Road past Rotunda or Right. Sign in window UBL: Subd: TBM: , 21610562

17515 Woods Ave



XSt: Summit Ave Guerneville / B0700 P Single Family DOM/CDOM: 27/27 LP: \$697,000
 BD: 2 BA: 2/1 RMS: 6 FP: No Pool: No SqFt: 2124 B Lot Sz: 37026/0.8500 OLP: \$697,000
 Stories: 2 Story YB: 2006 #Gar Sp: 2 #CP Sp: 0 APN: 072-174-043 HOA/\$: No

OMD: 07/01/16 PD: 07/28/16 COE: SP: TIC: No 2nd Unit: No

WOODS RETREAT in a bucolic setting! Large private parcel (.85 acre) w/ridge-top views, SECLUSION and serene setting. Newer contemporary home w/soaring 2 story ceilings and VAST VIEWS thru the floor-to-ceiling windows. Extensive chef's kitchen, large loft area, immense master suite, oversized laundry room & 2 car garage. Enjoy outdoor living all year long on the covered porch and wrap around deck. Close to town but you feel like away from it all!

DIR: Hwy 116 to Old Monte Rd., Right on Park, left on Summit. Left on Woods. 2nd driveway UBL: Subd: TBM: , 21615450

21600-21604 Moscow Rd



XSt: Bohemian Hwy Monte Rio / B0700 P Single Family DOM/CDOM: 52/52 LP: \$684,500
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 679 R Lot Sz: 5040/0.1157 OLP: \$684,500
 Stories: 1 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 095-091-016 HOA/\$: No

OMD: 06/03/16 PD: 07/25/16 COE: SP: TIC: No 2nd Unit: No

Views AND Location! Like the Secret Garden, once you step through the gate you are in a sanctuary all your own. This warm home has an artisan painted interior opening to a 650sf+ wrap around deck with spectacular river views. From a large, gently sloping lawn a meandering path leads you over a foot bridge down to easy access to the water and a seasonal island! Possibly the most beautiful & unique property on the river. Includes 2 parcels/3+ acres

DIR: Hwy. 116 west to Monte Rio. Go left on Bohemian Hwy --> right on Main St -->Moscow. House on right UBL: Subd: TBM: , 21612953

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

14226 Cherry St



XSt: Old Monte Rio Road Guerneville / B0700 P Single Family DOM/CDOM: 74/74 LP: \$520,000
 BD: 3 BA: 2/1 RMS: FP: Yes Pool: No SqFt: 1536 R Lot Sz: 6299/0.1446 OLP: \$539,000
 Stories: 2 Story YB: 1984 #Gar Sp: 1 #CP Sp: 1 APN: 072-150-015 HOA/\$: No

OMD: 05/22/16 PD: 08/04/16 COE: SP: TIC: No 2nd Unit: No

Resplendent 3 bedroom home placed on a gently terraced and colorfully landscaped hillside. Vibrant cobalt Talavera & Tepic sinks in baths. Cooling Italian porcelain tiling in kitchen & baths. Exposed ceiling beams downstairs with interesting angles up above. Distinctly unique architecture built in the 80's by Ralph Wholey. Interior lovingly redesigned by current owners. Beaches, tennis, golf, canoeing, restaurants & wineries at your fingertips.

DIR: Old Monte Rio Rd to IMMEDIATE row of mailboxes, turn R, house is on the end of UPPER Cherry on the L UBL: Subd: TBM: , 21610874

11719 Skyline Rd



XSt: McPeak Forestville / B0700 P Single Family DOM/CDOM: 109/109 LP: \$499,000
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: Yes SqFt: 2184 R Lot Sz: 145055/3.3300 OLP: \$499,000
 Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 2 APN: 081-010-004 HOA/\$: No

OMD: 04/08/16 PD: 07/26/16 COE: SP: TIC: No 2nd Unit: No

Property includes AP #'s 081-010-002,003,004,081-032-002 &081-035-001 for a total of 10.28 acres. Older home and other structures on property. Beautiful views.

DIR: River Road to McPeak to Skyline UBL: Subd: TBM: , 21607409

8204 Park Ave



XSt: Savio Ln Forestville / B0700 P Single Family DOM/CDOM: 104/104 LP: \$497,000
 BD: 3 BA: 2/1 RMS: FP: No Pool: No SqFt: 1631 R Lot Sz: 3485/0.0800 OLP: \$499,000
 Stories: 2 Story YB: 2005 #Gar Sp: 1 #CP Sp: 0 APN: 082-034-037 HOA/\$: No

OMD: 04/21/16 PD: 08/03/16 COE: SP: TIC: No 2nd Unit: No

Top of the Hill Living-Wonderful bright Home. Located in one of Forestville's best locations. Only 15 min to Santa Rosa or Guerneville. Close to Russian River. Warm & Sunny location w/ a sense of community & care. Surrounded by great views & nice homes. A great place to settle in & enjoy year round. Cozy on a rainy day and beautiful on a sunny day. Pardon our dust. New Carpet and fresh paint on the way.

DIR: River rd to Mirabel Ave - left on Park. UBL: Subd: TBM: , 21608679

10860 Forest Hills Rd



XSt: River Forestville / B0700 P Single Family DOM/CDOM: 33/33 LP: \$399,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1120 R Lot Sz: 8059/0.1850 OLP: \$399,000
 Stories: 2 Story YB: 1985 #Gar Sp: 1 #CP Sp: 0 APN: 082-252-018 HOA/\$: No

OMD: 06/25/16 PD: 07/28/16 COE: SP: TIC: No 2nd Unit: No

Well built newer home located near the iconic Hacienda Bridge. This is a great full time residence or getaway. If you're looking for a quality home on a large, level lot, this is it! Close to local market and River access. Big lot with many possibilities. Avoid the Guerneville traffic with an easy commute to Santa Rosa & SF. Many upgrades and a commanding wood stove. Tankless water heater, skylights and a garage with plenty of under home storage.

DIR: River Rd. to Forest Hills Rd. UBL: Subd: TBM: , 21615012

10725 Old River Rd



XSt: Forest Hills Rd Forestville / B0700 P Single Family DOM/CDOM: 39/39 LP: \$389,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1268 R Lot Sz: 6098/0.1400 OLP: \$389,000
 Stories: 1 Story YB: 1960 #Gar Sp: 1 #CP Sp: 0 APN: 082-260-009 HOA/\$: No

OMD: 06/23/16 PD: 08/01/16 COE: SP: TIC: No 2nd Unit: No

Indoors Meets Outdoors Windows to the world. Enjoy the beautiful Redwoods and view from your living and kitchen no matter what the weather. Light and bright Forestville living. Close to Mothers Beach and a local market. This 3 bedroom 2 bath home has it all. You can choose from a sunny yard or cool down on a lightly shaded deck. Walk to the Russian River or the market. The one car garage makes for a great place to store your bicycles and kayaks.

DIR: River Road west. Left on Forest Hills Rd. Left onto Old River Rd. UBL: Subd: TBM: , 21614808

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

21502 Highland Ter



XSt: Huckelberry **Monte Rio / B0700** **P** **Single Family** **DOM/CDOM:** 28/28 **LP:** \$385,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 784 R **Lot Sz:** 4792/0.1100 **OLP:** \$385,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-113-009 **HOA/\$:** No
OMD: 06/30/16 **PD:** 07/28/16 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Custom Rebuilt Cottage in a park-like setting where redwoods & forest views abound. La Refugio" rustically modern with an open floor plan. Enjoy a wrap around deck w/ covered area for grilling or bar. Sun & shade; dappled light, No stairs, woodstove & skylights. Two master suites, 2 parcels totaling .20 of an acre. In the terraced hills. Plenty of off street parking. Perfect getaway or full time living. How fabulously Zen! Your house matters.

DIR: Main St. to Starrett Hill, L Middle Terrace, R Rio Vista, Left Huckelberry, R Highland **UBL:** **Subd:** **TBM:** , 21615163

21920 Duncan Rd



XSt: Hwy 116 **Monte Rio / B0700** **P** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$383,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 594 R **Lot Sz:** 3485/0.0800 **OLP:** \$383,000
Stories: 2 Story **YB:** 1959 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-026-004 **HOA/\$:** No
OMD: 06/23/16 **PD:** 08/01/16 **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Gorgeous river views! View wildlife, redwoods, dancing water; look down on an osprey nest. Romantic & updated 2 story cottage, w/ decks,, hot tub & separate artist studio. This compact property offers everything the Russian River promises: Discrete spaces, sense of privacy, easy access to the River & the Ocean. A hop skip & jump to everywhere, yet a feeling of drifting miles away above it all. Funky, fine, sweet, A nature lovers delight. Yours

DIR: Hwy 116-West of Monte Rio - Sharp R - Duncan. Use neighbor driveway to turn around. **UBL:** **Subd:** **TBM:** , 21614108

15647 Old River Rd



XSt: River **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 48/48 **LP:** \$299,950
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 684 R **Lot Sz:** 7405/0.1700 **OLP:** \$299,950
Stories: 2 Story **YB:** 1975 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-100-033 **HOA/\$:** No
OMD: 05/26/16 **PD:** 07/13/16 **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Two detached homes on one large lush green lot with apple, fig and plum trees. Each unit is one bedroom with front and back decking and ample storage below. Unoccupied house has a large walk-in bedroom closet plus an oversized utility closet. Occupied unit is a tad larger and includes a washer and dryer.

DIR: Old River Road behind Dada Hardware. **UBL:** **Subd:** **TBM:** , 21611805

9 Camp Thayer Ln



XSt: Cazadero Hwy **Cazadero / B0700** **CN** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$579,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1516 R **Lot Sz:** 91476/2.1000 **OLP:** \$579,000
Stories: 2 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 105-020-010 **HOA/\$:** No
OMD: 07/09/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Austin Creekside Retreat. Picture yourself in a 2+ acre Redwood forest with amazing frontage on pristine Austin Creek. Lovely architecture with a Japanese Country flair. Open lofted ceiling in living room, full amenity kitchen, Wood floors and large fireplace. Two bedrooms plus a large loft. House is an operating vacation rental, licensed for 6 people. Large deck with hot tub. Outside shower. Unusual and fun property.

DIR: Hwy 116 to Cazadero Hwy. 2 Miles to Thayer Lane. Gated drive. **UBL:** **Subd:** **TBM:** , 21615960

9479 Argonne Way



XSt: Trenton **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 97/97 **LP:** \$450,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** Yes **SqFt:** 1368 R **Lot Sz:** 14496/0.3328 **OLP:** \$475,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-061-026 **HOA/\$:** No
OMD: 04/29/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This home is the definition of a diamond in the rough. Seller has continually upgraded property for the last 19 years. House is located on dead end street, away from the main road, allowing minimal traffic. Enjoy privacy while you feel like you are living in a luxury tree house suite. HUGE master bedroom provides room for sitting or office area. Recently upgraded kitchen, flooring, windows. Close by seasonal pool available for fee.

DIR: River Rd to Trenton, DIRECTLY across from Steelhead beach entrance. At fork, uphill rd is Argonne. **UBL:** **Subd:** **TBM:** , 21609426

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 08/04/2016 1:12 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

15420 Hay Ln



XSt: Willow **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$307,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 664 R **Lot Sz:** 5998/0.1377 **OLP:** \$307,000
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-004 **HOA/\$:** No
OMD: 06/27/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This charming, vintage Russian River home features 2 bedrooms and 1 bathroom, plus a sunny loft and bonus half bath for guest or office. Vaulted ceilings enhance the sense of space and light in the open floor plan living area. Ideal for your weekend getaway or full-time residence and conveniently located just minutes from Rio Nido entertainment & recreation, the Russian River, and lively downtown Guerneville.

DIR: Canyon 7 Rd to Willow Rd to Bay Ave to Hay Ln **UBL:** **Subd:** **TBM:** , 21614375

8110 Tyrone Rd



XSt: Bohemian Hwy. **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$200,000
BD: 2 **BA:** 1 **RMS:** **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
OMD: 06/21/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

DIR: Bohemian Hwy to Tyrone road. **UBL:** **Subd:** **TBM:** , 21614607

11928 Pine Ridge Rd



XSt: Laurel **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$695,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1309 R **Lot Sz:** 56628/1.3000 **OLP:** \$695,000
Stories: 2 Story **YB:** 1929 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 081-281-049 **HOA/\$:** Yes/\$600.00/Ye
OMD: 06/25/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

1.3 acre sunny hilltop retreat with separate guest cottage. Views of the vineyards and walk to Summerhome Park beach. Private beach access, hot tub and sauna. Peaceful zen garden. This home has it all. Great vacation rental potential or full time home. Plenty of storage and parking. Beach access to both Summerhome Park Beach and Highcroft Beach.

DIR: River Road to forest Hills Rd. right Rummerhome Park, L Laurel, R Pine ridge to top of the hill **UBL:** **Subd:** **TBM:** , 21614845

3985 Cazadero Hwy



XSt: Hwy 116 **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 59/59 **LP:** \$599,000
BD: 2 **BA:** 1 **RMS:** 7 **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
OMD: 06/06/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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!

DIR: Hwy 116 right on Cazadero Highway, across street from boy scout camp. **UBL:** **Subd:** **TBM:** , 21613159

16395 Rio Nido Rd



XSt: Armstrong Woods **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 58/58 **LP:** \$585,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 1228 R **Lot Sz:** 73181/1.6800 **OLP:** \$585,000
Stories: 2 Story **YB:** 1939 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-140-023 **HOA/\$:** No
OMD: 06/07/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Great family compound on 1.6 acres. Beautifully charming two bedroom, two bath up with wonderful views of the pool and park-like setting. Downstairs lies a cozy two bedroom one unit and next door is a two bedroom mobile home with it's own fenced in yard. Peaceful and serene, with a private pool area, a large park-like areas with picnic table, bar and fire pit. Walking distance to Armstrong Woods and downtown Guerneville. Truly a one of a kind.

DIR: Armstrong Woods to Rio Nido Road **UBL:** **Subd:** **TBM:** , 21613189

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U.S. Patent 6,910,045

Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

15454 Bay Ave



XSt: Willow **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$575,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1291 B **Lot Sz:** 7100/0.1630 **OLP:** \$590,000
Stories: Multi Level **YB:** 1935 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-230-094 **HOA/\$:** No
OMD: 06/13/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Remarkably beautiful home in the heights of Rio Nido. Original Craftsman cottage remodeled with care. Substantial addition in 2010 with incredible quality and attention to detail. Balanced floor plan has bedroom and bath at each wing, separated by main living spaces. 2 garages with parking and storage, plus bonus room for office or flex space. Splendid peaceful gardens, decks, hand-laid flagstone upper patio. Turn key for year round or vacation.

DIR: River Road turn into Rio Nido. Canyon 7 to Willow to Bay Avenue **UBL:** **Subd:** **TBM:** , 21613759

17505 Summit Ave



XSt: Woods Ave **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$565,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1230 R **Lot Sz:** 15246/0.3500 **OLP:** \$565,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-180-047 **HOA/\$:** No
OMD: 07/01/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

STUNNING hilltop home nestled on a PRIVATE gated property. Exquisite entertaining deck overlooking the Russian River Valley. This SUNNY multi-level home features bedrooms that open to deck, large fireplace, open beamed ceiling and a European Radiant heat stove. Immaculate OPEN kitchen with views. Your guests will enjoy their own private guest suite below. Public sewer/water. Walk to the Russian River. Capture the essence of River Living!!

DIR: Hwy 116 to Old Monte Rio Rd to Park Ave to Left up Summit. **UBL:** **Subd:** **TBM:** , 21613973

18 Springhill Dr



XSt: Silvia Dr **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 67/67 **LP:** \$519,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1392 R **Lot Sz:** 18400/0.4224 **OLP:** \$539,000
Stories: 2 Story **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 097-220-062 **HOA/\$:** No
OMD: 05/29/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful, enchanting gardens frame this wonderfully appointed home. Contemporary finishes make the kitchen a place you will love spending time in. Both bathrooms are smartly outfitted with stylish features and materials. The spacious deck lures you out to dine and entertain with friends and family. Enjoy the generous outdoor space around the house. Lots of great perks here and genuine pride of ownership glows inside and out.

DIR: Hwy 116 to Austin Creek Rd to Silvia Dr & then 1st left onto Springhill Dr. House farther down on rt **UBL:** **Subd:** **TBM:** 360, E6 21612317

17530 River Ln



XSt: Orchard **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$499,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1326 R **Lot Sz:** 3001/0.0689 **OLP:** \$525,000
Stories: 2 Story **YB:** 1995 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-230-015 **HOA/\$:** No
OMD: 07/01/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Vacation Beach Craftsman Bungalow with SUN and WALKING DISTANCE TO THE RIVER!. Move in ready 3 bedroom 2 bath home, just start enjoying. Great vacation rental potential. Close to Guerneville, great restaurants and the wine country. Great river access at Vacation Beach. Live the river life now! Municipal sewer and water.

DIR: Neely road right on Orchard, right on River Lane. **UBL:** **Subd:** **TBM:** , 21615391

1145 Cazadero Hwy



XSt: 116 **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 78/78 **LP:** \$469,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 800 R **Lot Sz:** 44431/1.0200 **OLP:** \$478,000
Stories: 2 Story **YB:** 1964 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-060-042 **HOA/\$:** No
OMD: 05/18/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Live in Fern Gully. This listing is for the purchase of 1145 & 1135 Cazadero Hwy. Each lot is approximately an acre+. Main house is approximately 1500+ sq ft per owner and is 2 stories, not indicated in tax records. Downstairs can be used as a separate unit, only access to upstairs is via the outside staircase. The Cottage is approx. 120 sq ft.

DIR: Down River Rd to where it turns into Hwy 116. Continue on Hwy 116 and turn right on Cazadero Hwy. **UBL:** **Subd:** **TBM:** , 21610831

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Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

6105 Austin Creek Rd



XSt: Cazadero General Store **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 56/56 **LP:** \$439,000
BD: 4 **BA:** 2/1 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 1717 R **Lot Sz:** 15682/0.3600 **OLP:** \$352,000
Stories: 2 Story **YB:** 1943 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-070-065 **HOA/\$:** No
OMD: 06/09/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Relax on the deck of this multi-level Russian River home in serene forested Cazadero. Incredibly this house features private entrances to almost every room (including 4 bedrooms), an outdoor hot tub, bonus office, unattached workshop for pottery, music or meditation, and a new Morso Woodburning stove. Very close to a playground & tennis court, easy access to the Sonoma coast. A perfect family residence or vacation home, offering privacy for all.

DIR: Cazadero HWY into Town, after tennis courts at Caz General Store, sharp LEFT . Property up on RIGHT **UBL: Subd: TBM: , 21613425**

15240 Rio Nido Rd



XSt: River Road **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 63/63 **LP:** \$439,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1680 R **Lot Sz:** 9701/0.2227 **OLP:** \$449,000
Stories: 2 Story **YB:** 1990 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-200-027 **HOA/\$:** No
OMD: 06/02/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Magnificent Redwoods! Restyled inside/out and ready for action this woodland garden home is alive at every angle. From the master suite's spa like bath and cozy wood stove, to the welcoming central living area staircase that interestingly engages the kitchen, this large home is ready for Russian River Vacation or year round living! Come see forested nature at it's best with bonus room upstairs(possible 3rd brdm use), workshop/storage, carport.

DIR: River Road to Rio Nido Rd to corner of Azure Way, or Armstrong Rd to Rio Nido Rd, to Azure Way. **UBL: Subd: TBM: , 21610260**

3035 Cazadero Hwy



XSt: Sunrise Mountain Road **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 13/13 **LP:** \$419,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1432 R **Lot Sz:** 131116/3.0100 **OLP:** \$419,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 105-080-017 **HOA/\$:** Yes/\$860.00/Ye
OMD: 07/22/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Stunning, private 3 acre oasis in the redwoods. Secluded, set back from road. 2 bedroom, 1.5 bathrooms, hot tub, cabana, plenty of off-street parking, deck with forest views, storage shed, locked tool room, car-port, 2 wood burning stoves, propane wall furnace and electric baseboard heaters. New improvements: range, stainless steel refrigerator, 4 skylights, granite and butcher block kitchen counters, kitchen tile, 4 LED lights, bboard heaters.

DIR: Take 116 West 7.2 miles from Guerneville. Right on Cazadero Highway, go 3.1 miles. Use 2ND Driveway. **UBL: Subd: TBM: , 21617315**

10555 Woodside Dr



XSt: Canyon **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$419,000
BD: 3 **BA:** 1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 885 R **Lot Sz:** 8002/0.1837 **OLP:** \$419,000
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-170-002 **HOA/\$:** No
OMD: 07/08/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Imagine a quiet back road on top of a hill with no close neighbors and a lovely view. Complete the picture with plenty of garden space on your .18 acre fenced sunny parcel. Large country kitchen with separate dining area and a view living room with a sunset balcony. Three bedrooms plus basement shop with laundry area. All this on a close to town parcel in Forestville. Sunny and private. New septic tank 2001, new gas heater, 2016. Bamboo floors.

DIR: Canyon Drive to top of hill-turn rt on Woodside. lft on gravel drive (rd goes thru) **UBL: Subd: TBM: 362, B3 21615972**

19668 Redwood Dr



XSt: Hwy 116 **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$399,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 400 N **Lot Sz:** 35663/0.8187 **OLP:** \$399,000
Stories: 1 Story **YB:** 1980 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-250-051 **HOA/\$:** Yes/\$100.00/Ye
OMD: 06/13/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Party time- Huge pool with two separate one bedroom cabins. Use as it is or build your dream. Approved septic plans for a three bedroom house on entry part of this .81 acre parcel. Plans allow you to retain the cabin on the left past the pool. Cabins are funky but have great charm-skylights, fireplaces. Pool is quite large- approx. 80,000 gallons (deep end is 11 feet).

DIR: Turn off Hwy 116 at Northwood Lodge-road goes to Redwood Drive. Turn right- on the right **UBL: Subd: TBM: 361, C7 21613719**

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U.S. Patent 6,910,045

Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

11144 Ice Box Canyon Rd

XSt: Summer Home Park Rd. Forestville / B0700 CC Single Family DOM/CDOM: 92/92 LP: \$389,000
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1710 N Lot Sz: 5750/0.1320 OLP: \$389,000
 Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 081-150-015 HOA/\$: No
 OMD: 05/04/16 PD: COE: SP: TIC: No 2nd Unit: No



Living Large at an Affordable Price. 3 Bed2 Bath 1700sq ft home in Forestville at a great value. Large patio deck w/ off street parking. Spacious living room & a bedroom w/ sitting area, private entrance that could act as a second living space. Double doors in upstairs living room leads to a deck made for entertaining. Bed and bath upstairs and 2 bedrooms, large bath & laundry closet downstairs. Set among the trees yet high above the shade

DIR: River rd- Forest Hills rd. - rt on Summer home park - left onto Ice Box Canyon. UBL: Subd: TBM: , 21609710

14561 Cherry St

XSt: Lover's Lane Guerneville / B0700 CC Single Family DOM/CDOM: 136/136 LP: \$389,000
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 864 R Lot Sz: 9738/0.2236 OLP: \$417,000
 Stories: 1 Story YB: 1954 #Gar Sp: 1 #CP Sp: 0 APN: 072-140-068 HOA/\$: No
 OMD: 03/21/16 PD: COE: SP: TIC: No 2nd Unit: No



Delightful cottage with a one car garage, on a larger sized lot. Kitchen cabinets/counters have been revamped. Newer roof,skylights,furnace, hot water heater & carpet. Large bath with separate shower and tub. Wonderful tiered decks and garden setting. Relax in the hot tub, or go to the middle deck and soak up the sun and for the hot days of summer go to the top deck which offers shade. Additional Lot APN#072-140-06,both APN's total 9,748 sq

DIR: Highway 116 West to Right Lover's Lane, Right on Cherry UBL: Subd: TBM: , 21605594

11885 Ridgeway Rd

XSt: Hillcrest Dr. Forestville / B0700 CC Single Family DOM/CDOM: 33/33 LP: \$385,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1007 O Lot Sz: 9148/0.2100 OLP: \$385,000
 Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 081-271-053 HOA/\$: No
 OMD: 07/02/16 PD: COE: SP: TIC: No 2nd Unit: No



Welcome to Summerhome Park! Charming original 1920's cottage with hardwood floors, full length covered porch for outdoor living & enjoying the serene wooded views, plenty of light. Wood burning cobblestone fireplace, spacious living room, bonus room perfect for guests or hobby room. Upstairs bathroom has stall shower accessed from outdoors. Short walk to Lounge, Comm. Center, Museum, outdoor theater and private Sandy Beach.

DIR: River Rd. to River Dr. L to Summerhome Park Rd. R to Laurel Rd. L to Hillcrest, Ridgeway on R. UBL: Subd: TBM: , 21614903

11365 Terrace Dr

XSt: Ice Box Canyon Forestville / B0700 CC Single Family DOM/CDOM: 20/20 LP: \$379,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1764 R Lot Sz: 19341/0.4440 OLP: \$379,000
 Stories: 2 Story YB: Against Co. Policy #Gar Sp: 0 #CP Sp: 0 APN: 081-162-025 HOA/\$: No
 OMD: 07/15/16 PD: COE: SP: TIC: No 2nd Unit: No



Distinctive Forestville Retreat. This private, spacious 2bd, 2ba home is loaded with classic river charm, Wood floors and artistic touches. Big living room with wood floors, large skylight, brick fireplace and a wood stove to keep you warm. Large versatile cook's kitchen, separate dining area, covered porch with peek-a-boo river views. Property is very private and dappled in sunshine. Jetted tub in downstairs bath, Outdoor BBQ area and more!

DIR: River 2 Forest Hills Rd RT@Old River Rd straight on Summerhome Park Road, L@Ice Box. RT@terrace .3mi UBL: Subd: TBM: , 21616768

14622 Rio Nido Rd

XSt: River Rd. Guerneville / B0700 CC Single Family DOM/CDOM: 40/40 LP: \$350,000
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1196 R Lot Sz: 5663/0.1300 OLP: \$350,000
 Stories: Other YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 070-293-034 HOA/\$: No
 OMD: 06/25/16 PD: COE: SP: TIC: No 2nd Unit: No



The perfect Russian River get away! Wonderfully updated home with a cozy cabin like feel. Large basement with many possibilities! Granite kitchen counters, newer appliances and a nice deck for those evening barbecues. Even has easy river access!

DIR: River Rd to Rio Nido Rd. UBL: Subd: TBM: , 21612772

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Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

23440 Millwood Rd



XSt: Old Duncans Grade Rd **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 7/7 **LP:** \$347,500
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 901 R **Lot Sz:** 43996/1.0100 **OLP:** \$347,500
Stories: 1 Story **YB:** 1978 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-260-003 **HOA/**\$: No

OMD: 07/28/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

IMMACULATE cottage on 2 acres! This 1+ bdrm home has been completely remodeled using quality materials. Features include granite and stainless kitchen, tiled bath, central heat and Marvin windows & doors. Open floorplan w/skylights and an extra room for office or guests. Engineered 2 bdrm septic so potential for a granny unit or tiny house? Ideally located close to Austin Creek, the Russian River and the Coast. Great MOVE IN READY getaway!!

DIR: Cazadero Hwy 1st left on Old Duncans Grade Rd approx 1/4 mile rt on Old Mill driveway 1st right **UBL:** **Subd:** **TBM:** , 21615978

15120 Canyon 2 Rd



XSt: River Road **Rio Nido / B0700** **CC** **Single Family** **DOM/CDOM:** 46/46 **LP:** \$324,500
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1350 R **Lot Sz:** 6970/0.1600 **OLP:** \$329,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-257-003 **HOA/**\$: No

OMD: 06/19/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fabulous potential for extended family, office or some extra income (buyer to verify). Sweet 2 bedroom 1 bath upstairs with great natural light & tree top views. Pretty kitchen, big bedrooms, cute bath & comfortable living space. Downstairs is a studio setup with full bath, kitchenette & little eating area. Laundry hookups in back & storage shed for toys. Good off-street parking for 2. End of road but just minutes to community pool & restaurant.

DIR: River Rd to Canyon 2. Left on Canyon 2 past the Lodge. Stay right & follow signs. Right at last fork **UBL:** **Subd:** **TBM:** , 21614395

21348 Monte Cristo Ave



XSt: Hwy 116 **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 67/67 **LP:** \$309,900
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1105 N **Lot Sz:** 10498/0.2410 **OLP:** \$309,900
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-062-016 **HOA/**\$: No

OMD: 05/29/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Rustic cozy charming home nestled among the redwoods. Nice open flat backyard. Feels far away but very close to town. Large area under the house for shop or storage. Make this your vacation home or a year-round retreat!

DIR: Hwy 116 to Monte Cristo. .8 miles from Welcome to Monte Rio sign **UBL:** **Subd:** **TBM:** , 21612118

6175 Cazadero Hwy



XSt: Pacific **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 87/87 **LP:** \$299,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 828 R **Lot Sz:** 3485/0.0800 **OLP:** \$319,000
Stories: 1 Story **YB:** 1912 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 106-090-083 **HOA/**\$: No

OMD: 05/09/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Located in historic downtown Cazadero, this home was built in 1912, per tax records. The gated home is private and not visible from the highway. Lush landscaping compliments lovely views of mountains and trees. The two bedroom home offers plenty of storage below the home and loads of off street parking. There is also easy access to the home from behind the property. There is a detached one car garage. Property is on a mutual water system.

DIR: Cazadero Highway to Downtown Cazadero, first property on the left after the post office. **UBL:** **Subd:** **TBM:** , 21609472

8499 Nazielle Rd



XSt: Farrell **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$235,000
BD: 3 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 651 R **Lot Sz:** 4234/0.0972 **OLP:** \$235,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-104-022 **HOA/**\$: No

OMD: 06/18/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful opportunity in the hills of peaceful Forestville. Cute house on Quiet lot. Tons of potential.

DIR: River Rd., L onto Champs De Elysses. Top of hill, go rt. Merge into Nazielle. House on rt. side. **UBL:** **Subd:** **TBM:** , 21614356

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 08/04/2016 1:12 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

21537 Highland Ter



XSt: Bonita Terrace **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 48/48 **LP:** \$210,000
BD: 0 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 420 R **Lot Sz:** 5201/0.1194 **OLP:** \$210,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-114-011 **HOA/\$:** No
OMD: 06/17/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming Tiny House! If you are looking for a unique weekend retreat or studio, look no further. This charming creekside bungalow sits high above the street nestled in the redwoods. Always cool during the summer and magic in the winter. The owner has cared for the cottage with love. Upgrades include a concrete perimeter foundation and a steel roof with seamless gutters. New on demand water heater.

DIR: Bohemian Hwy to Starrett Hill Dr, l on Middle, r on Rio Vista, l on Huckleberry, r on Highland.

UBL: **Subd:** **TBM:** , 21614258

15131 Drake Rd



XSt: Leasowe **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 256/256 **LP:** \$115,000
BD: 1 **BA:** 1 **RMS:** **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
OMD: 11/13/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

UBL: **Subd:** **TBM:** 361, D3 21527321

14990 Cherry St



XSt: Old Cazadero **Guerneville / B0700** **CR** **Single Family** **DOM/CDOM:** 47/420 **LP:** \$479,900
BD: 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2436 R **Lot Sz:** 5998/0.1377 **OLP:** \$479,900
Stories: 2 Story **YB:** 2006 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-040-046 **HOA/\$:** No
OMD: 06/18/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Custom home shines in this peaceful neighborhood. Custom oak cabinetry throughout. Downstairs entertainment Great Room with wet bar, half bath & wine closet can easily fit a pool table and more. Tile flooring in all baths, ceiling fans, french doors, hot tub off of Master Bedroom and a two car garage finish this lovely house in this bucolic setting.

DIR: Old Cazadero Rd to the top. Turn left onto Cherry, house on right.

UBL: **Subd:** **TBM:** , 21614322

7210 Highway 116 Hwy



XSt: Hidden Lake **Forestville / B0700** **CR** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$449,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1480 R **Lot Sz:** 10785/0.2476 **OLP:** \$449,000
Stories: 1 Story **YB:** 1964 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 084-031-017 **HOA/\$:** No
OMD: 07/08/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Welcome to Forestville! This beautiful home sits on almost 1/4 acre, and is a bathed in sunshine; a true gardener's delight! The house is very close to downtown Forestville, with its charming shops, excellent schools, immediate access to the West County trail and only about a mile from the Russian River. The house is move-in ready, featuring wood floors and new dual-pane windows and has been lovingly maintained by its current owner.

DIR: From downtown Forestville, proceed on Hwy 116 for about 1/2 mile towards Guerneville. House on left.

UBL: **Subd:** **TBM:** , 21615812

19540 King Ridge Rd



XSt: Cazadero Highway **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 95/95 **LP:** \$11,988,000
BD: 2 **BA:** 3 **RMS:** 15 **FP:** Yes **Pool:** No **SqFt:** 5070 R **Lot Sz:** 31481683/722.7200 **OLP:** \$11,988,000
Stories: 2 Story **YB:** 2010 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 106-240-020 **HOA/\$:** No
OMD: 05/01/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Double Bar Z Ranch the perfect medley of sustainability, casual luxury and interdependence with nature. Own your own lodge style dream home on 722 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. Separate Gate house (vacation rental), romantic cabin and ponds. One of the most exclusive ranches in Sonoma County awaits you.

DIR: Hwy 116 to Cazadero Highway to King Ridge Rd.

UBL: **Subd:** **TBM:** , 21607735

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

5850 Anderson Rd



XSt: Covey **Forestville / B0700** **A** **Farms/Ranches** **DOM/CDOM:** 166/166 **LP:** \$2,895,000
BD: 3 **BA:** 3/1 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 5165 O **Lot Sz:** 507038/11.6400 **OLP:** \$3,095,000
Stories: 2 Story **YB:** 2001 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-040-084 **HOA/\$:** No

OMD: 02/20/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Russian River area, 2 elec gates, Custom Mediterranean home, 40 ft salt & solar pool, Cabana w/full kitchen & granite & stone Viking BBQ, Studio, Office bldg, 1500 sq/ft barn w/slab floor. 3 acres plantable for Pinot Noir or Chard. Lush tropical landscape, 24 zone auto sprinkler system. Priced \$1 mill under appraised value. 20 minutes from Healdsburg, 1 hour+ to SF, 7 minutes to Charles Schultz Airport. Whole foods 10 minutes

DIR: 101, River Road west, pass Farm House Inn, next Left, First Left, Right on Anderson to end to gate

UBL: **Subd:** **TBM:** , 21603241

6941 Ellen Ln



XSt: Hwy 116 **Forestville / B0700** **B** **A** **Farms/Ranches** **DOM/CDOM:** 320/320 **LP:** ↓ \$2,295,000
BD: 4 **BA:** 3/1 **RMS:** **FP:** No **Pool:** Yes **SqFt:** 3700 O **Lot Sz:** 699138/16.0500 **OLP:** \$2,750,000
Stories: Multi Level **YB:** 1971 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 084-031-041 **HOA/\$:** No

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

Hilltop estate view home with huge income from long term grape contracted through 2025. This nets the owner \$45k per year with 1.5% annual increases(this pays for a lot of a mortgage payment!) There are also 2-3 acres of premier plantable land. 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 9 Acre ft pond.

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

UBL: **Subd:** **TBM:** , 21522078

140 Marigold Ln



XSt: McPeak **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 161/161 **LP:** \$2,145,000
BD: 4 **BA:** 5 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 3416 R **Lot Sz:** 293594/6.7400 **OLP:** \$2,145,000
Stories: Split Level **YB:** 1999 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-050-043 **HOA/\$:** No

OMD: 02/25/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Stunning ridge top estate overlooking the Russian River Valley. Spacious Mediterranean compound built with quality and designed for indoor/outdoor living. Resort style grounds with pool & spa in a banana belt climate. Serene setting with expansive views and gated privacy. Minutes to airport, Healdsburg, wineries or the coast. A rare opportunity for extended family, retreat or year round living. One of the top vacation rentals in the county.

DIR: River Rd to Westside Rd. Down to the left to McPeak. then up Marigold Lane. Gated entrance.

UBL: **Subd:** **TBM:** , 21603049

10255 Hwy 116



XSt: alley Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 30/30 **LP:** ↓ \$1,497,000
BD: 3 **BA:** 3 **RMS:** 8 **FP:** Yes **Pool:** Yes **SqFt:** 2145 O **Lot Sz:** 130680/3.0000 **OLP:** \$1,650,000
Stories: 1 Story, Mul **YB:** 2002 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 085-180-016 **HOA/\$:** No

OMD: 07/05/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Sun, seclusion, privacy, gorgeous gardens, pool & pool house, over-sized garage with 600sf multi-purpose rm. w/bath. RV parking by the creek. Home has an open floor plan with a loft w/office area and pool table area. A kitchen to please the gourmet. Large pantry. Master is large: walk in closet, tiled bathroom. Laundry rm has sink and glass door to the garden. Custom double carport is located across from outdoor fireplace. This property has it all

DIR: Hwy 116 Just past Green Vally Rd. on the Rt from F'ville town

UBL: **Subd:** **TBM:** , 21614501

18001 Old Cazadero Rd



XSt: Highway 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 10/10 **LP:** \$1,088,000
BD: 3 **BA:** 2/1 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2329 R **Lot Sz:** 314068/7.2100 **OLP:** \$1,088,000
Stories: 1 Story **YB:** 1999 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 106-210-016 **HOA/\$:** No

OMD: 07/25/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Lavish Mediterranean-Style Oasis. One-of-a-Kind Gated Residence is majestically set on 7 acres. 1000 ft. elevation w/ spectacular 180 degree views. Signature floorplan flows brilliantly in & out for unforgettable entertaining. 2 indulgent bedrooms + den, detached 2400 case wine cellar + walk-in pantry, large greenhouse, 1100 sf. garage & workshop, 150 ft. private well, high speed satellite, room for a pool. 4 miles to downtown GVL. Unprecedented.

DIR: HWY 116 thru town, RIGHT on Old Caz. All the way up & back. Gate on RIGHT.

UBL: **Subd:** **TBM:** , 21617500

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Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

24951 Hwy 116



XSt: Mill Pond Rd **Duncans Mills / B0700** **A** **Single Family** **DOM/CDOM:** 122/304 **LP:** \$895,000
BD: 5 **BA:** 2 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 2716 R **Lot Sz:** 31002/0.7117 **OLP:** \$945,000
Stories: 2 Story **YB:** 1890 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-160-012 **HOA/\$:** No
OMD: 04/04/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

DIR: West on highway 116 from Monte Rio, take first right past fire station. **UBL:** **Subd:** **TBM:** , 21606880

6518 Wayne Ct



XSt: Speer Ranch Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$739,000
BD: 4 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2345 R **Lot Sz:** 14667/0.3367 **OLP:** \$739,000
Stories: 2 Story **YB:** 1996 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-110-055 **HOA/\$:** No
OMD: 06/20/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

In the peaceful town of Forestville you'll find this Well Kept 4 BR, 3 BA home built in 1996. The home is 2,345 sf. It sits on a 14,666 sf lot. There's also a detached 1,000 +/- sf office! 1 BR & a Full BA down, Master Ste w/ King-Sized Master BA & large walk-in closet, up. Updated Kitchen w/ granite counters & island. Motorhome/RV/Boat parking, along w/ a 3 car garage. Fine Wine, Fine Weather, Fine People...Enjoy all Forestville has to offer.

DIR: From the town of Forestville, (R) on Mirabel, then (R) on Speer Ranch Rd., to (R) on Wayne Ct. **UBL:** **Subd:** Speers Sub **TBM:** , 21614449

6741 Lavon Ct



XSt: Speer Ranch Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 30/30 **LP:** ↓ \$729,000
BD: 3 **BA:** 3 **RMS:** 10 **FP:** Yes **Pool:** Yes **SqFt:** 2002 R **Lot Sz:** 11761/0.2700 **OLP:** \$739,000
Stories: Tri Level **YB:** 1986 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-110-024 **HOA/\$:** No
OMD: 07/05/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming Forestville home in park-like setting. French doors in formal dining opens to spacious backyard, perfect for entertaining! Vaulted ceiling with exposed wood beam, solid hardwood flooring. Walk in master closet with built ins, plus additional closet. Large master suite overlooks the private backyard and tranquil pool. Ample parking with room for an RV. Walking distance to downtown Forestville. Come see the stunning sunset views!

DIR: River Rd. to left on Mirabel Rd. to left at Speers Ranch Rd. to Lavon Ct. **UBL:** **Subd:** **TBM:** , 21615645

19475 REDWOOD Dr



XSt: Hwy 116 **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 42/42 **LP:** \$725,000
BD: 3 **BA:** 2/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1152 R **Lot Sz:** 7841/0.1800 **OLP:** \$725,000
Stories: 2 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 094-190-009 **HOA/\$:** No
OMD: 06/23/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

LOCATION & ACCESS! This large-lot retreat has it all: Overlook the river, or meander down to swim & kayak. Finish up a fun day with a round of golf - or watch others duff from the side porch. Top Level is 3/2 w/ washer/dryer next to side door (just in case kids try to bring the beach or golf course in with them). 3 entry points on main floor w/wrap around deck. Bottom Level is designer ready with brick fireplace, full bath, and own entry

DIR: Hwy 116 to Redwood Dr (Northwood Golf Course) **UBL:** **Subd:** Northwood **TBM:** , 21614882

18955 King Ridge Rd



XSt: Cazadero Highway **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 85/85 **LP:** \$712,000
BD: 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** Yes **SqFt:** 1828 R **Lot Sz:** 99317/2.2800 **OLP:** \$732,000
Stories: 2 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 106-260-035 **HOA/\$:** No
OMD: 05/11/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Ravishing Country Villa set along Austin Creek. Alluring 1963 Manor with stately character & broad versatility is perfect for memorable entertaining & undisturbed play. Sparkling Pool, Blazing Sun, Crystal-clear Creek frontage, Secluded Privacy and it's own Well. Experience this rare combination of elements, all beautifully interconnected for your absolute pleasure. Easy access to Recreation, Dining, World Class Wineries & the Sonoma Coast.

DIR: Cazadero Highway thru town, bear right onto King Ridge - right at T. Private Drive on Left. **UBL:** **Subd:** **TBM:** , 21610690

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

11051 Golf Ct

XSt: Redwood Dr **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$697,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1388 R **Lot Sz:** 6534/0.1500 **OLP:** \$697,000
Stories: 2 Story **YB:** 1979 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-190-040 **HOA/\$:** Yes/\$150.00/Ye



OMD: 07/14/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

SPECTACULAR setting on the scenic Northwood Golf Course! This lovely home offers a spacious open floor plan flowing out to a large deck with dramatic golf course VIEWS! 2 en-suite bedrooms and a chef's kitchen with s/s appliances. Zen-like landscaping and towering redwoods create a feeling of serenity and calm. Minutes from the Russian River, Sonoma coast or wine/dine destinations this enchanting property is a dream come true! COME OUT AND PLAY!

DIR: River Rd to Redwood Dr to Golf Ct.

UBL: **Subd:** **TBM:** , 21615338

21538 Moscow Rd

XSt: Main St. **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 113/113 **LP:** \$659,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2400 R **Lot Sz:** 7841/0.1800 **OLP:** \$659,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-152-046 **HOA/\$:** No



OMD: 04/13/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Turn Key Vacation Rental-Fully Furnished & heavily booked! Average over \$40k/yr - Aprx \$17k in bookings for July & August. This 3 bed 2 bath 2 story home has it all. 2 bedroom plus loft area w/ kitchen and living space upstairs & 1 bedroom plus living space & kitchenette downstairs. Wood burning fireplace and beautiful views of the river makes even the rainiest of days an incredible place to be. Complete with Hot Tub & Man Cave. (furnished garage

DIR: Hwy 116 west, rt on Bohemian hwy. rt on Main st. rt on Moscow rd.

UBL: **Subd:** **TBM:** , 21607586

16340 Cutten Dr

XSt: Laughlin **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$649,000
BD: 4 **BA:** 3 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1445 R **Lot Sz:** 7405/0.1700 **OLP:** \$649,000
Stories: 2 Story **YB:** 2006 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-280-055 **HOA/\$:** No



OMD: 07/14/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sleepy Bear Lodge-First class luxury and style in this Turn key newer home w/ income poss.This sanctuary offers soothing views perched upon a tranquil ridge above the Armstrong Valley. Beautifully Fully furnished home w/ high-end rustic decor included in sale. Move in ready. Plantation shutters to Bosch appliances & Restoration Hardware/ Pottery Barn furnishings take this home to a higher level. 1 owner -Pristine like new. Mint Condition

DIR: Armstrong wds road- left on Laughlin- veer left on Cutten- Left at fork. Top of hill.

UBL: **Subd:** **TBM:** , 21616130

10527 Woodside Dr

XSt: Cozey Ct **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 18/18 **LP:** \$599,000
BD: 2 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2756 N **Lot Sz:** 13713/0.3148 **OLP:** \$629,000
Stories: 2 Story **YB:** 2001 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-180-022 **HOA/\$:** No



OMD: 07/17/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Huge home in Perfect condition on a level double lot. Can you say VRBO? This could be a perfect match. Perfectly clean with a clear pest report. Lots of parking and lots of sun on a 13,700 square foot lot. Room for everybody inside, Room for all you RVs, cars and toys outside. The photos look good but the house looks even better, you must see it to believe. The home was built in 2001.

DIR: Scenic, immediate right on Old River Rd to 10527 Woodside Dr. OR Old River to Canyon Dr to Woodside

UBL: **Subd:** **TBM:** 362, B3 21616802

19230 Fort Ross Rd

XSt: Cazadero Hwy **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$599,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 868 R **Lot Sz:** 102366/2.3500 **OLP:** \$599,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-260-001 **HOA/\$:** No



OMD: 06/20/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Looking for a unique and private property? This spacious cottage on 2.35 sunny acres includes a guest house adjacent to the main house with shared deck. Huge deck on main house overlooks the vineyard and fabulous views. Deck also has a hot tub and gazebo. 2nd unit on property plus large greenhouse/shop with 220 power & water. Ward Creek runs through the lower section of the property & has a deep swimming hole. Family vineyard and many fruit trees

DIR: Hwy. 116 to Cazadero Hwy thru town of Cazadero. Continue up Ft. Ross Rd. 1 mile.

UBL: **Subd:** **TBM:** , 21614204

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

12866 River Rd



XSt: Odd Fellows Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 41/378 **LP:** \$598,000
BD: 3 **BA:** 3 **RMS:** 6 **FP:** Yes **Pool:** Yes **SqFt:** 1461 R **Lot Sz:** 39400/0.9045 **OLP:** \$598,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 070-370-002 **HOA/\$:** No
OMD: 06/24/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Classic, substantial, circa 1939 Russian River Bungalow. Extensive remodeling of Kitchen, bathrooms, hardscape with walkways and inground pool. Two fireplaces (spacious living room has remote starter, Master bedroom wood burning). Master bathroom is stunning. As a vacation rental it fetches \$325/night. But would make fabulous year round residence. Fun Shed has hot tub + Sauna adjacent to the inground pool. 9/10ths of an acre with shed/storage.

DIR: across from Odd Fellows rd (Summerbridge), turn in at Sonoma Orchard Inn and then immediate left.

UBL: **Subd:** **TBM:** , 21614932

14932 Cherry St



XSt: Hidden Valley Road **Guerneville / B0700** **N** **A** **Single Family** **DOM/CDOM:** 3/3 **LP:** \$545,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2248 R **Lot Sz:** 4000/0.0918 **OLP:** \$545,000
Stories: 2 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-040-033 **HOA/\$:** No
OMD: 08/01/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Vintage two story home with classic wood paneling. Living room with fireplace/insert, separate dining area with custom window coverings. Galley kitchen, Dynasty stove, custom cabinetry, tile counters plus an eating area with private deck. Main floor has 2 bedrooms and 1 bath. Interior spiral staircase to family room with kitchenette and third bedroom and second bath and laundry room. Detached 2 car drive through carport add to the charm.

DIR: Highway 116 to Lovers Lane, keep to the right onto Cherry Street.

UBL: **Subd:** **TBM:** , 21616270

7266 Harmon Ave



XSt: Wildely **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 111/111 **LP:** \$500,000
BD: 3 **BA:** 2 **RMS:** **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/\$2,500.00/Ye
OMD: 04/15/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

UBL: **Subd:** **TBM:** , 21608147

21902 Russian River Ave



XSt: Moscow Rd **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 38/38 **LP:** ↓ \$495,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 767 A **Lot Sz:** 8891/0.2041 **OLP:** \$510,000
Stories: 1 Story **YB:** 1909 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-041-017 **HOA/\$:** No
OMD: 06/27/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Quaint early 1900's Riverfront Cottage in Villa Grande. Owned by the same family for over 90 years. Old world charm meets modern convenience. Beautiful detailed wood with built in cabinet in living area. Updated kitchen and bath, forced air furnace and laundry area. Large back deck area for afternoons in the sun and evening BBQ's. Additional sleeping room for guests. Property consists of a mix of sun and shade. Large grass area to River.

DIR: Moscow Rd to Russian River Ave.

UBL: **Subd:** **TBM:** , 21615084

15572 Riverside Dr



XSt: River Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 60/60 **LP:** \$480,000
BD: 3 **BA:** 2 **RMS:** 8 **FP:** Yes **Pool:** No **SqFt:** 2114 R **Lot Sz:** 4356/0.1000 **OLP:** \$525,000
Stories: 2 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-120-039 **HOA/\$:** No
OMD: 06/05/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

3 bed 2 bath two story private home tucked between Riverside Dr and River Rd has an additional in-law unit with 1 bedroom 1 full bath, living room and kitchen. Set up with its own utility source and mailing address. Perfect for family or rental unit.

DIR: Turn onto Bonita Ave. At the end of the road turn left on to Riverside Dr.

UBL: **Subd:** **TBM:** , 21612670

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

11060 Terrace Dr



XSt: Ogburn **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 6/6 **LP:** \$459,500
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 972 O **Lot Sz:** 4539/0.1042 **OLP:** \$459,500
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-280-026 **HOA/\$:** No

OMD: 07/29/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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.

DIR: River Road, Forest Hills, Right on Old River Road/Summerhome Park, Left on Ogburn, Right on Terrace. **UBL:** Lot 1, Block 4 **Subd:** TBM: , 21617650

16343 Rio Nido Rd



XSt: Armstrong Woods Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 94/94 **LP:** ↓ \$450,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1588 R **Lot Sz:** 5602/0.1286 **OLP:** \$475,000
Stories: 2 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-034 **HOA/\$:** No

OMD: 05/02/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Room for the whole family. This beautiful 4 bedroom home offers large eat in kitchen with pantry. The open Living area is perfect for entertaining offering plenty of natural light from the vaulted ceilings and skylight. Separate dining room with french doors to a lovely outdoor deck space.

DIR: Armstrong Woods Rd to Rio Nido Rd **UBL:** **Subd:** **TBM:** , 21609770

14263 Mill Ct



XSt: Mill Street **Guerneville / B0700** **B** **Single Family** **DOM/CDOM:** 29/29 **LP:** \$447,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1504 R **Lot Sz:** 6438/0.1478 **OLP:** \$447,000
Stories: 1 Story **YB:** 2012 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-020-048 **HOA/\$:** No

OMD: 07/06/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sun-Drenched & Stylish In-Town Palace! Bright open floorplan with walk-out to large entertainment deck. Lush & lovely outlooks thru large picture windows & luxury finishes throughout. Newer construction details. Elevated above flood. Super sized garage + bonus work loft. Great neighborhood w/ easy access to Cafes, Entertainment, Beaches & Nightlife! A brilliant full-time residence or relaxing vacation home. Fantastic Summer memories start now!

DIR: Downtown Guerneville - Mill St to Mill Ct **UBL:** **Subd:** **TBM:** , 21615532

13992 Fern Rd



XSt: River Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 43/43 **LP:** \$441,600
BD: 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2315 A **Lot Sz:** 3049/0.0700 **OLP:** \$480,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-120-038 **HOA/\$:** No

OMD: 06/22/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautifully situated atop Guerneville is this 3 bedroom delight. Main floor has 2 br/1 ba, living room, dining area and kitchen. Deck off the living room overlooks the trees. Take the interior stairs down to the lower level (w/locking door to separate the two levels) you find a bedroom & bath, living area, laundry and huge storage area off kitchenette and has a separate exterior entrance. Needs TLC but well worth the investment.

DIR: River Road to Fern Road **UBL:** **Subd:** **TBM:** , 21614813

20460 Chapel Dr



XSt: Foothill Drive **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$438,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1808 R **Lot Sz:** 5798/0.1331 **OLP:** \$438,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-122-016 **HOA/\$:** No

OMD: 07/14/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Lovely Two Story View Home. Tastefully remodeled & well maintained with large, versatile floorplan. Both levels have private entrances. Lower level deck & wet bar for gracious entertaining. Forced air heat & whole house A/C make for all year comfort. Fireplace adds warm ambiance to the large living room. Sunny yard boasts apple and plum trees. Hilltop views of Monte Rio. Quiet end of road location yet just steps to the Beach, Rio Theatre & Eats!

DIR: HWY 116 West, Right on D, Left on Foothill, stay right to Chapel. **UBL:** **Subd:** **TBM:** , 21616530

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Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

14464 Western Ave



XSt: Drake **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 13/13 **LP:** ↓ \$410,000
BD: 4 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2012 R **Lot Sz:** 9583/0.2200 **OLP:** \$430,000
Stories: 2 Story **YB:** 1972 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 071-022-008 **HOA/\$:** No

OMD: 07/22/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Remarkable views and two houses on one sun drenched parcel. Just shy of a quarter acre and a walk to the Russian River. Sweet neighborhood. Larger home is a raised mobile home with 3 bedrooms and two full baths. Second home is a one bedroom guest house. Plenty of parking for boat, RV. Fruit trees abound. Property overlooks Williams Selyem vineyards.

DIR: Pocket Canyon to Drake at Pee Wee golf. End of Drake turn L. on Western. House on L.

UBL: **Subd:** **TBM:** , 21617214

10 Silvia Dr



XSt: Austin Creek Road **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$399,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 972 R **Lot Sz:** 43560/1.0000 **OLP:** \$399,000
Stories: 2 Story **YB:** 1976 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 097-220-040 **HOA/\$:** No

OMD: 07/14/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Nestled in a lovely stand of redwoods this 2 bedroom/1 bath 972 sq. ft. two-story home would make a perfect weekend getaway or even a 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!

DIR: Highway 116 to Austin Creek Road then right on Silvia Drive.

UBL: **Subd:** **TBM:** , 21616674

835 Cazadero Hwy



XSt: Hwy. 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 60/337 **LP:** \$398,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1545 O **Lot Sz:** 77972/1.7900 **OLP:** \$425,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 097-230-005 **HOA/\$:** No

OMD: 06/05/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Creek Front Property - Private getaway house in the redwoods located on Austin Creek with over 1.79 acres including 50 yards of creek frontage. This 2 bd./2 ba. house has vaulted, wood beamed ceilings, custom wine bar, breakfast bar, skylights, large wrap around deck. Full creek access. Beautiful wood floors, custom ceramic tile & many updates. Oversized garage w/ adj laundry room.

DIR: Take Hwy. 116, through Monte Rio toward Jenner. Turn right down Cazadero Hwy.

UBL: **Subd:** **TBM:** , 21613084

11731 Madrona Rd



XSt: Summerhome Park **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 37/37 **LP:** \$395,000
BD: 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 681 R **Lot Sz:** 5218/0.1198 **OLP:** \$395,000
Stories: 2 Story **YB:** 1915 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-272-002 **HOA/\$:** Yes/\$500.00/Ye

OMD: 06/28/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

In the historical enclave of Summer Home Park sits this lovely 2 story home. Lovingly maintained, many upgrades. Kitchen appointments include a wet bar & gas stove for the chef. Half bath up & 1 bath down. Two sleeping areas up and 2 sleeping areas down. Sharp outdoor patio. Many areas to share w/company. Private Beach access with HOA. First time on the market in 70 years. This home has a great heritage. Some furnishings available.

DIR: River Rd to Forest Hills Rd. to Summer Home Park to Madrona Rd.

UBL: **Subd:** **TBM:** , 21615124

14718 Willow Rd



XSt: Canyon 4 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 84/84 **LP:** ↓ \$394,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1253 R **Lot Sz:** 5201/0.1194 **OLP:** \$399,000
Stories: 1 Story **YB:** 1992 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-300-060 **HOA/\$:** No

OMD: 05/12/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Great River experiences are awaiting you. Close to the celebrated Rio Nido Roadhouse, this newer 3 bedroom, 2 bath home is ready to be your getaway or permanent home at the Russian River. Close to town and the beaches. Two car garage. Kitchen with dishwasher, disposal, compactor and tile countertops. Easy care landscaping. Large living room with fireplace. Open kitchen dining and living room.

DIR: First entrance to Rio Nido-turn left in front of Rio Nido Lodge-to Willow.

UBL: **Subd:** **TBM:** , 21610879

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Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

11946 Hillside Rd



XSt: Laurel **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 20/20 **LP:** \$380,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 648 R **Lot Sz:** 3920/0.0900 **OLP:** \$380,000
Stories: 1 Story **YB:** 1966 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-281-018 **HOA/\$:** No
OMD: 07/15/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Located in Sonoma County is the perfect place to either cozy up indoors or go out and explore nature, wineries or hip destinations like Guerneville, the Hideaway is a gorgeous property that comfortably sleeps four in the main cottage and 2 in the studio in the desirable area of Summer Home Park. Nestled in the redwoods, the Hideaway consists of the main house, a charming cabin, breathtaking decks, an outdoor grill, a hot tub and more.

DIR: River Rd to Summerhome Park to Laurel to Pine Ridge to Hillside **UBL:** **Subd:** **TBM:** , 21616676

10601 Old River Rd



XSt: Grays Ct **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 59/59 **LP:** \$379,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1000 N **Lot Sz:** 86684/1.9900 **OLP:** \$425,000
Stories: Multi Level **YB:** 1961 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-260-036 **HOA/\$:** No
OMD: 06/06/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming light filled rustic contemporary home set up on a hill and offering complete peace and privacy. Beautiful wood accents, skylights, a large deck and a useful approximate 12 x 25 outbuilding with electricity.

DIR: River Road to Gray's Ct to Gray's Rd to Old River Road. **UBL:** **Subd:** **TBM:** , 21613154

10665 River Rd



XSt: Forest Hills Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 69/131 **LP:** \$369,900
BD: 1 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1080 R **Lot Sz:** 2622/0.0602 **OLP:** \$385,000
Stories: Other **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-241-003 **HOA/\$:** No
OMD: 05/27/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Ideal Live/Work property in picturesque Forestville. This commercially zoned property is perfect for Wine Tasting, Coffee Shop or other food/retail service. Includes multiple display rooms w/cabinets and a balcony sitting area. Also, charming studio unit w/updated kitchen, living area & private entry. Located close to the Russian River and Recreational area. There's unlimited potential for this unique property, just bring your imagination!

DIR: 10665 River Road, next to Berry's Market. Nearest cross street is Forest Hills Road. **UBL:** **Subd:** **TBM:** , 21613258

2070 Cazadero Hwy



XSt: HWY 116 **Cazadero / B0700** **N A** **Single Family** **DOM/CDOM:** 7/7 **LP:** \$369,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1630 R **Lot Sz:** 23004/0.5281 **OLP:** \$369,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-030-002 **HOA/\$:** No
OMD: 07/28/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Rustic Russian River house on over a half acre on Austin Creek. This property has plenty of parking and direct river front access to Austin Creek from the property. Two bedrooms and two bathrooms. Property tax records show 2/1. Property is located on a large open lot with lots of natural sunlight.

DIR: River Road to Cazadero Highway. **UBL:** Block 3, Lot 7, 8 **Subd:** **TBM:** , 21617642

17805 Beach Ave



XSt: Neeley Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 50/50 **LP:** ↓ \$359,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1141 R **Lot Sz:** 4356/0.1000 **OLP:** \$379,000
Stories: Multi Level **YB:** 1960 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-250-017 **HOA/\$:** No
OMD: 06/15/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sunny home within walking distance of the beach and local park with a huge backyard and deck. This charming three bedroom home has been raised high above the flood area, which allows for a garage and a large enclosed storage area that has multiple uses. Home could use a little tic but everything you need is already there.

DIR: Neeley Rd to Beach Rd. **UBL:** **Subd:** **TBM:** , 21613840


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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

11800 Ridge Dr XSt: Tunstall Guerneville / B0700 A Single Family DOM/CDOM: 20/20 LP: \$349,000
 BD: 2 BA: 1 RMS: 4 FP: No Pool: No SqFt: 660 N Lot Sz: 4918/0.1129 OLP: \$349,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 085-122-005 HOA/\$: No




OMD: 07/15/16 PD: COE: SP: TIC: No 2nd Unit: No

Cottage on the hill. The perfect year round or getaway home. Wood floors, loads of light, new septic and on-demand hot water heater. Dual glazed windows, gas heat and plenty of gardening room. Sweet spot in a nice neighborhood. Second bedroom has been opened to the living room for use as an office or family room. Freestanding gas heater. LBX on rail in front yard.

DIR: Hwy 116 between FV & GV, turn rt on Tunstall Rd. Rt at fork up the hill, rt on Ridge UBL: Subd: TBM: , 21616650

14835 Old Cazadero Rd XSt: River Road Guerneville / B0700 A Single Family DOM/CDOM: 40/40 LP: \$349,000
 BD: 3 BA: 1 RMS: FP: Yes Pool: No SqFt: 930 R Lot Sz: 5502/0.2537 OLP: \$349,000
 Stories: 1 Story YB: 1927 #Gar Sp: 2 #CP Sp: 1 APN: 072-040-015 HOA/\$: No




OMD: 06/25/16 PD: COE: SP: TIC: No 2nd Unit: No

You'll love this near-town, sunny location with only 11 stairs to the front door. Public water and sewer and not in the flood plain! Lovingly cared for with brand new carpet, kitchen counters and fresh paint. Spacious living room with an electric fireplace and peaceful views. Two car garage plus a carport and abundant storage. Perfect location close to Armstrong Woods, Guerneville Duncan Mills and the Coast.

DIR: River Road to Old Cazadero Rd UBL: Subd: TBM: , 21614698

22154 Moscow Rd XSt: Main St. Monte Rio / B0700 A Single Family DOM/CDOM: 80/80 LP: \$349,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: U Lot Sz: 11051/0.2537 OLP: \$375,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 096-200-029 HOA/\$: No




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

PRICE REDUCTION!!! Come soak up the SUN & play in the river on this charming 1/4 acre of your very own RIVERFRONT! Complete with SPACIOUS DECKS off the SUN-ROOM, you can take in the RIVER VIEW. This 2 bed 1 bath home, complete with DUAL PANE windows is close to two charming towns, both MONTE RIO & DUNCAN'S MILLS. Need RV Parking? Bring your kayaks, canoes, or whatever floats your boat, and paddle all the way to the OCEAN!

DIR: Hwy 116, go across bridge in Monte Rio, R on Main St., R on Moscow, about 1.8 miles down Moscow. UBL: Subd: TBM: , 21612079

15641 Old River Rd XSt: Bonita Guerneville / B0700 A Single Family DOM/CDOM: 59/59 LP: \$329,000
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: U Lot Sz: 6000/0.1377 OLP: \$329,000
 Stories: 3 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 070-100-012 HOA/\$: No




OMD: 06/06/16 PD: COE: SP: TIC: No 2nd Unit: No

May qualify for SPECIAL financing! This SOLID Russian River home is conveniently located and was extensively remodeled/elevated in 2011! Private lot offers many options with redwood deck on three sides, plenty of parking, fruit trees, sunny garden space, tranquil shaded areas, storage sheds and huge water storage tank with accessories. Possible RV parking and hookups. Nice garage with workshop area and extra storage or bonus room at back of gar

DIR: Bonita to Old River UBL: Subd: TBM: , 21613114

77 Sunrise Mountain Rd XSt: Cazadero Hwy. Cazadero / B0700 A Single Family DOM/CDOM: 16/16 LP: \$299,000
 BD: 2 BA: 1 RMS: 3 FP: Yes Pool: No SqFt: 971 R Lot Sz: 47480/1.0900 OLP: \$299,000
 Stories: Split Level YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 105-120-017 HOA/\$: Yes/\$215.00/Qu



OMD: 07/19/16 PD: COE: SP: TIC: No 2nd Unit: No

High atop Sunrise Mountain awaits your rustic retreat cabin in the redwoods, in move-in condition and value-priced. With near end-of-road privacy and serenity, create your own one-acre redwood forest preserve. The wood-paneled, eat-in Kitchen with new cabinets opens onto an enormous front Deck. All-new floor coverings. Abundant off-street parking. The Utility Room, as well as a Workshop with laundry hookups and extra storage, complete the package

DIR: Hwy. 116 to Cazadero Hwy., 2.7 mi. to Sunrise Mtn. Rd., 0.5 mi. to house on left. UBL: Subd: TBM: , 21616818

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11744 Saratoga Ave



XSt: Riverside **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 146/218 **LP:** \$289,000
BD: 2 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1000 O **Lot Sz:** 0 **OLP:** \$299,000
Stories: 2 Story **YB:** 1928 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-060-012 **HOA/\$:** Yes/\$200.00/Mo
OMD: 03/11/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

First time available in 34 years. Fantastic opportunity to own a membership in The Odd Fellows Recreation Club. You will have exclusive use of a two bedroom, two bath cabin with a large redwood deck nestled in the forest above the Russian River. This private, gated community, includes ownership of the cabin on a lot in a 300+ acre park. Stunning private beaches, lodge, tennis, bocce, baseball plus. Year around beauty and family fun.

DIR: Hwy 116 to Odd Fellows Park Road, right on Saratoga Ave, on left

UBL: **Subd:** **TBM:** , 21604536

14676 Canyon 1 Rd



XSt: Canyon Road 2 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 279/279 **LP:** \$280,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 912 R **Lot Sz:** 4792/0.1100 **OLP:** \$295,000
Stories: 1 Story, Oth **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-280-024 **HOA/\$:** No
OMD: 10/29/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Located in the peaceful Russian River/Rio Nido area. Close to downtown Guerneville, wonderful local wineries and more! Quietly located at the end of the road, this comfortable 3 bedroom 1 bath home offers an outdoor deck providing the pleasure of indoor and outdoor living, larger size kitchen for this size home.

DIR: 101 North, Left on River Road, Right on Canyon 2 Road, Right on Canyon 1 Road, house on the left

UBL: **Subd:** **TBM:** , 21524049

14091 Old Cazadero Rd



XSt: Hwy 116 **Guerneville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 68/68 **LP:** ↓ \$279,900
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 812 R **Lot Sz:** 6752/0.1550 **OLP:** \$319,900
Stories: 2 Story **YB:** 1940 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-100-009 **HOA/\$:** No
OMD: 05/24/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fannie Mae owned property. Spacious 2br 1ba home in desirable Russian River location. Open floor plan, large deck, good size lot. Perfect for a 2nd home or vacation home, tons of activities in this highly sought after resort area.

DIR: Hwy 116 to Old Cazadero Road

UBL: **Subd:** **TBM:** , 21611961

14291 Laurel Rd



XSt: Old Cazadero Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 77/77 **LP:** \$279,900
BD: 2 **BA:** 2 **RMS:** 5 **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
OMD: 05/19/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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.

DIR: 116 to Old Cazadero Rd to Laurel Rd

UBL: **Subd:** **TBM:** , 21611761

17358 Park Ave



XSt: McLane **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 55/55 **LP:** \$274,500
BD: 1 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 810 R **Lot Sz:** 4500/0.1033 **OLP:** \$287,500
Stories: 1 Story **YB:** 1961 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-160-015 **HOA/\$:** No
OMD: 06/10/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Cute 1 bedroom Russian River cabin on a sunny lot with parking for 2 cars. Lots of decks to relax, close to town and the Russian River, perfect for year round living or weekend get-a-ways! Needs a little TLC but completely worth the investment.

DIR: 116 to Old Monte Rio Rd to Park

UBL: **Subd:** **TBM:** , 21613834

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 08/04/2016 1:12 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2016 to 7/31/2016)

14972 Canyon 2 Road Rd



XSt: Canyon 1 Road Guerneville / B0700 A Single Family DOM/CDOM: 42/42 LP: ↓ \$259,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 680 R Lot Sz: 5502/0.1263 OLP: \$269,000
 Stories: 1 Story YB: 1930 #Gar Sp: 3 #CP Sp: 0 APN: 070-256-019 HOA/\$: No

OMD: 06/23/16 PD: COE: SP: TIC: No 2nd Unit: Yes

Located in popular Rio Nido is this cabin cozy 2 bed/1 bath house AND Junior 1 bed/1 bath granny unit in back. Spacious driveway, some newer windows, 2 separate meters, 1 water bill, roof about 5-7 years old. Needs a little TLC. Walking distance to the Rio Nido pool, nearby restaurants and fun Guerneville entertainment. No Flood Zone.

DIR: River Rd to Canyon 2 Rd. Left on Canyon 2 past the Lodge. **UBL:** Subd: Eagle Nest Rio Nido **TBM:** , 21614477

15271 Canyon 3 Rd



XSt: Canyon 2 Guerneville / B0700 A Single Family DOM/CDOM: 13/13 LP: \$249,900
 BD: 2 BA: 1 RMS: 4 FP: No Pool: No SqFt: 528 R Lot Sz: 2548/0.0585 OLP: \$249,900
 Stories: 1 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 070-230-042 HOA/\$: No

OMD: 07/22/16 PD: COE: SP: TIC: No 2nd Unit: No

Sweet home larger than tax records show. Super cozy home in peaceful setting. Plenty of newer deck space to relax and read a book. New roof, 1 year old. Newer paint, 3-4 years old. Newer breaker box. New sweet white picket fence. And, new oven hood. Very nicely kept front yard. Pride of ownership. Walking distance to fun Rio Nido Roadhouse pool!

DIR: Take left on Canyon 2 past pool. Left on Canyon 3, house on left. **UBL:** Subd: **TBM:** , 21617293

17278 Summit Ave



XSt: Park Ave Guerneville / B0700 A Single Family DOM/CDOM: 114/114 LP: \$219,900
 BD: 3 BA: 1 RMS: FP: Yes Pool: No SqFt: 691 R Lot Sz: 3999/0.0918 OLP: \$230,000
 Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 1 APN: 072-160-030 HOA/\$: No

OMD: 04/07/16 PD: COE: SP: TIC: No 2nd Unit: No

Wonderful 3 Bed / 1 Bath Home perfect place to relax from busy city life. Light, bright with a nice open feeling. Great inside Laundry area. Cozy wood burning stove. Just a short drive to Shopping and Dining down town.

DIR: Take Old Monte Rio to Park Ave. From Park Ave turn onto Summit Ave. **UBL:** Subd: **TBM:** , 21607672

10978 Summerhome Park Rd



XSt: Old River Road Forestville / B0700 A Single Family DOM/CDOM: 99/99 LP: \$129,950
 BD: 3 BA: 1 RMS: FP: Yes Pool: No SqFt: 723 R Lot Sz: 6447/0.1480 OLP: \$144,000
 Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 081-130-027 HOA/\$: No

OMD: 04/27/16 PD: COE: SP: TIC: No 2nd Unit: No

Upside potential!!! Severe fixer with foundation issues. Cash only. Currently the best priced home on the market in the Russian River Area. Additional basement area for storage, etc.

DIR: Old River Road to Summerhome Park Road **UBL:** Subd: **TBM:** , 21609260

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 U.S. Patent 6,910,045