

Area Market Survey Summary

Listings as of 08/06/17 at 4:12pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2017 to 7/31/2017) , Sold Off MLS (7/1/2017 to 7/31/2017)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	1	57	Minimum	\$239,900	Maximum	\$7,995,000
\$250,000 thru \$299,999	1	60	Average	\$917,851	Median	\$499,500
\$300,000 thru \$349,999	4	31				
\$350,000 thru \$399,999	7	25				
\$400,000 thru \$449,999	8	40				
\$450,000 thru \$499,999	12	62				
\$500,000 thru \$549,999	5	109				
\$650,000 thru \$699,999	4	21				
\$700,000 thru \$749,999	1	67				
\$750,000 thru \$799,999	1	43				
\$800,000 thru \$849,999	1	59				
\$850,000 thru \$899,999	2	44				
\$900,000 thru \$949,999	1	62				
\$950,000 thru \$999,999	2	54				
\$1,000,000 thru \$1,249,999	5	46				
\$1,250,000 thru \$1,499,999	1	86				
\$1,750,000 thru \$1,999,999	1	32				
\$3,000,000 thru \$3,249,999	1	51				
\$4,750,000 thru \$4,999,999	2	114				
\$7,000,000 thru \$7,999,999	1	166				
	61	54				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	326	Minimum	\$185,000	Maximum	\$950,000
\$200,000 thru \$249,999	1	62	Average	\$484,960	Median	\$439,000
\$250,000 thru \$299,999	2	70				
\$300,000 thru \$349,999	1	93	SOLD = 29			
\$350,000 thru \$399,999	5	42				
\$400,000 thru \$449,999	7	49				
\$450,000 thru \$499,999	5	49				
\$550,000 thru \$599,999	3	32				
\$600,000 thru \$649,999	2	57				
\$700,000 thru \$749,999	1	114				
\$750,000 thru \$799,999	1	27				
\$850,000 thru \$899,999	1	64				
\$950,000 thru \$999,999	1	60				
	31	61				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	1	78	Minimum	\$229,000	Maximum	\$995,000
\$300,000 thru \$349,999	1	35	Average	\$526,714	Median	\$415,000
\$350,000 thru \$399,999	3	33				
\$400,000 thru \$449,999	1	28				
\$500,000 thru \$549,999	2	41				
\$650,000 thru \$699,999	1	39				
\$850,000 thru \$899,999	1	15				
\$950,000 thru \$999,999	1	251				
	11	57				

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
Information has not been verified, is not guaranteed, and is subject to change.
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U.S. Patent 6,910,045

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Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$160,000 thru \$179,999	1	16	Minimum	\$169,000	Maximum	\$1,000,000
\$200,000 thru \$249,999	1	50	Average	\$516,653	Median	\$475,000
\$250,000 thru \$299,999	1	13				
\$300,000 thru \$349,999	7	41				
\$350,000 thru \$399,999	2	94				
\$400,000 thru \$449,999	3	50				
\$450,000 thru \$499,999	3	21				
\$500,000 thru \$549,999	4	37				
\$650,000 thru \$699,999	2	41				
\$700,000 thru \$749,999	1	55				
\$750,000 thru \$799,999	3	80				
\$800,000 thru \$849,999	1	21				
\$850,000 thru \$899,999	1	47				
\$950,000 thru \$999,999	1	33				
\$1,000,000 thru \$1,249,999	1	47				
	32	45				

LAST MONTH

LST MONTH = \$421,000. -1.43%

SOLD = 29 +10.34%

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 U.S. Patent 6,910,045

Listings as of 08/06/17 at 4:13pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2017 to 7/31/2017) , Sold Off MLS (7/1/2017 to 7/31/2017)

Residential

	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	54	28	5	5	92
Average List Price	\$450,038	\$1,122,063	\$2,104,780	\$955,790	\$771,985
Average Market Time	53	54	68	102	57
Average Square Feet	987	1955	2108	3045	1455
All Off Market					
#Units	31	10	1	1	43
Pending					
#Units	8	2	1	0	11
Average List Price	\$467,988	\$677,475	\$695,000	\$0	\$526,714
Average Market Time	34	157	39	0	57
Average Square Feet	898	1667	1941	0	1132
Sold					
#Units	23	8	0	1	32
Dollar Value	\$9,878,900	\$6,333,000	\$0	\$321,000	\$16,532,900
Average List Price	\$423,039	\$778,625	\$0	\$240,000	\$506,216
Average Sold Price	\$429,517	\$791,625	\$0	\$321,000	\$516,653
Average Market Time	41	58	0	18	45
Average Square Feet	946	1621	0	2678	1169
% of List Price	101.53	101.67	0.00	133.75	102.06
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

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

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Sold (7/12/17 to 7/12/17), Sold On MCO (7/12/17 to 7/12/17)
21711882 17680 Orchard Ave Guerneville, 95446-9167 / B0700 S Single Family DOM/CDOM: 47/47 LP \$875,000



BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1301 R Lot Sz: 6098/0.1400 OLP: \$875,000
Stories: 2 Story YB: 2008 #Gar Sp: 1 #CP Sp: 0 APN: 071-240-045 HOA/\$: No
OMD: 05/25/17 PD: 07/11/17 COE: 07/11/17 SP: \$1,000,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is

Beautifully Updated Riverfront Home minutes from downtown Guerneville, offers river views, fenced yard and dock, walking distance to playground. With the kitchen and living open to each other, it's great for entertaining. Large expansive, landscaped yard leads you towards the river and out door gather area with fire-pit. This home is turnkey vacation rental, second home or full time time living. Comes fully furnished and ready for your enjoyment

[Additional Pictures](#)

Dir: Hwy 116 to Neeley, to Orchard

Subd:

21713537 19795 Crescent Ave Monte Rio, 95462-9711 / B0700 S Single Family DOM/CDOM: 33/33 LP \$975,000



BD: 3 BA: 1/1 FP: Yes Pool: No SqFt: 1690 R Lot Sz: 13020/0.2989 OLP: \$890,000
Stories: 2 Story YB: 1927 #Gar Sp: 1 #CP Sp: 0 APN: 094-150-021 HOA/\$: No
OMD: 06/12/17 PD: 07/15/17 COE: 07/24/17 SP: \$975,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: None

Delightful 3 bedroom English Country Cottage along the Russian River with detached one bedroom guest unit. Glorious River front, spectacular lawn, patios, gardens, party deck and steps to your own private beach. Charming 1920's features throughout. Beautiful sun rooms on both levels overlooking the river. 20+ fruit trees. Full sun year around. Large open living area with access to the outdoors. A classic!

[Additional Pictures](#)

Dir: Hwy 116 near golf Course to Crescent Ave.

Subd:

21711305 21905 Russian River Ave Villa Grande, 95486 / B0700 S Single Family DOM/CDOM: 47/47 LP \$850,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2430 R Lot Sz: 13351/0.3065 OLP: \$850,000
Stories: 2 Story YB: 1964 #Gar Sp: 1 #CP Sp: 0 APN: 095-041-014 HOA/\$: No
OMD: 05/19/17 PD: 07/05/17 COE: 07/26/17 SP: \$855,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: None

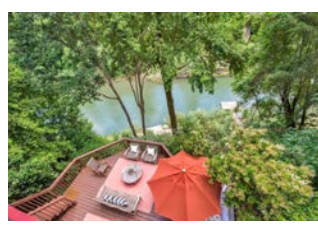
Riverfront home with gardens and lawn to the River. This Villa Grande charmer is a Grande Dame of the River. Large Living room with open beam ceilings, Skylights and large windows facing the River. Dining area with French doors to Riverside deck. Full amenity kitchen with wood and tile countertops. MBR has walk-in closet, clawfoot tub & great tilework. The entire second floor was designed as a sculpture studio and has multiple possibilities.

[Additional Pictures](#)

Dir: Moscow Road to Russian River Avenue to property

Subd:

21712781 12350 Westside Rd Forestville, 95436-9732 / B0700 S Single Family DOM/CDOM: 21/21 LP \$819,000



BD: 2 BA: 2/1 FP: Yes Pool: No SqFt: 1312 R Lot Sz: 7331/0.1683 OLP: \$819,000
Stories: 3 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 081-052-043 HOA/\$: No
OMD: 06/15/17 PD: 07/06/17 COE: 07/24/17 SP: \$845,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: None

Dazzling RIVERFRONT w/ Private Dock & Views. Landmark 1948 Lodge-style home is set along the Premiere Wine Road to Healdsburg! Step into the lush & lovely world of riverfront living & retreat inside an oasis of rich textured wood & vaulted beamed ceilings. Polished rustic-modern interiors feature 2 bedrooms + media center + office/den and lower level suit. Entertain on two view decks orcast off for unforgettable adventures from your private dock!

[Additional Pictures](#)

Dir: River Road West - Just across the Hacienda Bridge, sharp right, hose is on the right.

Subd:

21712086 7353 COVEY Rd Forestville, 95436-9587 / B0700 S Single Family DOM/CDOM: 56/56 LP \$790,500



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1152 R Lot Sz: 26998/0.6198 OLP: \$790,500
Stories: 2 Story YB: 1974 #Gar Sp: 2 #CP Sp: 1 APN: 083-260-035 HOA/\$: No
OMD: 05/27/17 PD: 07/22/17 COE: 07/28/17 SP: \$790,500 TIC: No U/B/L: 2nd Unit: No
Sale Cond: None

Upscale rustic, on a secluded country lane, this lovingly updated jewel reminds of a Tahoe lodge, boasting a granite slab/stainless kitchen, cozy eating nook w/built-in bench, delightful living & inviting guest bedroom & full bath downstairs. A relaxing Master w/large redwood deck + 3rd Br & Ba greet you upstairs. Fenced backyard feat. a chicken coop, stall, fruit trees, seasonal creek, small vineyard & concrete patio. Det. gar + workshop!

[Additional Pictures](#)

Dir: Trenton to Covey, turn down Johnson Lane at directional arrow and stay to the right at the fork.

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Sold (7/1/2017 to 7/31/2017), Sold On MCO (7/1/2017 to 7/31/2017)
21706301 7075 Trenton Rd Forestville, 95436-9208 / B0700 S Single Family DOM/CDOM: 84/84 LP \$849,500



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1803 R Lot Sz: 148104/3.4000 OLP: \$950,000
Stories: 1 Story YB: 1992 #Gar Sp: 4 #CP Sp: 2 APN: 078-020-020 HOA/\$: No
U/B/L:
OMD: 03/29/17 PD: 06/21/17 COE: 07/05/17 SP: \$782,500 TIC: No 2nd Unit: No
Sale Cond: Other

Spectacular vineyard views from this Craftsman home built in 1992 offering 3 bedrooms, 2 full bathrooms, heart pine hardwood floors, cathedral ceilings, massive decking for entertaining built within the last 3 years, newer hot tub, 1,150 sf detached garage with perimeter foundation and concrete floors, 2 newly built carports, located on 3.4 acres. 1,150 Sf garage could be converted into a barn with paddocks for horses.

[Additional Pictures](#)

Dir: 6.7 miles on River Road from Hwy 101, left on Trenton, first driveway on right

Subd:

21707271 10408 Scenic Dr Forestville, 95436-9331 / B0700 S Single Family DOM/CDOM: 99/99 LP \$775,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2138 R Lot Sz: 28501/0.6543 OLP: \$830,000
Stories: 2 Story YB: 2000 #Gar Sp: 2 #CP Sp: 0 APN: 082-290-006 HOA/\$: No
U/B/L:
OMD: 04/11/17 PD: 07/19/17 COE: 07/26/17 SP: \$755,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Main home, second res or VRBO? Fantastic custom built home with high end finishes. Beautiful grounds bordered by redwoods includes an expansive garden, 45' waterfall and putting green. The home is richly appointed with granite and marble details, gleaming wood floors, programmable lighting, and 1,000 bottle + wine cellar. Soaring ceilings and windows that showcase the beautiful wooded views. Don't miss your opportunity at this one of a kind home.

[Additional Pictures](#)

Dir: River Road to Scenic.

Subd: Hollydale Park

21711839 14275 Highland Ave Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 55/55 LP \$695,000



BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 1152 N Lot Sz: 10402/0.2388 OLP: \$695,000
Stories: 2 Story YB: 1973 #Gar Sp: 1 #CP Sp: 0 APN: 070-080-084 HOA/\$: No
U/B/L:
OMD: 05/31/17 PD: 07/25/17 COE: 07/27/17 SP: \$700,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

The chic spaces in this rustic modern abode prove that there is sophistication in the simple life. Constructed to showcase nature. A rich raw umber palette of rough hewn wood accents and exposed beam ceilings sets the tone in this 3 BD, 2BA jewel box. Cascading outdoor decks. Hot tub and POOL, too! Dream Hilltop Private Location. A short walk into town for lunch, dinner, river activities or just lay by your own pool all day. Ahhhh!

[Additional Pictures](#)

Dir: Main St to Armstrong Woods Rd, rt on Woodland, left on Highland to end of road.

Subd:

21712498 5931 Van Keppel Rd Forestville, 95436-9621 / B0700 S Single Family DOM/CDOM: 44/44 LP \$675,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1139 R Lot Sz: 12009/0.2757 OLP: \$675,000
Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 083-072-011 HOA/\$: No
U/B/L:
OMD: 06/07/17 PD: 07/21/17 COE: 07/21/17 SP: \$678,000 TIC: No 2nd Unit: No
Sale Cond: Other

This adorable property features 2 beds/1 bath, 1139 SQFT on over a 1/4 acre lot. The home has an updated kitchen and bath; the property features new landscaping. If you are looking for a move-in ready home with a lot of charm, or possibly a second home, vacation rental or investment property, this is it! This property is less than 2 miles to the Russian River, 10 miles to Hwy 101 access, 16 miles to Santa Rosa, & 65 miles to the Golden Gate Bridge

[Additional Pictures](#)

Dir: Highway 116 to Covey Road to Van Keppel.

Subd:

21716139 16040 Fife Ct Guerneville, 95446-9523 / B0700 SO Single Family DOM/CDOM: 38/38 LP \$650,000



BD: 2 BA: 2 FP: No Pool: Yes SqFt: 1898 R Lot Sz: 14301/0.3283 OLP: \$650,000
Stories: 1 Story YB: 1972 #Gar Sp: 2 #CP Sp: 2 APN: 069-230-039 HOA/\$: No
U/B/L:
OMD: 06/09/17 PD: 07/17/17 COE: 07/17/17 SP: \$650,000 TIC: No 2nd Unit: No
Sale Cond: None

Great location, updated home with a great swimming pool and hot tub. 2bed/2bth with bonus room. New roof and solar system recently installed. Both baths have been remodeled and fresh paint through out the home. Full sun and a large garden area for your vegetables and flowers!

[Additional Pictures](#)

Dir: River Rd. Armstrong Woods to Fife Ct.

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Sold (7/1/2017 to 7/31/2017), Sold On M/C (7/1/2017 to 7/31/2017)

21711700 10372 Woodside Dr Forestville, 95436-9806 / B0700 S Single Family DOM/CDOM: 35/35 LP \$539,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1342 R Lot Sz: 43560/1.0000 OLP: \$539,000
Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 0 APN: 082-191-084 HOA/\$: No
U/B/L:

OMD: 05/31/17 PD: 07/05/17 COE: 07/14/17 SP: \$535,000 TIC: No 2nd Unit: No

Sale Cond: None

The ultimate river getaway. Set in the peaceful redwoods, this magical 2 bedroom + office home has 2 bathrooms. Features include a dramatic living/dining room with wood burning stove, lofted open living space, and a wall of windows with forest views. Expansive and private landscaped grounds and deck areas are ideal for entertaining. River access is a few blocks away. Western Sonoma wine country, fine dining, and Armstrong Woods are all nearby.

[Additional Pictures](#)

Dir: River Road to Scenic Drive to Old River Road to Woodside Drive. The house is on the right hand side. **Subd:**

21709064 3265 Cazadero Hwy Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 61/61 LP \$550,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 704 R Lot Sz: 135036/3.1000 OLP: \$550,000
Stories: 2 Story YB: 1979 #Gar Sp: 0 #CP Sp: 1 APN: 105-120-028 HOA/\$: Yes/\$72.00/Mo
U/B/L:

OMD: 04/27/17 PD: 06/27/17 COE: 07/12/17 SP: \$530,000 TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Beautiful Zen retreat with private outdoor living in historical Cazadero, close to Jenner on the coast and Guerneville, view Austin Creek from the deck, hot tub with hot shower surrounded by gardens. Main house with large entertainment deck, lower level laundry room, storage and off road parking. Several bonus outbuildings. Paved Driveway and private, off 3265 Cazadero Hwy, The property goes all they way up to Sunrise Mountain Road.

[Additional Pictures](#)

Dir: West on Hwy 116 (R) to 3265 Cazadero Hwy, up 3.265 miles driveway on left just past Verizon station. **Subd:**

21712920 10883 River Dr Forestville, 95436 / B0700 S Single Family DOM/CDOM: 21/21 LP \$489,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 950 R Lot Sz: 8032/0.1844 OLP: \$489,000
Stories: 2 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 082-252-014 HOA/\$: No
U/B/L:

OMD: 06/06/17 PD: 06/27/17 COE: 07/13/17 SP: \$529,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Adorable 1934 Cottage remodeled & revitalized from top to bottom. Features granite counters, stainless steel appliances, custom tile bath, new roof, energy efficient windows and LED lighting. Boasts open floorplan w/ cathedral ceilings & skylights, enhanced by natural grain woods throughout. Large deck & lots of basement storage. Big lot w/ room to garden & space for RV's. Short walk to Russian River beaches & close to many world class wineries.

[Additional Pictures](#)

Dir: River Rd. to Forest Hills Rd., R at Old River at corner of River Dr. & Old River Rd. **Subd:**

21711025 14226 Lovers Ln Guerneville, 95446-9619 / B0700 S Single Family DOM/CDOM: 29/29 LP \$499,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1138 R Lot Sz: 8751/0.2009 OLP: \$499,000
Stories: 1 Story YB: 1939 #Gar Sp: 2 #CP Sp: 0 APN: 072-140-064 HOA/\$: No
U/B/L:

OMD: 05/24/17 PD: 06/22/17 COE: 07/12/17 SP: \$510,000 TIC: No 2nd Unit: No

Sale Cond: None

Creekside home exudes charm! Featuring vaulted beamed ceilings, wood floors, french doors throughout, and skylights galore. This two bedroom, two bath home also includes a den, loft office, two car garage, additional storage, and beautiful gardens, with plenty of parking...all on a level lot.

[Additional Pictures](#)

Dir: West on Hwy 116, Right on Lovers Lane **Subd:**

21715754 16744 Glenda Dr Guerneville, 95446-9467 / B0700 S Single Family DOM/CDOM: 1/1 LP \$500,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: A Lot Sz: OLP: \$500,000
Stories: 1 Story YB: Against #Gar Sp: 0 #CP Sp: 2 APN: 071-120-034 HOA/\$: No
U/B/L:

OMD: 07/06/17 PD: 07/07/17 COE: 07/07/17 SP: \$495,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Great neighborhood high above flood. Beautiful open beam ceilings, large lot, plenty of sun for you gardeners.

[Additional Pictures](#)

Dir: Drake to Wright to Glenda **Subd:**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Sold (7/1/2017 to 7/31/2017), Sold On MCO (7/1/2017 to 7/31/2017)
21713100 14855 Old Cazadero Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 20/20 LP \$398,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1090 O Lot Sz: 5227/0.1200 OLP: \$398,000
Stories: 2 Story YB: 1929 #Gar Sp: 1 #CP Sp: 0 APN: 072-040-013 HOA/\$: No
U/B/L:
OMD: 06/22/17 PD: 07/12/17 COE: 07/24/17 SP: \$475,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Nostalgic Charm - This ROMANTIC 1920's cottage is an absolute GEM! Well maintained with numerous upgrades it retains its original spirit and many of its vintage features including beautiful refinished wood floors, open beam ceiling in the living room, bead board cabinets, multi-paned windows and French doors that open to a private patio in the lovely landscaped front garden. Just an enchanting place to escape from the fast paced modern world!

[Additional Pictures](#)

Dir: River Road to Old Cazadero Rd approx 1 mile on right

Subd:

21712994 14628 Canyon One Rd Rio Nido, 95446 / B0700 S Single Family DOM/CDOM: 42/42 LP \$419,000



BD: 3 BA: 2/1 FP: No Pool: Yes SqFt: 1300 O Lot Sz: 5500/0.1263 OLP: \$419,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-280-036 HOA/\$: No
U/B/L:
OMD: 06/15/17 PD: 07/27/17 COE: 07/27/17 SP: \$475,000 TIC: No 2nd Unit: No
Sale Cond: None

Ready for move in! Recently updated throughout. New permitted roof, dual pane windows and siding. New kitchen with granite counter tops and stainless steel appliances. Tile showers. New hardwood floors. New paint inside and out. Relaxing entertainment areas front and rear of home. White picket fence! Two car tandem driveway with available 4 car county parking across the street. Short walk to community pool, Pub, tennis courts. No Flood.

[Additional Pictures](#)

Dir: River Road to Rio Nido, North on Canyon Two, right on Canyon One

Subd:

21712459 8152-8168 Grape Ave Forestville, 95436-9649 / B0700 S Single Family DOM/CDOM: 25/25 LP \$419,900



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 735 R Lot Sz: 8039/0.1846 OLP: \$419,900
Stories: 1 Story YB: 1932 #Gar Sp: 0 #CP Sp: 0 APN: 082-036-021 HOA/\$: No
U/B/L:
OMD: 06/01/17 PD: 06/26/17 COE: 07/18/17 SP: \$425,000 TIC: No 2nd Unit: No
Sale Cond: None

The perfect English Cottage. Wood ceilings, opening skylights, Anderson windows and doors help to make this cozy cottage a lovely place to be. Great views of the Santa Rosa plain from the front wood deck. Central heat and air conditioning. County allows you to expand and build an attached unit on these two lots in the sewer district. Parking space to right of home. On Demand hot water heater.

[Additional Pictures](#)

Dir: Mirabel Avenue to Grape-near the end of the road.

Subd:

21717152 16221 3rd St Guerneville, 95446 / B0700 SO Single Family DOM/CDOM: 63/63 LP \$405,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 1118 R Lot Sz: 4199/0.0964 OLP: \$405,000
Stories: 1 Story YB: 1917 #Gar Sp: 1 #CP Sp: 0 APN: 070-030-036 HOA/\$: No
U/B/L:
OMD: 05/12/17 PD: 07/14/17 COE: 07/14/17 SP: \$405,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

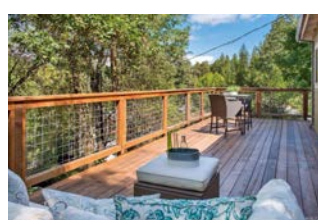
Many upgrades: 2010 - New roof, 2011 - refinish wood floor, new carpet/laminate floor, paint interior & exterior, new kitchen counter tops

[Additional Pictures](#)

Dir: Armstrong Woods Rd to 3rd St.

Subd:

21710755 10177 Field Ln Forestville, 95436-9729 / B0700 S Single Family DOM/CDOM: 62/100 LP \$419,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1065 R Lot Sz: 5502/0.1263 OLP: \$429,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 082-202-039 HOA/\$: No
U/B/L:
OMD: 05/18/17 PD: 07/19/17 COE: 07/28/17 SP: \$405,000 TIC: No 2nd Unit: No
Sale Cond: None

Stylish Wine Country Renovation. All major components of this home have been upgraded in 2013, leaving you time to enjoy the beautiful Russian River area. The sunny entertainment deck, tucked in the tree top canopy, calls out for good times w/friends & family. High ceilings & a bounty of windows light up the home with sun & warmth. Located in the Hollydale Community, within walking distance to the Russian River & minutes to world-class wineries.

[Additional Pictures](#)

Dir: River Rd to Scenic/Old River Rd to Field Ln

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Sold (7/1/2017 to 7/31/2017), Sold On MCO (7/1/2017 to 7/31/2017)

21710558 **26589 Freezeout Rd** **Duncans Mills, 95430 / B0700** **S** **Single Family** **DOM/CDOM:** 68/68 **LP** **\$379,000**



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 5510/0.1265 **OLP:** \$379,000
Stories: 2 Story **YB:** 1969 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-100-071 **HOA/\$:** No
U/B/L:

OMD: 05/17/17 **PD:** 07/24/17 **COE:** 07/28/17 **SP:** \$380,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Enchanting one bedroom, one bath home sits on a peaceful setting in Duncans Mills. Many upgrades including remodeled bathroom, tile, carpet and paint. Wonderful loft style bedroom. Beautiful views from deck. Walk to Russian River, town and hiking trails. House next door with vacant lot also on market. See MLS#21711032. Buy both for family compound, full time residence or investment - all on separate lots.

[Additional Pictures](#)

Dir: 116 W, Left on Moscow, Right on Freezeout OR Bohemian Hwy, Left on Moscow, Left on Freezeout **Subd:**

21703373 **885 Austin Creek Rd** **Cazadero, 95421-9619 / B0700** **S** **Single Family** **DOM/CDOM:** 120/120 **LP** **\$399,000**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1212 R **Lot Sz:** 17350/0.3983 **OLP:** \$430,000
Stories: 1 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-070-004 **HOA/\$:** No
U/B/L:

OMD: 03/10/17 **PD:** 07/08/17 **COE:** 07/21/17 **SP:** \$380,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Beautiful setting fronting on Austin Creek, .40 acre of totally usable land offers privacy and convenience. New septic with permit being installed. Recently painted, some Cortec Plus new flooring, huge laundry room/pantry combo. Less than 1 mile from Hwy 116, close to spectacular Russian River. Offerings: Beaches, live theater, restaurants, Pacific Coast, bicycling, canoeing, kayaking, hiking, your own private beach, & other amenities. Live the good life.

[Additional Pictures](#)

Dir: From Santa Rosa 101 River Rd. West through Guerneville, Right on Austin Creek Rd. Up less than 1 mile. **Subd:**

21708548 **11235 Dell Ave** **Forestville, 95436-9492 / B0700** **S** **Single Family** **DOM/CDOM:** 81/81 **LP** **\$349,000**



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1039 R **Lot Sz:** 3751/0.0861 **OLP:** \$349,000
Stories: 2 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-022-014 **HOA/\$:** No
U/B/L:

OMD: 04/22/17 **PD:** 07/12/17 **COE:** 07/14/17 **SP:** \$349,000 **TIC:** No **2nd Unit:** No

Sale Cond: None

Sit on your back deck listening to the sounds of the seasonal creek. Perched on a Sunny Hillside. The cabin you have been dreaming of. This charming home is the perfect get-away for everyday or vacations. Light modern kitchen & warm interior that features a wood burning stove & central heat. Knotty pine walls & sunny skylights. Bonus space downstairs as an office or room for guests. Newer dual pane windows. Walk to River, Bike to Wineries. Must See

[Additional Pictures](#)

Dir: River Road to Westside (near Hacienda Bridge) Lft on westside rt on Sequoia rt on Dell almost to end **Subd:**

21710849 **15385 Canyon 3 Rd** **Rio Nido, 95471 / B0700** **S** **Single Family** **DOM/CDOM:** 41/41 **LP** **\$335,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 836 N **Lot Sz:** 3380/0.0776 **OLP:** \$335,000
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-064 **HOA/\$:** No
U/B/L:

OMD: 05/22/17 **PD:** 07/02/17 **COE:** 07/12/17 **SP:** \$329,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

This vintage Russian River home is ideal for either your weekend getaway or full-time residence. Featuring 2 bedrooms, 1 bathroom, a large, welcoming kitchen, dual-pane windows, a fully fenced lot with parking and a large deck that's perfect for outdoor entertaining. Conveniently located just minutes from Rio Nido entertainment & recreation, the Russian River, and lively downtown Guerneville.

[Additional Pictures](#)

Dir: River Rd to Canyon 2 Rd, immediate left to Canyon 7 Rd to Willow Rd, end of Willow becomes Canyon 3 **Subd:**

21713461 **17910 Santa Rosa Ave** **Guerneville, 95446-9072 / B0700** **S** **Single Family** **DOM/CDOM:** 34/34 **LP** **\$298,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 937 R **Lot Sz:** 17542/0.4027 **OLP:** \$298,000
Stories: 2 Story **YB:** 1906 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-216-010 **HOA/\$:** No
U/B/L:

OMD: 06/15/17 **PD:** 07/19/17 **COE:** 07/21/17 **SP:** \$325,000 **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Updated 1906 1 bd cottage perched on a hill + an added tiny home. Cute as a button. Built ins w/ stained glass & beamed ceilings. Artistic nooks. Multiple decks for entertaining, or contemplation. The tiny house - a surprise bonus - has everything you need in a compact space perfect for guests. Canopied by redwoods, the property has quaint walkways & stairs. Wild, earthy: close by gourmet Guerneville, Wine Country, the coast. Your house matters

[Additional Pictures](#)

Dir: Old Monte Rio Rod to Santa Rosa Ave. (If coming up Cnopious Go Right on Old Monte Rio.) **Subd:**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Sold (7/1/2017 to 7/31/2017), Sold On MCO (7/1/2017 to 7/31/2017)

21709666 11731 Madrona Rd Forestville, 95436-9765 / B0700 S Single Family DOM/CDOM: 64/64 LP \$325,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 681 R Lot Sz: 5218/0.1198 OLP: \$365,000
Stories: 2 Story YB: 1913 #Gar Sp: 0 #CP Sp: 0 APN: 081-272-002 HOA/\$: No
U/B/L:
OMD: 05/02/17 PD: 07/05/17 COE: 07/14/17 SP: \$325,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Come and see this adorable and cozy 1 bedroom, 1 bath cabin with 2 more bonus rooms plus a half bath. Tucked away up on a sunny hillside in Summer Home Park and originally built in 1913. Spacious patio and terraced garden area with plenty of sun. Enjoy private decks surrounded by the majestic redwoods. Become a member of SHPIC for personal access to beach, club house and events. A perfect weekend and summer getaway for you and your loved ones.

[Additional Pictures](#)

Dir: River Rd to Forest Hills Rd. Right on Old River Rd/SHP Rd for about 1 mile. Turn left on Madrona Rd. **Subd:**

21711420 6115 Cazadero Hwy Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 18/18 LP \$240,000



BD: 6 BA: 2/1 FP: No Pool: No SqFt: 2678 R Lot Sz: 5227/0.1200 OLP: \$240,000
Stories: 3 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 106-090-023 HOA/\$: No
U/B/L:
OMD: 06/15/17 PD: 07/03/17 COE: 07/03/17 SP: \$321,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Century Old House with history, charm and location. Built in the heart of downtown Cazadero. This home has 6 bedrooms, 3 baths. A beautiful old growth beamed attic crowns this glory and spans the length. Extra outdoor sleeping cabin on top of the property. Major fixer starting from the roof and working all the way down. If walls could speak. Cash.

[Additional Pictures](#)

Dir: Hwy. 116 to Cazadero Hwy. 6 miles up on left right before General Store. **Subd:**

21714170 9400 Bohemian Hwy Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 13/13 LP \$300,000



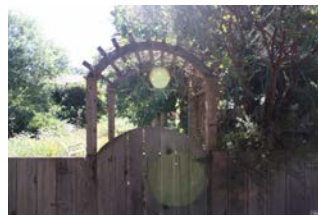
BD: 1 BA: 1 FP: Yes Pool: No SqFt: 324 R Lot Sz: 19166/0.4400 OLP: \$300,000
Stories: 1 Story YB: 1959 #Gar Sp: 0 #CP Sp: 0 APN: 096-050-010 HOA/\$: No
U/B/L:
OMD: 06/22/17 PD: 07/05/17 COE: 07/31/17 SP: \$315,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Magical! Tiny house on Dutch Bill Creek is the ultimate Zen getaway. 324 sq.ft - every nook is intentional from the petite wood stove to the sleeping loft. Fabulous deck for relaxing while overlooking the creek. Feed the ducks. Walk through redwoods. A charming fence spans the 2 lots totaling .44 acres. Somewhere between heaven & earth. There's a pirate's treehouse, two zip lines & parking for your RV. One of a kind. Yours. Your house matters.

[Additional Pictures](#)

Dir: from Monte Rio: Main Street to Fir to Bohemian Hwy **Subd:**

21712559 17990 Lark Rd Guerneville, 95446-9708 / B0700 S Single Family DOM/CDOM: 33/33 LP \$325,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 896 R Lot Sz: 6300/0.1446 OLP: \$325,000
Stories: 2 Story YB: 1971 #Gar Sp: 0 #CP Sp: 0 APN: 071-323-002 HOA/\$: No
U/B/L:
OMD: 06/02/17 PD: 07/05/17 COE: 07/07/17 SP: \$310,900 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Excellent Opportunity! Bring your hammer and tools. FLIP opportunity! Quiet location in area of full sun.

[Additional Pictures](#)

Dir: Neeley Rd to Benson Rd to Lark Drive **Subd:**

21714923 15842 Wright Dr Guerneville, 95446-9738 / B0700 S Single Family DOM/CDOM: 13/13 LP \$289,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 866 R Lot Sz: 10681/0.2452 OLP: \$289,000
Stories: 1 Story YB: 1938 #Gar Sp: 1 #CP Sp: 0 APN: 071-130-023 HOA/\$: No
U/B/L:
OMD: 06/30/17 PD: 07/13/17 COE: 07/18/17 SP: \$289,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Excellent opportunity to create your Russian River dream home or vacation getaway on a large, sun drenched lot! Vintage cottage, on public sewer and water. A fixer in need of imagination and a tool belt. Located in a sought after location, just minutes from lively downtown Guerneville and all of the Russian River and Wine Country activities!

[Additional Pictures](#)

Dir: Hwy 116 to Drake Rd, about 1/3 mile turn right onto Wright Dr. **Subd:**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Sold (7/1/2017 to 7/31/2017), Sold On MCO (7/1/2017 to 7/31/2017)
21710756 14692 Canyon 1 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 50/50 LP \$219,000



BD: 1 BA: 1/1 FP: Yes Pool: No SqFt: 768 R Lot Sz: 2200/0.0505 OLP: \$232,000
Stories: 2 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 070-280-061 HOA/\$: No
U/B/L:
OMD: 05/18/17 PD: 07/07/17 COE: 07/07/17 SP: \$225,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Charming cottage nestled in the redwoods. Your perfect weekend get-a-way or cozy year-round residence. Large, newer deck for outdoor entertaining. Wood burning stove, bedroom + walk-in closet/office upstairs with 1/2 bath. Downstairs full bath with bonus space. Municipal sewer & water. Short walk to Russian River, community pool & garden, Roadhouse Pub, tennis courts, Pee Wee golf and dog park. Low maintenance property.

[Additional Pictures](#)

Dir: River Rd to Canyon 2 to Canyon 1

Subd:

21714871 14796 Canyon 1 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 16/16 LP \$149,000



BD: 2 BA: 1 FP: Yes Pool: Yes SqFt: 864 R Lot Sz: 7200/0.1653 OLP: \$149,000
Stories: Multi Lev YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-280-067 HOA/\$: No
U/B/L:
OMD: 06/27/17 PD: 07/13/17 COE: 07/17/17 SP: \$169,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Adorable 1930's Grandma's River Cabin on a large lot with much of the original features. 1 bedroom in main part of cabin, 2nd bedroom up exterior stairs, 3rd room up another flight of exterior stairs. On sewer and municipal water. Lots of storage under the dwelling (could even park a small car). Large lot with 1 or 2 car parking. Additional parking across the street on county land. Needs new electrical meter. No flood. Cash or portfolio loan.

[Additional Pictures](#)

Dir: River Road to Canyon 2 to Canyon 1

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Financing
21625897 15015 Armstrong Woods Guerneville, 95446-9529 / B0700 P Single Family DOM/CDOM: 251/251 LP \$995,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1878 R Lot Sz: 415562/9.5400 OLP: \$995,000
Stories: 1 Story YB: 2002 #Gar Sp: 2 #CP Sp: 2 APN: 069-210-014 HOA/\$: No
U/B/L:
OMD: 11/09/16 PD: 08/04/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Road to Armstrong Woods Road

Subd:

21715813 22753 Sylvan Way Monte Rio, 95462 / B0700 P Single Family DOM/CDOM: 15/15 LP \$885,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1386 N Lot Sz: 11761/0.2700 OLP: \$885,000
Stories: 1 Story YB: 1955 #Gar Sp: 2 #CP Sp: 0 APN: 096-180-006 HOA/\$: No
U/B/L:
OMD: 07/10/17 PD: 07/25/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Upscale river front home recently remodeled. Enter through the privacy gates into the lush garden to the front door. Once inside, you will be awed at the interior colors, the sophisticated finishes and the spectacular river views that make this so magnificent. Two large decks, one with a hot tub! Stroll down a few easy steps, past the fire pit to the Kayak storage structure then down to your very own Boat dock! Close to Wineries and coastal beaches too.

[Additional Pictures](#)

Dir: Hwy 116/River Road to Laurel Dell to left on Sylvan Way.

Subd:

21714161 15900 Sunshine Ct Guerneville, 95446-9195 / B0700 P Single Family DOM/CDOM: 39/39 LP \$695,000



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 1941 R Lot Sz: 13220/0.3035 OLP: \$695,000
Stories: 1 Story YB: 1961 #Gar Sp: 2 #CP Sp: 0 APN: 071-310-044 HOA/\$: No
U/B/L:
OMD: 06/19/17 PD: 07/28/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Beautiful remodeled single story in desirable Guerneville location (not in flood zone). 4bd/2ba, 1,941 sq ft home built in 1962 on a 13,220 sq ft lot. 2-car detached garage, city water, public sewer & propane. Remodeled in 2017: dual-pane windows, laminate flooring, carpet, light fixtures, interior/exterior paint, refinished deck, kitchen counters, dishwasher, microwave, cooktop stove, landscaping, & more. Original owner/first time on market.

[Additional Pictures](#)

Dir: Drake Road to Birkhofer Road to Sunshine Court

Subd:

21713543 10661 Woodside Dr Forestville, 95436-9795 / B0700 P Single Family DOM/CDOM: 41/41 LP \$549,900



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1296 R Lot Sz: 18700/0.4293 OLP: \$549,900
Stories: 1 Story YB: 1957 #Gar Sp: 0 #CP Sp: 1 APN: 081-190-016 HOA/\$: No
U/B/L:
OMD: 06/16/17 PD: 07/27/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Location! Location! Location! Private, sunny, hilltop sanctuary in an area of higher priced homes on 18,700 sq ft. terraced lot surrounded by private woodlands. Newly updated and renovated its boast high vaulted ceilings, granite counters, stainless steel appliances, new dual pane windows, floors, carpets and fresh paint throughout. Close to Russian River beaches, fine dining and many world class wineries. Once you arrive, you won't want to leave

[Additional Pictures](#)

Dir: River Rd to Scenic R on Old River L up Canyon to Scenic/Canyon stay R to Woodside/Canyon L on Cany **Subd:**

21713825 22669 Sylvan Way Monte Rio, 95462-9797 / B0700 P Single Family DOM/CDOM: 40/40 LP \$519,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 840 N Lot Sz: 10559/0.2424 OLP: \$519,000
Stories: 1 Story YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 096-180-012 HOA/\$: No
U/B/L:
OMD: 06/17/17 PD: 07/27/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Water is life! Fabulous riverfront setting, flat, sunny, quiet, abundance of birds and life. Super neighborhood, a place to call home or vacation, charming and inviting. Enjoyable house, prime spot on the river! Enjoy your life, Expensive yet priceless.....

[Additional Pictures](#)

Dir: West on River Road, aprox 2 miles west of Monte Rio turn Left on Laurel Dell, Left on Sylvan Way

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Pending
21714098 10490 Cozey Ct Forestville, 95436-9725 / B0700 P Single Family DOM/CDOM: 28/28 LP \$415,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 780 N Lot Sz: 10019/0.2300 OLP: \$415,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 1 APN: 082-180-029 HOA/\$: No
U/B/L:
OMD: 06/20/17 PD: 07/18/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

A charming cottage on 2 parcels totaling .23 acres near the Russian river and the village of Forestville. Offering many improvements and upgrades while retaining much of the 30's charm. A period knotty pine kitchen w/ eat-in benches, vintage sliding wood windows and sun deck add to the personality of the setting. A large private yard for landscaping, sun bathing or entertaining. Just minutes to the Russian river, wineries, biking & dining

[Additional Pictures](#)

Dir: River Rd to L-Scenic. Very quick R-Old River. L-Canyon to the top. R-Woodside to Cozey Ct. **Subd:**

21715547 15180 Willow Rd Guerneville, 95446 / B0700 P Single Family DOM/CDOM: 26/26 LP \$399,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 888 R Lot Sz: 4792/0.1100 OLP: \$399,000
Stories: 2 Story,S YB: 1982 #Gar Sp: 0 #CP Sp: 2 APN: 070-230-038 HOA/\$: No
U/B/L:
OMD: 07/07/17 PD: 08/02/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Ready,Set,Go! This is the place you have been waiting for! Enchanting & magical home tucked in the Redwoods with custom spiral staircase, high ceilings, skylights & beautiful finishes throughout. Features include 2 bdms(1 bdrm & 1 loft space), updated kitchen w/new appliances, remodeled bath and a setting that just cannot be replaced. Relax outside on the wonderful deck. Completed w/2 car covered carport pkg, washer/dryer and tranquil garden.

[Additional Pictures](#)

Dir: River Road to Canyon 2, left on Canyon 7, Right on Willow Road. **Subd:**

21716524 14792 Northern Ave Guerneville, 95446 / B0700 P Single Family DOM/CDOM: 11/11 LP \$398,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 756 N Lot Sz: 6970/0.1600 OLP: \$398,000
Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 1 APN: 071-025-008 HOA/\$: No
U/B/L:
OMD: 07/16/17 PD: 07/27/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Vacation rental Russian River Bungalow with BACKYARD RIVER ACCESS in the desirable neighborhood of DRAKE ESTATES. Relax in the tropical yard, or unwind in the HOT TUB on your back deck. Stroll down to the river on your very own trail, or ride your bike into town to one of the many delicious restaurants in Gourmet Guerneville. Home comes complete with A/C unit, washer/dryer, & your very own canoe for exploring the Russian River.

[Additional Pictures](#)

Dir: Hwy 116 to Drake Rd. About 2.2 miles down Drake, L on Western, R on Northern **Subd:**

21708747 14662 Cherry St Guerneville, 95446-9673 / B0700 P Single Family DOM/CDOM: 63/63 LP \$359,950



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1456 R Lot Sz: 4500/0.1033 OLP: \$359,950
Stories: 2 Story YB: 1938 #Gar Sp: 1 #CP Sp: 0 APN: 072-070-051 HOA/\$: No
U/B/L:
OMD: 05/18/17 PD: 07/20/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Desirable location Guerneville Park. This two-story home offers a sun filled cozy living room with raised hearth brick gas fireplace, large kitchen with lots of cabinets, counter space and an eating area. Bedroom with walk-in closet and remodeled bath on the main floor. Interior laundry room extra storage. There are two bedrooms and one bath with shower over tub upstairs. Private sitting area in back. Close to town, shopping and great dinin

[Additional Pictures](#)

Dir: Traveling West through town, right on Lovers Lane,turn onto Cherry Street.House will be your left. **Subd:**

21711417 20350 River Blvd Monte Rio, 95462 / B0700 P Single Family DOM/CDOM: 35/35 LP \$349,000



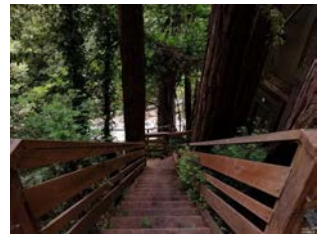
BD: 2 BA: 1 FP: No Pool: No SqFt: 759 R Lot Sz: 10258/0.2355 OLP: \$349,000
Stories: 1 Story YB: 1910 #Gar Sp: 0 #CP Sp: 1 APN: 095-231-029 HOA/\$: No
U/B/L:
OMD: 06/26/17 PD: 07/31/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This classic 1910 riverfront cabin awaits a new Owner to carry it into the 21st century. Redwood construction, dine-in Kitchen, western-style bar in Living Room, updated mid-century with Youngstown Kitchen cabinets and matching appliances, classic covered Back Porch with riverviews, septic repaired 3-years ago, no history of flooding in living areas, carport with plenty of off-street parking, large Back Yard, River-access possible.

[Additional Pictures](#)

Dir: Hwy. 116 to Monte Rio, cross bridge, take first L turn, veer L at T, past Field Ln., on L. **Subd:**

21710358 17464 Old Monte Rio Rd Guerneville, 95446-9024 / B0700 P Single Family DOM/CDOM: 78/78 LP \$229,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 476 R Lot Sz: 10500/0.2410 OLP: \$229,000
Stories: Multi Lev YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 072-160-053 HOA/\$: No
U/B/L:

OMD: 05/18/17 PD: 08/04/17 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is,Other

Stairway to Heaven. With a little imagination and sweat equity you can make this vintage charmer your own. This hillside home features a concrete foundation and is serviced by public water and sewer. Lots of bonus space. Parking area. Includes vacant lot nextdoor!

[Additional Pictures](#)

Dir: Hwy 116 west of Guerneville right on old Monte Rio Road

Subd:

21706873 100 SUNRISE Mtn Cazadero, 95421 / B0700 CN Single Family DOM/CDOM: 114/114 LP \$744,900



BD: 3 BA: 3 FP: Yes Pool: No SqFt: 2164 R Lot Sz: 104108/2.3900 OLP: \$769,000
Stories: 2 Story YB: 1980 #Gar Sp: 2 #CP Sp: 0 APN: 105-120-006 HOA/\$: Yes/\$72.00/Mo
U/B/L:

OMD: 04/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is,None

Secluded Paradise Mountaintop Retreat with spectacular views. Colorful in-bloom outdoor gardens & fountains wind along the periphery of property. Second story includes 3 bedrooms, 2 full baths including delightful jetted tub. Downstairs has complete bath with sleeping room. Striking granite kitchen back-splash & counter-tops with stainless steel appliances. Sizable pantry in kitchen hallway. 2 car garage. 2.39 sunny acres with open, level space.

[Additional Pictures](#)

Dir: 6 miles from Guerneville to Caz. Hwy. Sunrise on L. almost 3 miles. Right before Babe Ruth statue.

Subd:

21716842 15650 Old River Rd Guerneville, 95446-9545 / B0700 CN Single Family DOM/CDOM: 19/52 LP \$489,950



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1162 R Lot Sz: 11400/0.2617 OLP: \$489,950
Stories: 1 Story YB: 1946 #Gar Sp: 0 #CP Sp: 0 APN: 070-110-026 HOA/\$: No
U/B/L:

OMD: 07/18/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Wonderful 2 bedroom Russian River home just minutes from the water and downtown! Home offers remodeled kitchen and baths, new propane system, newer dual pane windows, upgraded interior paint, crown moulding, large private patio, and tons of extras.

[Additional Pictures](#)

Dir: 116 across bridge turns into Old River when you cross over River Road.

Subd:

21714207 8355 Mirabel Ave Forestville, 95436-9937 / B0700 CN Single Family DOM/CDOM: 43/43 LP \$425,000



BD: 4 BA: 2 FP: No Pool: No SqFt: 1368 R Lot Sz: 7963/0.1828 OLP: \$425,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 082-023-051 HOA/\$: No
U/B/L:

OMD: 06/19/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This is a duplex, not a single family home. Each unit is 700 sq.ft. and has 2 bedrooms, 1 bath, and yard with deck. Off street parking is in front of units, but there is no garage. Duplex was built in 1950.

[Additional Pictures](#)

Dir: River Road left on Mirabel

Subd:

21614607 8110 Tyrone Rd Monte Rio, 95462 / B0700 CN Single Family DOM/CDOM: 326/326 LP \$185,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 764 R Lot Sz: 28314/0.6500 OLP: \$200,000
Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 2 APN: 074-250-022 HOA/\$: No
U/B/L:

OMD: 06/21/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Short Sale

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

[Additional Pictures](#)

Dir: Bohemian Hwy to Tyrone road.

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Financing
21710851 8990 Highway 116 Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 60/60 LP \$950,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 2368 R Lot Sz: 217800/5.0000 OLP: \$1,100,000
Stories: 1 Story YB: 1980 #Gar Sp: 4 #CP Sp: 1 APN: 084-230-007 HOA/\$: No
OMD: 06/07/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

One of a kind custom built mountaintop retreat in Pocket Canyon area. Prepare to be wowed by this unique solidly designed & spacious 2,368sf cedar home, large 4 car garage, original charming shed & carport, many fruit trees, decks, patios, open space & enviable water storage system. Ample flat area for parking, playing, planting, and animals. Enjoy 5 acres of PRIVACY, SERENITY, beauty, charm year round or as weekend retreat. DON'T MISS THIS OPPORTUNITY!

[Additional Pictures](#)

Dir: Hwy. 116 to property. Look for brown sign on 116 which has address 9000. Home at top of gated road. **Subd:**

21712637 17443 Riverside Dr Guerneville, 95446-9635 / B0700 CC Single Family DOM/CDOM: 64/64 LP \$875,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1866 R Lot Sz: 7000/0.1607 OLP: \$875,000
Stories: 2 Story YB: 1936 #Gar Sp: 2 #CP Sp: 0 APN: 072-190-061 HOA/\$: No
OMD: 06/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

River Dream- Classic Riverfront home in a terrific area above the summer dam. 1930's Style in Living room, attached family room. Separate formal dining room and full amenity eat-in kitchen. 3 bedrooms, 2 remodeled bathrooms plus an outdoor shower. Rear decks are both covered and open. Stairs to patio and sitting areas and right to the Russian River. Central heat, wood floors. Furnished. Canoe included.

[Additional Pictures](#)

Dir: Hwy 116 west of Dubrava to Riverside Drive **Subd:**

21715944 21894 Russian River Ave Villa Grande, 95486 / B0700 CC Single Family DOM/CDOM: 27/27 LP \$799,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1057 R Lot Sz: 8276/0.1900 OLP: \$799,000
Stories: 1 Story YB: 1933 #Gar Sp: 2 #CP Sp: 0 APN: 095-051-001 HOA/\$: No
OMD: 07/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Fabulous craftsman style riverfront home located in the hamlet of Villa Grande. Parcel is .19 of an acre with private access to the Russian River. This home features 2 bedrooms, 2 full baths plus enclosed sleeping porch and bonus room currently used as office space. Coffered ceiling in living room and dining area. Attached garage with laundry and huge space for shop or storing all your river toys. New electrical service. Close to coast & wineries

[Additional Pictures](#)

Dir: Moscow Road to Russian River Ave. **Subd:**

21715291 19616 Redwood Dr Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 27/27 LP \$649,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 2807 R Lot Sz: 8276/0.1900 OLP: \$649,000
Stories: 2 Story YB: 1977 #Gar Sp: 3 #CP Sp: 0 APN: 094-250-008 HOA/\$: Yes/\$150.00/Se
OMD: 07/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Sophisticated Elegance greets you from this fabulous home in one of our most prestigious neighborhoods at the Northwood Golf Course. Recently redone from top to bottom to create an entertainers delight! Huge deck for twilight dinner parties or soaking up the sunshine and gazing at our majestic redwoods. Versatile custom designed floorplan has room for everyone. 3 car garage plus workshop storage. We even have a dumbwaiter! Come live the good life

[Additional Pictures](#)

Dir: Hwy 116 to Redwood Dr. **Subd:**

21710527 9357 Champs De Elysees Forestville, 95436-9518 / B0700 CC Single Family DOM/CDOM: 87/87 LP \$639,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1715 R Lot Sz: 10890/0.2500 OLP: \$675,000
Stories: 2 Story YB: 1992 #Gar Sp: 1 #CP Sp: 0 APN: 082-102-004 HOA/\$: No
OMD: 05/11/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Gorgeous 3 Bed/2 Bath Contemporary style home with open floor plan, stunning hardwood & tile floors throughout & remodeled kitchen that sits on a .25 acre lot with a park like setting. A full bed & bath downstairs is ideal for in-law suite or home office. Beautiful windows line the 2nd floor dining area & living room to capture the amazing views. A spacious deck runs along the home w/a private hot tub area & huge yard. Garage and lots of parking!

[Additional Pictures](#)

Dir: Hwy 101 North to River Road to Champs de Elysees, Stay Left to Stop Sign then turn Right. **Subd:**

21714219 14735 Old Cazadero Rd Guerneville, 95446-9004 / B0700 CC Single Family DOM/CDOM: 47/47 LP \$599,000



BD: 1 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1315 R **Lot Sz:** 5000/0.1148 **OLP:** \$729,000
Stories: 2 Story, **YB:** 2015 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-070-058 **HOA/**\$: No
U/B/L:
OMD: 06/20/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Custom designed tri-level Wine Country home in Guerneville completed in 2016. 2nd level consists of an open living/dining/kitchen along with master bedroom with full bath and walk in closet. Wrap around deck from living room to bedroom. 3rd level is host to a loft bedroom/office and full bath with spa tub. 1st level consists of mud and laundry room. There is an opportunity for a 420 sq. ft. bedroom/bath or granny unit.

[Additional Pictures](#)

Dir: Take River Road exit from Hwy. 101. Head west towards Guerneville, turn right on Old Cazadero Road. **Subd:**

21714149 10590 River Dr Forestville, 95436-9752 / B0700 CC Single Family DOM/CDOM: 27/27 LP \$575,000



BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2684 R **Lot Sz:** 6752/0.1550 **OLP:** \$575,000
Stories: 2 Story **YB:** 1947 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-220-015 **HOA/**\$: No
U/B/L:
OMD: 07/10/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Looking for easy beach access, all day sun and plenty of space for storage, RV & Boat and seasonally Steelhead fishing. This property has 2 spacious legal units as summer home or full time living and great potential of rental income. Located 70 miles north of San Francisco, surrounded by vineyards, redwoods & well known restaurants, 19 miles from the ocean and a stroll down the path to the Russian River, there are plenty of fun activities for you

[Additional Pictures](#)

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

21713581 17753 Orchard Ave Guerneville, 95446-9799 / B0700 CC Single Family DOM/CDOM: 23/23 LP \$565,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1140 R **Lot Sz:** 3920/0.0900 **OLP:** \$565,000
Stories: 2 Story **YB:** 1989 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-240-079 **HOA/**\$: No
U/B/L:
OMD: 07/14/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

This three bedroom, two bathroom home is located in one of Guerneville's most coveted neighborhoods. The Vacation Beach Beauty boasts nearly 1200 sq. ft. of living space, cathedral ceilings in the kitchen, family room and dining room, large master bedroom, with a stall shower in the en suite, beautifully landscaped front and rear yards, with decking, awesome views of the surrounding mountains and woods, finished garage and so much more.

[Additional Pictures](#)

Dir: Hyw 116 to Neeley Rd, R/ on Montesano, L/ Orchard **Subd:**

21711479 11940 Hillside Rd Forestville, 95436-9759 / B0700 CC Single Family DOM/CDOM: 52/52 LP \$497,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2088 R **Lot Sz:** 6268/0.1439 **OLP:** \$497,000
Stories: Multi Lev **YB:** 1927 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 081-281-050 **HOA/**\$: No
U/B/L:
OMD: 06/15/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

High on a hill overlooking Summerhome Park sits this lovely large recently renovated home. It includes a huge kitchen, warm open living area and sunny enclosed porch. Currently configured as a 4 bdrm it is ideal for hosting large groups. SHP has been a destination for over 100 years and membership allows access to the private beach, historic lodge and events. The perfect place for family and friends to gather and enjoy all the River has to offer!

[Additional Pictures](#)

Dir: River Rd to Forest Hills Rd right on Summerhome Park Rd to Laurel Rd to Pine Ridge Rd to Hillside Rd **Subd:**

21709127 26682 Guerneville Jenner Duncans Mills, 95430 / B0700 CC Single Family DOM/CDOM: 101/101 LP \$489,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 840 R **Lot Sz:** 11700/0.2686 **OLP:** \$489,000
Stories: 1 Story **YB:** 1964 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 096-090-022 **HOA/**\$: No
U/B/L:
OMD: 04/27/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

This wonderful River front home comes to the market for the very first time. 2 parcels 096-090-023 & 096-090-022 covering over 1/2 acre with a 2 bed 1 bath 840 sq ft. home. Large deck for entertaining. perfect setting to get away from it all. New roof. Home was elevated after 1997 flood and has a certificate of elevation. Newer Septic system was also installed at the time. Home is located approx. 2 miles west of the beautiful town of Duncan's Mill

[Additional Pictures](#)

Dir: Approximately 2 miles West of Duncan's Mills. **Subd:**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Pending

21713277 16063 Riverlands Rd Guerneville, 95446-9417 / B0700 CC Single Family DOM/CDOM: 56/56 LP \$479,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 979 R Lot Sz: 4948/0.1136 OLP: \$495,000
Stories: 1 Story YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 071-140-039 HOA/\$: No
OMD: 06/11/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Classic two bedroom, one bath Russian River home. Spacious living room with classic woodwork, including original wood floors. Laundry and pantry room off kitchen. Home raised above flooding. Beneath is a large two car garage with workshop. Set in a sunny location overlooking tennis courts, Pee Wee Golf, and regional parks. Located less than half a mile to downtown Guerneville and less than 1/4 mile to the river at the neighborhood dock.

[Additional Pictures](#)

Dir: Highway 116 to Drake. Left on Riverlands just past the tennis courts. 3rd house on right.

Subd:

21716832 10981 Terrace Dr Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 18/18 LP \$450,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 730 N Lot Sz: OLP: \$418,000
Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 082-280-037 HOA/\$: No
OMD: 07/19/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Adorable cottage in the hills of Forestville. Tastefully remodeled and overflowing with charm. This home exudes nostalgia as it sits peacefully on the hillside with lots of landscaped yard space and nearby river access. 2 bdrm plus additional sleeping rooms. Large open living area with vaulted ceilings/skylight. Kitchen features all new appliances, farmers sink and wood block counters with french doors leading out to large deck. Hot Tub/yoga area.

[Additional Pictures](#)

Dir: From Forest Hills Dr turn right onto Summerhome Park then left onto Ogburn Ln. Home on RT.

Subd:

21715969 17785 Santa Rosa Ave Guerneville, 95446-9066 / B0700 CC Single Family DOM/CDOM: 24/24 LP \$440,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 860 R Lot Sz: 18526/0.4253 OLP: \$440,000
Stories: 2 Story YB: 1952 #Gar Sp: 1 #CP Sp: 0 APN: 072-214-016 HOA/\$: No
OMD: 07/13/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Go ahead. Walk through the gate. Your classic vintage river cottage awaits. Delightful. Funky. Fine. Over .42 acres of private yard in the style of a romantic English country garden. Ample decks for entertaining. A detached granny. There are mountain views, redwoods, & sun awaiting you in this private oasis. The winding country road is a prelude to the bounty of earthly delights for your glorious compound. Garage included. Your house matters.

[Additional Pictures](#)

Dir: River Rd to Cnopious, Right on Old Monte Rio Rd, Left on Santa Rosa Ave. Exit back same way

Subd:

21710171 14 Kidd Creek Rd Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 90/90 LP \$439,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1050 R Lot Sz: 48600/1.1157 OLP: \$439,000
Stories: 1 Story YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 105-080-028 HOA/\$: No
OMD: 05/08/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Private setting in the forest with pristine creek across the street. This home is in great condition and sits on 1.1 acres. Would make a great first time home or vacation getaway. Decks for relaxing lots of windows looking out into the forest.

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Highway left on Kidd Creek

Subd:

21716044 8255 Tyrone Rd Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 26/26 LP \$429,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 864 R Lot Sz: 24385/0.5598 OLP: \$429,000
Stories: 1 Story YB: 2002 #Gar Sp: 0 #CP Sp: 0 APN: 074-264-005 HOA/\$: No
OMD: 07/11/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Situated in the redwoods with an abundance of sunlight, this cozy cottage is suitable for weekend retreats or year round living in Wine Country. Built ground up in 2002, this home is solidly constructed with all the infrastructure in place. It is ready for your cosmetic improvements to complete one of the more special homes in the area. Sale includes apn# 074-294-012 creating a serene, private and peaceful acre+ get away.

[Additional Pictures](#)

Dir: Bohemian Hwy to Tyrone to Main (House is off Main up the hill). First house on the left hand side.

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Pending

21714041 9334 Champs De Elysees Forestville, 95436-9518 / B0700 CC Single Family DOM/CDOM: 51/51 LP \$425,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 833 V Lot Sz: 5001/0.1148 OLP: \$425,000
Stories: 1 Story YB: 1942 #Gar Sp: 0 #CP Sp: 2 APN: 082-104-049 HOA/\$: No
U/B/L:
OMD: 06/16/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is, None

Immediately upon walking in the door, you'll notice the living space flooding with light through the multiple skylights and many windows. The home was designed for easy living in mind with its open floor plan, updated finishes, stainless steel appliances, and gorgeous counter tops. This 2 bedroom/1 bath home plus loft is surrounded by mature trees, offering an outdoor oasis with a backyard full of privacy and sun! Close to wineries and the river.

[Additional Pictures](#)

Dir: Take River Road, Turn on Champs De Elysees go up the hill. Property on right hand side.

Subd:

21716613 17365 Park Ave Guerneville, 95446-9621 / B0700 CC Single Family DOM/CDOM: 21/21 LP \$420,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 720 R Lot Sz: 3598/0.0826 OLP: \$420,000
Stories: 1 Story YB: 1949 #Gar Sp: 1 #CP Sp: 0 APN: 072-160-012 HOA/\$: No
U/B/L:
OMD: 07/16/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: None

Cute and Classy. This is a 2 bed 1 bath home you would be proud to show off. 1994 Remodel. New floors, paint & kitchen appliances this week. Was a quonset and remodeled to modern standards with remaining curved wood ceilings giving the interior a unique feel with high ceiling. This cute home feels roomy and spacious with lots of light and windows. Beautiful tropical feeling court yard. And you get a detached sleeping cottage with its own bath.

[Additional Pictures](#)

Dir: Hwy 116 west. Right on Old Monte Rio Rd. Right on Park Ave.

Subd:

21709774 15080 Canyon 6 Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 88/88 LP \$410,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 616 R Lot Sz: 5663/0.1300 OLP: \$410,000
Stories: 1 Story YB: 1917 #Gar Sp: 0 #CP Sp: 0 APN: 070-220-019 HOA/\$: No
U/B/L:
OMD: 05/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Quiet, sun drenched cottage with granny unit on a lovingly landscaped parcel is waiting for you. Charming in every way and walking distance to the Russian River, tennis courts and community gardens. Private and peaceful this home is perfect for second home or weekend getaway. The main house offers a nice open kitchen overlooking the large living room with open beam ceilings, with skylights great light throughout. Granny unit offers great monthly income

[Additional Pictures](#)

Dir: River Rd, Canyon 2, left on Canyon 7, right Canyon 6, at the end on the right. No sign at property

Subd:

21707741 9210 Rio Vista Rd Forestville, 95436-9512 / B0700 CC Single Family DOM/CDOM: 108/108 LP \$399,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 660 R Lot Sz: 2104/0.0483 OLP: \$449,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 082-121-055 HOA/\$: No
U/B/L:
OMD: 04/20/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

This charming bungalow sits among the triumphant redwoods situated in the heart of the Russian River AVA, minutes from two river beaches and wineries. This 2 bedroom, 1 bath home has been tastefully remodeled - tile floors greet you as you enter the lovely living room making you feel like you just want to stay. The flooring continues into the kitchen that has been upgraded with granite counter tops, marble back splash.

[Additional Pictures](#)

Dir: River Road to Rio Vista Road

Subd:

21718330 10760 River Dr Forestville, 95436-9814 / B0700 CC Single Family DOM/CDOM: 0/0 LP \$395,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1417 R Lot Sz: 8276/0.1900 OLP: \$395,000
Stories: 1 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 082-251-003 HOA/\$: No
U/B/L:
OMD: 08/06/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Live on the river in Forestville in this fabulous fixer with RIVER VIEWS & RIVER ACCESS! Property has so much potential! 3 bedrooms & 1 bathroom, great room and enclosed porch leading out onto the deck and your own river views.. Start making your RUSSIAN RIVER memories today!

[Additional Pictures](#)

Dir: River Rd., L on Forest Hills Rd, R on Old River Rd, R on River Dr

Subd:

21714582 21471 Bonita Ter Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 45/45 LP \$375,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 794 N **Lot Sz:** 12550/0.2881 **OLP:** \$375,000
Stories: 1 Story **YB:** 1956 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-142-002 **HOA/\$:** No
U/B/L:
OMD: 06/22/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Stunning Bonita Terrace Getaway located in the Monte Rio Terraces that surrounded by the redwoods in a peaceful, secluded setting w/ 1 bed/1bath plus a bonus room. Expansive, private 400 sqft deck perched in the woods off the cozy living room creating a great indoor outdoor lifestyle. Beautiful cathedral ceilings, skylights, & a wood burning stove w/ a spacious kitchen and gas burning stove. Huge yard for gardening, outdoor shower, and hot tub!

[Additional Pictures](#)

Dir: Starrett Hill, L-Middle Ter, R-Rio Vista Ter, L-Huckleberry, R-Highland, L-Laurel, R-Bonita Terrace **Subd:**

21715192 19116 Ridgecrest Dr Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 38/38 LP \$359,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1343 R **Lot Sz:** 7000/0.1607 **OLP:** \$359,000
Stories: 1 Story **YB:** 1944 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-170-021 **HOA/\$:** No
U/B/L:
OMD: 06/29/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Notice Of Def, Offer As Is

Cute 2 bdrm home on nice lot, surrounded by Redwoods, but with lots of sun. Walk to Northwood golf course! Or the river. Sunny backyard with nice deck, and gorgeous Redwoods to look at. House has vaulted wood ceilings, nice fireplace, cute kitchen, inside utility rm plus hobby room area. The entire area under the house is an improved basement area with windows and a small garage or large storage area. Two driveways with plenty of parking.

[Additional Pictures](#)

Dir: Hwy 116 to Northwood golf course, make a right on Ridgecrest, about 300 yards up the hill by Jasmine **Subd:**

21709729 15010 Canyon 6 Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 93/93 LP \$319,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 665 N **Lot Sz:** 4792/0.1100 **OLP:** \$349,000
Stories: 1 Story **YB:** 1923 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-050 **HOA/\$:** No
U/B/L:
OMD: 05/05/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

HUGE PRICE REDUCTION of \$20,000!! Great property! Beautifully remodeled. Perfect for vacation getaway or private living. New roof, upgraded electrical & plumbing, refurbished retaining wall, laundry rm, quality materials & workmanship. New appliances, heating & upgrades w/ attractive, stylish knotty pine, private backyard, on quite end of loop road! Near park, community garden, river, wineries, restaurants & swimming pool! Use entry as office?

[Additional Pictures](#)

Dir: River Rd, Rt onto to Canyon 7 Rd. Turn right onto Canyon 6 and veer left to property. **Subd:**

21710319 14995 FOOTHILL Blvd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 85/85 LP \$299,999



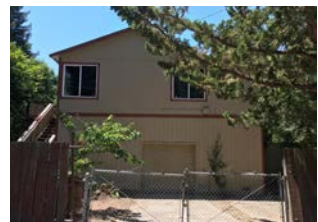
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 780 R **Lot Sz:** 5750/0.1320 **OLP:** \$359,000
Stories: 1 Story **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-160-011 **HOA/\$:** No
U/B/L:
OMD: 05/11/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Convenient location raised above the flood. Sun, large wrap around deck, updated bath and kitchen, brand new stove top and wall oven, marble tile floors, HUGE Basement. Lots of light, short distance to town, River, live theater, restaurants. Serenity to Kayak or canoe, walk or ride your horse in Armstrong Woods Park. Only 15 miles to the rugged Sonoma Coast or to the Wine Country. Interest rates are still at a record low; What are you waiting for?

[Additional Pictures](#)

Dir: From 101: River Rd. past Rio Nido to Foothill Blvd. R. and immediate 90 degree left. 4th House on R. **Subd:**

21713705 10670 Grays Ct Forestville, 95436-9731 / B0700 CC Single Family DOM/CDOM: 54/54 LP \$275,900



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 792 R **Lot Sz:** 5998/0.1377 **OLP:** \$289,900
Stories: 2 Story **YB:** 1949 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-243-026 **HOA/\$:** No
U/B/L:
OMD: 06/13/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is, REO

Opportunity Knocks! This is your chance to fix and flip or hold for a Russian River get-a-way! Walking distance to the Russian River, conveniently located behind Sam's Market, this property offers lots of possibilities.

[Additional Pictures](#)

Dir: River Road to Grays Road, 2nd house after Grays Court street sign. **Subd:**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Financing
21713008 20340 Highway 116 Hwy Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 62/213 LP \$249,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 1147 R Lot Sz: 5201/0.1194 OLP: \$249,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 094-129-010 HOA/\$: No
U/B/L:
OMD: 06/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Opportunity knocks, approved plans to be delivered b4 close, in home down to studs! In Beautiful Russian River Town of Monte Rio. Personalize w/ touches you always wanted! Centrally located in Monte Rio, a Stone's Toss away from MR Riverfront Meadow & Russian River. Paddle down the river (quick access), 2 blocks to Rio Theatre, Enjoy Scenic Drive down Bohemian Hwy., bike ride, enjoy redwood lined scenery, catch concert, or wine tast. Plans on file.

[Additional Pictures](#)

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

21716666 20281 Railroad Ave Monte Rio, 95462 / B0700 CR Single Family DOM/CDOM: 18/18 LP \$388,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 684 R Lot Sz: 4535/0.1041 OLP: \$388,000
Stories: 1 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 095-225-027 HOA/\$: No
U/B/L:
OMD: 07/19/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Lush & Lovely Monte Rio Sanctuary! Peacefully situated in picturesque wooded splendor this 1BR/1BA cottage w/ detached garage is the perfect romantic getaway. Large sheltered decks compliment deep wood interiors to create a relaxed & expressive ambience. Glass doors open to green outlooks, handsome rock fireplace warms the night, tiered landscaping & water fountain, private rear yard backs to the Bohemian Grove. A wonderful opportunity to relax!

[Additional Pictures](#)

Dir: HWY 116 across Monte Rio Bridge continue straight on Boho HWY - Left on Boho Ave - Left on Railroad **Subd:**

21703163 5566 N Gravenstein Hwy Forestville, 95436-9697 / B0700 A Farms/Ranch DOM/CDOM: 166/166 LP \$7,995,000



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 2561 R Lot Sz: 914324/20.9900 OLP: \$8,900,000
Stories: 2 Story YB: 1912 #Gar Sp: 2 #CP Sp: 0 APN: 084-170-001 HOA/\$: No
U/B/L:
OMD: 02/21/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Forestville Heritage Property - Kozlowski Farms: 21 acres (sub-dividable); 10,000 sf main production facility (Blt in 2013); 6,800 sf of renovated warehouses (2); 2,500 +/- sf main house; existing permitted ag processing & retail store (main building); winery permit pending; new up-graded electrical, water & septic; substantial income from 14.89 acre pinot noir vineyard. DA zoning allows any agricultural use. Offering for real estate only.

[Additional Pictures](#)

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

21713424 19540 King Ridge Rd Cazadero, 95421-9613 / B0700 A Single Family DOM/CDOM: 57/410 LP \$4,950,000



BD: 3 BA: 3 FP: Yes Pool: No SqFt: 5070 R Lot Sz: 13009630/298.6600 OLP: \$4,950,000
Stories: 2 Story YB: 2010 #Gar Sp: 3 #CP Sp: 0 APN: 106-240-020 HOA/\$: No
U/B/L:
OMD: 06/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Stunning Ranch featuring a world class estate home that connects strongly with the land & surrounding nature. Done in impeccable taste with the finest finishes, creating indoor/outdoor living at its best with natural stone terraces and tranquil ponds. Breathtaking distant views, perfect privacy, rolling meadows, magnificent forests & vineyard land in the Sonoma Coast AVA. Borders Austin Creek State Park.

[Additional Pictures](#)

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

21701379 7800 Giusti Rd Forestville, 95436-9273 / B0700 B A Single Family DOM/CDOM: 170/170 LP \$4,950,000



BD: 3 BA: 3/1 FP: Yes Pool: Yes SqFt: 5079 O Lot Sz: 1570774/36.0600 OLP: \$5,250,000
Stories: 1 Story YB: 2004 #Gar Sp: 3 #CP Sp: 0 APN: 083-170-054 HOA/\$: No
U/B/L:
OMD: 02/15/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release, Contingent Show, Contingent No Show, Pending
21711537 8781 Martinelli Rd Forestville, 95436-9258 / B0700 A Single Family DOM/CDOM: 51/51 LP \$3,195,000



BD: 3 BA: 3 FP: Yes Pool: No SqFt: 2116 R Lot Sz: 2635816/60.5100 OLP: \$3,195,000
Stories: 1 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 083-200-002 HOA/\$: No
U/B/L:
OMD: 06/16/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

This 3BD/3BA farmhouse compound is nestled on 75+ acres of a bucolic wine country knoll overlooking mountains and historical vineyards. There are 15+/- acres of vineyard surrounding the main house and a large 1 bedroom guest house with kitchenette, a workshop, and two barns. The property boasts vineyard views from the wraparound porch, outdoor dining, and is being sold beautifully appointed with high-design furnishings.

[Additional Pictures](#)

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

Subd:

21714829 6361 Trenton Healdsburg Forestville, 95436-9613 / B0700 A Single Family DOM/CDOM: 32/32 LP \$1,799,000



BD: 3 BA: 3 FP: Yes Pool: No SqFt: U Lot Sz: 767092/17.6100 OLP: \$1,799,000
Stories: 1 Story YB: 1912 #Gar Sp: 6 #CP Sp: 0 APN: 078-010-014 HOA/\$: No
U/B/L:
OMD: 07/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21710623 16326 Valley Ln Guerneville, 95446-9515 / B0700 A Single Family DOM/CDOM: 86/86 LP \$1,250,000



BD: 5 BA: 3 FP: No Pool: Yes SqFt: 3549 R Lot Sz: 22503/0.5166 OLP: \$1,250,000
Stories: 1 Story YB: 1985 #Gar Sp: 0 #CP Sp: 0 APN: 069-270-009 HOA/\$: No
U/B/L:
OMD: 05/12/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Luxurious, comfortable, spacious home plus guest cottage in a beautiful, peaceful setting. 5 BRs/3 baths in main house, in-ground 20'X40' salt water pool, hot tub, patios, gardens, views of wooded hills. Garage converted to game room, easy to return. Current use is vacation rental with additional sleeping room for up to 14 guests. Great location within minutes of Guerneville, Russian River, Armstrong Redwoods Park. Private guest cottage too.

[Additional Pictures](#)

Dir: From River Rd, north on Armstrong Woods Rd, left on Laughlin Rd to Valley View.

Subd:

21712782 15347 Armstrong Woods Guerneville, 95446-9202 / B0700 A Single Family DOM/CDOM: 60/60 LP \$1,199,000



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 2390 R Lot Sz: 169013/3.8800 OLP: \$1,275,000
Stories: 1 Story YB: 2002 #Gar Sp: 2 #CP Sp: 2 APN: 069-200-074 HOA/\$: No
U/B/L:
OMD: 06/07/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Privately situated just outside of town, this gracious resort-style home is a pristine oasis of pure luxury & comfort. Enter through a hidden gate into a secluded park-like setting that will take your breath away! Large custom built 4BR 2BA home is stylishly designed for absolute comfort & unforgettable entertaining. Large 2 Car attached Garage. Enchanting seasonal creek & there's even room for a pool. Access to World-class Wineries & fine Dining.

[Additional Pictures](#)

Dir: Main Intersection of town - Armstrong Woods - on the RIGHT.

Subd:

21717445 12130 Highway 116 Guerneville, 95446-9480 / B0700 A Single Family DOM/CDOM: 10/10 LP \$1,195,000



BD: 6 BA: 6/1 FP: Yes Pool: No SqFt: 2829 R Lot Sz: 87120/2.0000 OLP: \$1,195,000
Stories: 2 Story YB: 1891 #Gar Sp: 0 #CP Sp: 0 APN: 085-070-010 HOA/\$: No
U/B/L:
OMD: 07/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Beautiful Victorian Home with wrap-around Deck for enjoying the wonderful Summer and Fall weather at the Russian River. Four Guest Rooms in the Main Home, along with owner's living quarters. Guest Cottage is great for those special weekend get-aways. Total 6 Bed, 6 1/2 Bath. 6 Fireplaces. Hot Tub / Deck Area and Dry Sauna for the ultimate relaxation! Close to dozens of World-Class wineries. Thirty minutes to the Sonoma Coast.

[Additional Pictures](#)

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

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Pending

21716128 12422 Westside Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 13/13 LP \$1,150,000



BD: 3 BA: 3/1 FP: Yes Pool: Yes SqFt: 3719 A Lot Sz: 30492/0.7000 OLP: \$1,150,000
Stories: 3 Story YB: 1930 #Gar Sp: 2 #CP Sp: 0 APN: 081-052-044 HOA/\$: No
OMD: 07/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Experience the best of old & new at this landmark 1930's Riverfront Lodge. Located between Healdsburg & Guerneville along a premier wine country road, the gracious 3700 sq/ft home built by Henry Hess maintains its original charm w/modern amenities. Stunning great room! Updated kitchen! Dazzling views of the Russian River plus river access from your own dock. Gated entry w/ plenty of parking and sun! Pool, hot tub, garage w/car lift. One of a kind!

[Additional Pictures](#)

Dir: River Road just past the Hacienda Bridge to Westside Road. Home is on the right.

Subd:

21707376 16100 Old Cazadero Rd Guerneville, 95446-9012 / B0700 B A Single Family DOM/CDOM: 114/114 LP \$1,145,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2406 R Lot Sz: 592852/13.6100 OLP: \$1,145,000
Stories: Multi Lev YB: 1989 #Gar Sp: 0 #CP Sp: 0 APN: 072-021-011 HOA/\$: No
OMD: 04/13/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Privately situated in stately splendor & on over 13 gated acres, this custom 3BR 2BA home + media room + barn is pure sophistication & style. Rich handcrafted woodwork, volume open beamed ceilings, dramatic centerstage fireplace, elevated view windows and media space with digital surround-sound. Soak it all in along glorious tiered entertainment decks with sunken hot tub. Private well, detached barn and just moments to downtown Guerneville.

[Additional Pictures](#)

Dir: HWY 116 just past town, RIGHT on Old Cazadero

Subd:

21714853 6320 Trenton Healdsburg Forestville, 95436-9613 / B0700 A Single Family DOM/CDOM: 32/32 LP \$1,075,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2012 N Lot Sz: 38355/0.8805 OLP: \$1,075,000
Stories: Other YB: 1949 #Gar Sp: 3 #CP Sp: 0 APN: 078-010-026 HOA/\$: No
OMD: 07/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Charming country home built circa 1949 on .88 acre parcel. Lovingly maintained with 3 beds, 2 baths, living room, family room with dining area and kitchen. Single level living with 1 bed and sitting room on lower level. Many outbuildings including 3 car garage, shop/storage, home office or artist studio, greenhouse and raised garden beds. Enjoy the relaxing deck shaded by huge redwood tree. RRD zoning may allow vacation rental.

[Additional Pictures](#)

Dir: River Rd to Trenton Healdsburg Rd. First driveway on the left.

Subd:

21717134 19639 Redwood Dr Monte Rio, 95462-9712 / B0700 A Single Family DOM/CDOM: 11/11 LP \$975,000



BD: 3 BA: 4 FP: Yes Pool: No SqFt: 2000 N Lot Sz: 20038/0.4600 OLP: \$975,000
Stories: 3 Story YB: 1967 #Gar Sp: 0 #CP Sp: 2 APN: 094-250-013 HOA/\$: No
OMD: 07/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

A contemporary river retreat offers 3 BRs/4 baths with towering celestial glass, 20'+ stack rock fireplace hearth, a sumptuous master suite, loft retreat, and spacious decking that offers broad views of the shimmering Russian river. 2 lower guest/bonus rooms offer a shared bath. Launch kayaks off your own steps to the water! The sun-drenched parcel is framed by towering redwoods and is contiguous to the world famed Bohemian Grove retreat.

[Additional Pictures](#)

Dir: Hwy 116 to Redwood Dr or take service road next to the post office/Northwoods. Then R-Redwood Dr. **Subd:** Northwood

21708760 24591 Highway 116 Duncans Mills, 95430 / B0700 A Single Family DOM/CDOM: 96/149 LP \$975,000

BD: 6 BA: 2 FP: Yes Pool: No SqFt: 3600 O Lot Sz: 31002/0.7117 OLP: \$975,000
Stories: 2 Story, YB: 1890 #Gar Sp: 0 #CP Sp: 0 APN: 096-160-012 HOA/\$: No
OMD: 05/02/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Air B&B? Last Duncan Family House, built in 1890. Lovingly restored with remodeled kitchen and baths. Was Bed and Bkfst. Commercial Septic. Elegant detailing, light, Three Fireplaces, 14 ft ceilings downstairs. Year-Round Sunny location with views to South across town. Detached studio. Access to private Gated Riverfront lot with beach. Next to 180 Acre parcel with pond and trails. Town has restaurants and shops. 1 Mile to Sonoma Coast State Park

[Additional Pictures](#)

Dir: Hwy 116 8 Miles from Guerneville, 2 Miles from Cazadero Highway, 4 Miles from Jenner/Pacific Ocean

Subd:

21712917 9801 Hillside Dr Forestville, 95436-9774 / B0700 A Single Family DOM/CDOM: 62/62 LP \$949,000



BD: 3 BA: 2/1 FP: Yes Pool: Yes SqFt: 1752 R Lot Sz: 46174/1.0600 OLP: \$949,000
Stories: 2 Story YB: 1973 #Gar Sp: 0 #CP Sp: 2 APN: 083-180-026 HOA/\$: No
U/B/L:
OMD: 06/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Unique 1+ Acre Income-producing possibilities, just moments from the Russian River, Wineries, & Beaches. Centrally located in Sonoma County. Abundant rich landscaping, mature trees, views and a rich Southern Exposure, complete with state-of-the-art technology for a variety of farming types. The entire facility is exceptionally well thought out. Perfect for organic farming or? Main house includes studio apartment & full kitchen. One of a kind property

[Additional Pictures](#)

Dir: River Rd, to Scenic, to Hillside

Subd:

21710928 19805 Fort Ross Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 81/81 LP \$892,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1408 R Lot Sz: 901692/20.7000 OLP: \$892,000
Stories: 2 Story YB: 1986 #Gar Sp: 0 #CP Sp: 0 APN: 106-270-014 HOA/\$: No
U/B/L:
OMD: 05/17/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

PRIVACY ABOUND in the hills above Cazadero. A 5 minute drive from town will give you a peaceful and SERENE setting on 20+ acres. The views and full sun provide this 3 bdrm/3 bath home with the elements that most people are searching for. Add a screened-in porch, fireplace, pool, guest house and barn and you have all the ingredients for your own private retreat. The only sounds you hear are those of nature. Want to get away? This is the place!

[Additional Pictures](#)

Dir: 1.1 mi from stop sign at Ft. Ross Rd./Caz Hwy.

Subd:

21717084 7785 Giusti Rd Forestville, 95436-9673 / B0700 N A Single Family DOM/CDOM: 6/6 LP \$850,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1439 R Lot Sz: 44867/1.0300 OLP: \$850,000
Stories: 1 Story YB: 1974 #Gar Sp: 1 #CP Sp: 2 APN: 083-170-032 HOA/\$: No
U/B/L:
OMD: 07/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21713289 14801 Old Cazadero Rd Guerneville, 95446-9668 / B0700 A Single Family DOM/CDOM: 59/59 LP \$819,000

BD: 5 BA: 2 FP: Yes Pool: No SqFt: 2660 R Lot Sz: 14314/0.3286 OLP: \$819,000
Stories: 2 Story YB: 1961 #Gar Sp: 3 #CP Sp: 2 APN: 072-070-080 HOA/\$: No
U/B/L:
OMD: 06/08/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Forested above Guerneville. 5BR/2BA Up: 3BR (2BR+office), kitchen, living room, dining nook, dog door, bathroom. Down: 2BR, living room, family room, pool table, foosball table. Fully furnished & well maintained. Large redwood decks, views, skylights, full picketed fenced yard. Quiet, private, 2 fireplaces, 2 wall furnaces, home gym. 3-car garage, circular driveway, beautifully tiered landscaping high above road.

[Additional Pictures](#)

Dir: One mile West of Guerneville on Hwy 116. Turn right on Old Cazadero Road. Property located on right.

Subd:

21714754 30726 King Ridge Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 43/43 LP \$785,000



BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1280 R Lot Sz: 1960200/45.0000 OLP: \$785,000
Stories: 2 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 109-340-033 HOA/\$: No
U/B/L:
OMD: 06/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Unequivocally Away from it ALL! A beautiful home "Off-the-Grid" Thriving on Solar & Propane. Fresh water from the year round creek & sunny gardens for your fresh produce. 45 acres of quiet serene peace. Unplug and go Play. Enjoy back to Nature. No traffic, or light pollution where the Milkyway is your night light. Pure heaven on earth. Here is your chance to actually live, talk & share. In real Life. 30 minute drive past the Cazadero Gen. Store.

[Additional Pictures](#)

Dir: 30minutes past general store. Special Directions needed. See confidential remarks.

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Pending

21712371 23570 Fort Ross Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 67/67 LP \$725,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1100 R **Lot Sz:** 1705374/39.1500 **OLP:** \$725,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 107-150-015 **HOA/\$:** No
U/B/L:
OMD: 05/31/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Unplug ...UTOPIA in the Cazadero hills. COMPLETE SECLUSION and PRIVACY on 40 acres. Unique home replicates the Navajo Hogan-style home w/20+ foot high rounded ceiling. Room to sleep 6-8. Mature plantings surround the home. Garage, outbuildings, greenhouse, fenced gardens and an orchard w/numerous variety of fruit from chestnuts to kiwi. Off grid - powered by solar and propane. Worth the 2 hr drive from San Francisco! THE PLACE to decompress!

[Additional Pictures](#)

Dir: Will need assistance for directions.

Subd:

21717015 21538 Moscow Rd Monte Rio, 95462-9790 / B0700 A Single Family DOM/CDOM: 15/15 LP \$695,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2400 R **Lot Sz:** 7841/0.1800 **OLP:** \$695,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-152-046 **HOA/\$:** No
U/B/L:
OMD: 07/22/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Turn Key Vacation Rental-Fully Furnished & heavily booked! Average over \$40k/yr - 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) Brand new septic system with permits.

[Additional Pictures](#)

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

Subd:

21715943 8147 Speer Ranch Rd Forestville, 95436-9415 / B0700 N A Single Family DOM/CDOM: 6/6 LP \$685,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1736 R **Lot Sz:** 15682/0.3600 **OLP:** \$685,000
Stories: 1 Story **YB:** 1986 **#Gar Sp:** 3 **#CP Sp:** 1 **APN:** 083-120-085 **HOA/\$:** No
U/B/L:
OMD: 07/31/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Superb Location in Forestville. This single level home sits on an impressive 1/3 acre lot (.36) in a cul de sac. Park your RV, boat, have room to farm, play catch & set up a pool. Over 30 fruit trees! The home has separate family, living & dining rooms. Granite counters in the kitchen & bathrooms. The 3 car garage is huge w/ 2 work benches, high ceilings & TONS of storage. Newer roof & windows. Country feel but w/ city services. Walk/roll to town

[Additional Pictures](#)

Dir: Mirabel Rd., to East on Nolan, then quick Left onto Speer Ranch Rd.

Subd:

21713294 9532 Clint Ct Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 59/59 LP \$678,950



BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 2289 R **Lot Sz:** 38398/0.8815 **OLP:** \$699,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 109-450-009 **HOA/\$:** No
U/B/L:
OMD: 06/08/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Perfect 'hobby' vineyard-home on the Sonoma Coastal Ridge. Sunny meadows and Huge Redwoods. Well water. Comfortable Rancher on the Ridge. Located in coveted Fort Ross-Seaview AVA, on the edge of the vast Sonoma Coastal AVA. Classic Rancher-style Home with unit behind carport - Duplex according to County records. Includes adjacent lot 9548 Clint Ct 109-450-010 totaling +- 1 1/2 acres cleared for planting. Sunny, quiet home with long covered porch

[Additional Pictures](#)

Dir: Hwy 1 up Timber Cove Rd to Seaview. South on Seaview to Clint Ct. House and adjacent lot on left.

Subd:

21717978 14756 Marys Ln Guerneville, 95446-9521 / B0700 N A Single Family DOM/CDOM: 3/3 LP \$675,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1918 R **Lot Sz:** 12197/0.2800 **OLP:** \$675,000
Stories: 2 Story **YB:** 1995 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 069-290-049 **HOA/\$:** No
U/B/L:
OMD: 08/03/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Upscale Armstrong Valley. Versatile 3 bedroom, 2 bath home + studio nestled within cul-de-sac with private, sun drenched outdoor areas. Stylish & sophisticated floor plan is comfortable and perfect for entertaining. Light and Airy. Studio upstairs with private entry is united with home but feels separate and ideal for extended family. Centrally located and minutes away from sensational eateries, wineries, renowned State Park & the Russian River!

[Additional Pictures](#)

Dir: Main St to Armstrong Woods Rd, left on Laughlin, left on Marys Ln.

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Financing
21714812 17200 Old Cazadero Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 41/41 LP \$549,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 728 R Lot Sz: 395960/9.0900 OLP: \$549,000
Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 106-210-012 HOA/\$: No
U/B/L:
OMD: 06/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Enjoy the unprecedented beauty from your very own private 9 acre Oasis. This fully furnished 2 bed 1 bath home looks out on the Cazadero Mountains and California Redwoods. This is the perfect escape from your busy, noisy life where you will surround yourself with the sounds of nature and freshly picked produce from your numerous fruit and olive trees. This escape is just 4 miles from downtown Guerneville at the top of the Guerneville Hills.

[Additional Pictures](#)

Dir: Follow Old Cazadero up about 4 miles. You will see the Gate on the Left. No Sign.

Subd:

21626278 17523 Summit Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 260/260 LP \$539,950



BD: 6 BA: 5 FP: Yes Pool: No SqFt: 2589 R Lot Sz: 6534/0.1500 OLP: \$543,100
Stories: Tri Level YB: 1988 #Gar Sp: 0 #CP Sp: 0 APN: 072-172-008 HOA/\$: No
U/B/L:
OMD: 11/16/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Short Sale

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

[Additional Pictures](#)

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

Subd:

21717593 8314 TRENTON Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 10/10 LP \$539,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1050 B Lot Sz: 3000/0.0689 OLP: \$539,000
Stories: 1 Story YB: 2017 #Gar Sp: 1 #CP Sp: 0 APN: 082-039-068 HOA/\$: No
U/B/L:
OMD: 07/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other

Beautiful brand new home in desirable Forestville area. Just finishing construction. All new amenities, fire sprinklers, Solar stub, electric car charger prewire. Very Green Home. All electric Vaulted high ceilings. Heat pump with A/C.

[Additional Pictures](#)

Dir: Covey rd to trenton on right side.

Subd:

21712385 14987 Foothill Blvd Guerneville, 95446-9540 / B0700 A Single Family DOM/CDOM: 64/64 LP \$529,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1275 R Lot Sz: 4500/0.1033 OLP: \$529,000
Stories: 2 Story YB: 1991 #Gar Sp: 4 #CP Sp: 0 APN: 070-160-009 HOA/\$: No
U/B/L:
OMD: 06/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

The house you been waiting for is here. The kitchen and 2 bathrooms have a recent \$100,000.00 upgrade. Granite, tile, rock work, led lights, flooring are all perfect. This house would make a perfect V.R.B.O. or just a great full time home. Must see to appreciate. The photos can not show how beautiful it is. Plantation shutters everywhere A 6,000 watt solar system... Your P.G. & E. bill is literally pennies a day. YOU GOTTA SEE THIS HOUSE... WORTH A LOOK.

[Additional Pictures](#)

Dir: River Road right on foothill, left on foothill first house on right.

Subd:

21702529 7266 Harmon Ave Guerneville, 95446 / B0700 B A Single Family DOM/CDOM: 169/429 LP \$500,000



BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 2300 O Lot Sz: 14000/0.3214 OLP: \$500,000
Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 4 APN: 850-000-165 HOA/\$: Yes/\$2500.00/Year
U/B/L:
OMD: 02/15/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other

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

[Additional Pictures](#)

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

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Pending

21715736 8222 Park Ave Forestville, 95436-9645 / B0700 A Single Family DOM/CDOM: 23/23 LP \$499,950



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1280 O Lot Sz: 6628/0.1522 OLP: \$515,000
Stories: 2 Story YB: 1976 #Gar Sp: 0 #CP Sp: 0 APN: 082-034-045 HOA/\$: No
U/B/L:
OMD: 07/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

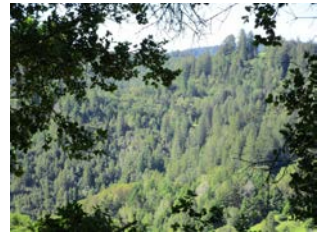
Location, location! You'll fall in love with this spacious 2BD 2BA Forestville home with awesome views, set high on an oversize lot with potential for an additional accessory building. Tastefully updated with shining laminate floors in kitchen and living areas. Baths have been upgraded with Italian tile. Cozy wood-burning fireplace. Peaceful, private retreat w/easy access to the coast, wine country, Sebastopol, Santa Rosa & Healdsburg.

[Additional Pictures](#)

Dir: Hwy 116 or River Rd. to Mirabel. Park Ave. is right by Spears Market.

Subd:

21710243 18155 Old Cazadero Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 62/62 LP \$499,900



BD: 0 BA: 1 FP: No Pool: No SqFt: 384 R Lot Sz: 490050/11.2500 OLP: \$499,900
Stories: 1 Story YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 106-210-031 HOA/\$: No
U/B/L:
OMD: 06/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Amazing view property with much potential approx 10 minutes/3 miles up from Guerneville. Rustic Cabin needs attention, and possibilities are endless.

[Additional Pictures](#)

Dir: Highway 116 west through Guerneville, (R) on Old Cazadero Rd go 3 miles

Subd:

21712268 10275 Field Ln Forestville, 95436-9278 / B0700 A Single Family DOM/CDOM: 41/41 LP \$499,500



BD: 2 BA: 2/1 FP: Yes Pool: No SqFt: 1877 R Lot Sz: 4792/0.1100 OLP: \$529,500
Stories: 2 Story YB: 1992 #Gar Sp: 0 #CP Sp: 1 APN: 082-202-032 HOA/\$: No
U/B/L:
OMD: 06/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Large 1,877 sq. foot beautiful designer home is an entertainers dream. It boasts a lg. kitchen w/plenty of storage, pantry, & modern appliances (all incl.), large master suite w/private deck & bath, large office/den, laundry room (w/d incl.), bonus rooms, 3 baths, & plenty of in/out entertainment space. Located within a 1/4 mile of 3 beautiful Russian River beaches. Close to wineries, hike/bike trails, Canoes, parks & Hacienda comm. club house.

[Additional Pictures](#)

Dir: From Santa Rosa: River Rd. West - L River Dr. - L Old River Rd. - R Woodside Rd. - L Field Ln.

Subd: Hollydale Park

21716303 14492 Memory Ln Rio Nido, 95471 / B0700 A Single Family DOM/CDOM: 23/23 LP \$499,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1480 R Lot Sz: 11792/0.2707 OLP: \$499,000
Stories: Multi Lev YB: 2008 #Gar Sp: 2 #CP Sp: 0 APN: 070-310-034 HOA/\$: No
U/B/L:
OMD: 07/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Just what you're looking for at the River! Well built house in a sunny location with parking. Multi-level, open floor plan, large kitchen w/island, corian-type counters, Alder cabinets, black appliances, pantry. Sunny living room, gas fireplace, cathedral ceiling, skylights, custom wood railings, leafy views. Master bedroom has access to the back yard. Light-filled loft. 50-year steel roof. Garage has room for kayaks, boat, tools, tons of storage

[Additional Pictures](#)

Dir: W on River Rd, turn onto Canyon 2, immediate right is Memory Lane, no street sign. One-Way sign.

Subd:

21711434 13993 Fern Rd Guerneville, 95446-8805 / B0700 A Single Family DOM/CDOM: 41/41 LP \$499,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1662 R Lot Sz: 4639/0.1065 OLP: \$499,000
Stories: 2 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 072-120-025 HOA/\$: No
U/B/L:
OMD: 06/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Sweet Russian River Getaway Home! This two level cottage with 3 bedrooms up and a large living, dining, kitchen area down is so attractive! Main bath downstairs, with a bonus 1/2 bath upstairs off the stairway. Well appointed romantic evening space and deck for outdoor activities! Off street parking, forest views and a great woodsy deck off the upstairs bedroom. You've got the forest feel living up in the trees plus the close walk to town!

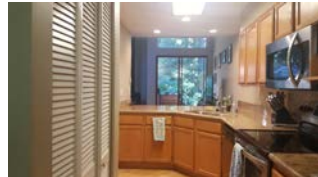
[Additional Pictures](#)

Dir: Highway 116 through Guerneville, past Safeway, close (R) on Fern Rd after Mill St and Gabes Rock Rd

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Pending

21711841 13044 Sosna Way Guerneville, 95446-8900 / B0700 A Condo/Coop DOM/CDOM: 63/63 LP \$490,000
BD: 3 BA: 2 FP: No Pool: No SqFt: 1392 R Lot Sz: 675/0.0155 OLP: \$499,000
Stories: 3 Story YB: 1991 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-041 HOA/\$: Yes/\$390.00/Mo
U/B/L:
OMD: 06/04/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 This is a spectacularly remodeled unit, has to be seen to be appreciated, one of a kind! New floors in both baths, kitchen has been opened up, the 3rd bedroom has been converted into a beautiful dining area.



[Additional Pictures](#)

Dir: River Road to Dubrava entrance circle around on Sosna (one way).

Subd:

21712147 10878 River Dr Forestville, 95436-9817 / B0700 A Single Family DOM/CDOM: 69/69 LP \$489,000
BD: 3 BA: 1/1 FP: Yes Pool: No SqFt: 1085 R Lot Sz: 7910/0.1816 OLP: \$539,000
Stories: 1 Story YB: 1962 #Gar Sp: 1 #CP Sp: 0 APN: 082-251-011 HOA/\$: No
U/B/L:
OMD: 05/29/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None
 Nice 3 bedroom home with a legal granny unit on a large level lot. There's individual heat and AC units in front and back of home and a tankless water heater. Home is close to the Russian River and has river access. Granny unit has a nice living area with full kitchen, one bedroom and a full bath. It is on it's own septic system. The unit is currently rented.



[Additional Pictures](#)

Dir: River Rd to River Dr R to Home

Subd:

21709459 590 E Austin Creek Rd Cazadero, 95421-9503 / B0700 A Single Family DOM/CDOM: 96/96 LP \$474,900
BD: 1 BA: 2 FP: Yes Pool: No SqFt: 1250 N Lot Sz: 14375/0.3300 OLP: \$499,000
Stories: 1 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 105-220-003 HOA/\$: No
U/B/L:
OMD: 05/02/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is
 Tranquil, secluded cabin in the woods along East Austin Creek with bonus space on 1/3 acre. Many updated features including remodeled kitchen with farmhouse sink and sliding barn door. One of the best locations in Cazadero. Views of creek from every room in main house. Awesome swimming hole in front of house. Hot tub, decks, outdoor fire pit and barbecue area. Plenty of room for you and your guests.



[Additional Pictures](#)

Dir: Austin Creek Road to East Austin Creek Rd.

Subd:

21716747 21619 Moscow Rd Monte Rio, 95462-9791 / B0700 A Single Family DOM/CDOM: 17/17 LP \$472,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 864 R Lot Sz: 10542/0.2420 OLP: \$472,000
Stories: 1 Story YB: 1981 #Gar Sp: 1 #CP Sp: 0 APN: 095-092-010 HOA/\$: No
U/B/L:
OMD: 07/20/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Staycation Wonderland! Beautiful custom home has an open floor plan. The stunning contemporary chef's kitchen & living room open to a wrap-around deck perfect for entertaining. Nearly 1/4 acre includes lush redwoods & a lower maintenance yard on a gentle hillside. Updated bath, a toolshed, outdoor doll house & ample off-street parking provides for every need. Walk to Monte Rio and the beach. Close to Wine Country & the ocean. Your house matters.



[Additional Pictures](#)

Dir: Main Street to Moscow Road

Subd:

21711032 26579 Freezeout Rd Duncans Mills, 95430 / B0700 A Single Family DOM/CDOM: 81/81 LP \$465,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1056 R Lot Sz: 5001/0.1148 OLP: \$465,000
Stories: 1 Story YB: 1983 #Gar Sp: 0 #CP Sp: 0 APN: 096-100-070 HOA/\$: No
U/B/L:
OMD: 05/17/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Custom remodeled manufactured home includes adjacent vacant lot. Must see to appreciate. Many upgrades including: new roof, deck, carpet and tile. Master bath and walk in closet. Open floor plan, gas fireplace, laundry room. Views from sunny deck. Walk to Russian River, the town and hiking trails.



[Additional Pictures](#)

Dir: 116 West, Left Turn @ Moscow, Over Bridge, Make Right on Freezeout, House on Left.

Subd:

21717501 213 Farrell Dr Forestville, 95436-9525 / B0700 A Single Family DOM/CDOM: 12/12 LP \$459,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 720 R Lot Sz: 4356/0.1000 OLP: \$459,000
Stories: 1 Story YB: 1958 #Gar Sp: 0 #CP Sp: 2 APN: 082-104-006 HOA/\$: No
U/B/L:
OMD: 07/25/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

[Additional Pictures](#)

Dir: CROSS STREET FROM ORCHARD RD AND NAZIELLE RD.

Subd:

21700114 17970 Sweetwater Springs Guerneville, 95446-8910 / B0700 A Single Family DOM/CDOM: 215/215 LP \$450,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 840 R Lot Sz: 28558/0.6556 OLP: \$499,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 069-120-006 HOA/\$: No
U/B/L:
OMD: 01/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Make this vacation home with Country style living a dream come true. Nine foot ceilings. Original claw foot cast iron tub. 2 sheds. An original miners cabin in the historic town of Mercury. One of the few remaining structures left. Portions of the home are original circa 1879. Almost an acre of usable land. Sweetwater springs water source. Beautiful Redwood, Oak, and Maple trees. Home to wild life, so the pet dog will have plenty to keep amused!

[Additional Pictures](#)

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

Subd:

21708493 17695 Old Monte Rio Rd Guerneville, 95446-9021 / B0700 A Single Family DOM/CDOM: 106/106 LP \$449,000



BD: 2 BA: 1/1 FP: No Pool: No SqFt: A Lot Sz: 3302/0.0758 OLP: \$479,000
Stories: Multi Lev YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-039 HOA/\$: No
U/B/L:
OMD: 04/21/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Two homes being sold together. Great property for extended family, live and rent, vacation, etc. City sewer and water, no flood. Tons of parking! Unique split level floor plan in upper home, updated kitchen, formal dining area. Large bathroom with attached laundry room, Multiple decks. Lower home has charming patio and out door space. Both homes need some TLC, but are priced as a 2 for 1! And did I mention the parking? Come see.

[Additional Pictures](#)

Dir: Hwy 116 to Old Monte Rio Rd.

Subd:

21715810 11120 McPeak Rd Forestville, 95436-9741 / B0700 A Single Family DOM/CDOM: 64/64 LP \$440,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 948 R Lot Sz: 3798/0.0872 OLP: \$450,000
Stories: 2 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 081-090-002 HOA/\$: No
U/B/L:
OMD: 06/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Charming and secluded creekside haven nestled in the redwoods with income potential. Upgrades throughout and recently remodeled 2nd unit. An hour away from San Francisco, a short walk to Russian River beaches, minutes away from world-class wineries and restaurants. The perfect getaway or full time residence! Also listed as MLS#21712701.

[Additional Pictures](#)

Dir: River to Westside to McPeak, back on due to buyer not being able to perform

Subd:

21718185 15743 Morningside Dr Guerneville, 95446-9106 / B0700 N A Single Family DOM/CDOM: 3/3 LP \$439,000



BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1108 R Lot Sz: 10454/0.2400 OLP: \$439,000
Stories: 2 Story YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 070-080-043 HOA/\$: No
U/B/L:
OMD: 08/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

A top of the hill setting amongst towering Redwoods & greenbelt views. The cottage offers refinished wide-plank wood floors, 5 sets of French doors, cozy woodstove, double-hung wood windows, vaulted ceilings and double level decks in an open floorplan. The bedrooms are steps away from an inviting soak in the Jacuzzi hot tub. Walk downtown for dining, nightlife, beach and all Russian river activities. Minutes to wineries & the Pacific ocean.

[Additional Pictures](#)

Dir: Armstrong Woods Rd to a R-Woodland Dr. All the way up the hill and then R-Morningside Dr.

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Offer, Contingent No Offer, Pending

21711799 79 Sunrise Mt Rd Cazadero, 95421-9682 / B0700 A Single Family DOM/CDOM: 74/74 LP \$429,000
BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1206 R Lot Sz: 47480/1.0900 OLP: \$429,000
Stories: 2 Story YB: 1960 #Gar Sp: 0 #CP Sp: 1 APN: 105-120-018 HOA/\$: Yes/\$215.00/Qu
U/B/L:
OMD: 05/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other
 Extremely Charming 3 bedroom Farmhouse situated on 1.09 Acre with French doors and covered porch. Multi-level decks, all freshly painted. Recently updated eat-in country kitchen with warm wood floors and newer appliances. Lower level has 2 bedrooms, bath with laundry. Upstairs has a bedroom and sitting area. Separate outdoor access to beautiful upper deck. Storage sheds and tons of parking, hot tub and enclosed catio to keep the kitties safe

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy left on Sunrise Mt.

Subd:

21716335 1020 Cazadero Hwy Cazadero, 95421-9718 / B0700 A Single Family DOM/CDOM: 24/41 LP \$425,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1140 A Lot Sz: 3960/0.0909 OLP: \$425,000
Stories: 1 Story YB: 1986 #Gar Sp: 0 #CP Sp: 0 APN: 097-060-053 HOA/\$: No
U/B/L:
OMD: 07/13/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 This cozy home is nestled along Austin Creek. Soak in the hot tub or sit in gazebo surrounded by Redwoods and creek views. Living room boasts picture window with vaulted ceilings. Large master bedroom and living room have skylights and French doors to back deck. This is perfect for year-round living or a weekend getaway. Conveniently located close to the Russian River, ocean and quaint towns of Cazadero and Duncans Mills. Imagine the possibilities!

[Additional Pictures](#)

Dir: Head west on Hwy 116, turn onto the Cazadero Hwy. About one mile down the road on your right.


Subd:

21715598 10731 Forest Hills Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 29/29 LP \$425,000
BD: 2 BA: 1/1 FP: Yes Pool: Yes SqFt: 832 R Lot Sz: 17860/0.4100 OLP: \$425,000
Stories: 2 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 082-252-028 HOA/\$: No
U/B/L:
OMD: 07/08/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Great living in the Russian River area of Sonoma County! LRG lot, approx. 18K sq. ft, graced by private swimming pool, expansive grounds, and wonderful surroundings. Private home includes 2 bedrooms and 2 baths, w/ great ambiance & amenities. Knotty pine walls, wood burning stove, + bath upgrades. The land is lush with possibilities & sunshine. A highly desirable location, not far to Mom's Beach & Berry's Market in gorgeous Forestville.

[Additional Pictures](#)

Dir: 101 -exit 494 River Rd, .2 miles, LEFT on Mark West Springs Rd, then 10 miles LEFT on Forest Hills Dr

Subd:

21717732 14993 Merry Ln Guerneville, 95446 / B0700  A Single Family DOM/CDOM: 6/6 LP \$419,995
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 922 R Lot Sz: 3001/0.0689 OLP: \$419,995
Stories: 2 Story YB: 1963 #Gar Sp: 0 #CP Sp: 0 APN: 071-070-028 HOA/\$: No
U/B/L:
OMD: 07/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Turnkey and beautifully remodeled hillside cottage with private beach access 100 yards down the road. Chefs high end Kitchen with Viking combination oven. (steam, microwave and convection) Viking induction cook top, drawer refrigerators, drawer freezer, Bosch whisper dishwasher, marble counters and hardwood floors with light from every angle. Located above the flood and at end of the road for privacy. Private hot tub and decks to enjoy the outdoors!

[Additional Pictures](#)

Dir: Hwy 116 to Drake Road to Right on Merry Lane. Approximately 1 mile from Hwy 116.

Subd:

21717482 9212 Argonne Way Forestville, 95436-9381 / B0700 A Single Family DOM/CDOM: 11/11 LP \$405,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 912 R Lot Sz: 9583/0.2200 OLP: \$405,000
Stories: 1 Story YB: 1947 #Gar Sp: 0 #CP Sp: 0 APN: 082-072-021 HOA/\$: No
U/B/L:
OMD: 07/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Sweet home with large fenced lot. Plenty of room for gardening. Lot is mainly flat and sunny. The kitchen has a green house window, new stove, refrigerator and linoleum. There is a service porch with washer and dryer hook ups. The large living room has french doors and a fireplace with a mantle. There is new carpet with wood floors under the carpet.

[Additional Pictures](#)

Dir: River Rd. to Argonne Way

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Pending

21717840 560 E Austin Creek Rd Cazadero, 95421-0212 / B0700 N A Single Family DOM/CDOM: 5/5 LP \$399,000



BD: 1 BA: 2 FP: Yes Pool: No SqFt: U Lot Sz: 6970/0.1600 OLP: \$399,000
Stories: 2 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 105-220-021 HOA/\$: No
U/B/L:
OMD: 08/01/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

The 'Knot Hole' is a charming creekside home offering plank wood floors, French doors, remodeled baths, vaulted wood beam ceilings, highlights of slate, stone & glass tiles with a private yard and water views. Upper bonus room has full bath. Enjoy direct access to the beach or onsite hot tub. A popular vacation rental on a quiet no-thru street. Abundant natural beauty.

[Additional Pictures](#)

Dir: Cazadero Hwy to R-Austin Creek the quick L-on E. Austin Creek. No sign...look for address.

Subd:

21717679 20795 Bohemian Ave Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 10/10 LP \$393,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 594 R Lot Sz: 2148/0.0493 OLP: \$393,000
Stories: 1 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 095-183-002 HOA/\$: No
U/B/L:
OMD: 07/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Express your minimalist aesthetic with this Tiny-Perfect Cottage in the Woods. A uniquely quaint & charming getaway nestled in a Redwood wonderland. Vintage architecture offers beautiful rustic modern interiors and custom wood work throughout. Whimsical details include built-in Captains Bed with in-room Jetted Tub! Bonus Den/Bedroom for work/entertaining. Totally move-in-ready. Meander to Restaurants, Beaches and the Rio Cafe. Paradise awaits!

[Additional Pictures](#)

Dir: HWY 116 across Monte Rio Bridge continue straight on Boho HWY - Left on Bohemian Ave

Subd:

21708112 20550 Foothill Dr Monte Rio, 95462-9728 / B0700 A Single Family DOM/CDOM: 110/110 LP \$383,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 947 N Lot Sz: 5663/0.1300 OLP: \$399,000
Stories: 1 Story YB: 1956 #Gar Sp: 1 #CP Sp: 0 APN: 094-100-005 HOA/\$: No
U/B/L:
OMD: 04/18/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

FLAT and SUNNY...Light and Bright 2 bedroom 1 bath with hardwood floors and a sunny backyard large enough to entertain all of your friends and kids & pets too. Gardeners delight. Close to School. 1 car attached garage. Laundry hook ups. On demand water heater. Wood burning stove and central heat. Walking distance to River, Movie Theater, Dining and Park. Year round or Vacation home.. Either way, this home and location is a must see.

[Additional Pictures](#)

Dir: Hwy 116 west of downtown Monte Rio. Right on Beech Right on Foothill.

Subd:

21714108 14477 Memory Ln Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 30/30 LP \$375,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 772 R Lot Sz: 4948/0.1136 OLP: \$375,000
Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 070-310-020 HOA/\$: No
U/B/L:
OMD: 07/07/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Stylish Russian River retreat! Many recent upgrades throughout. Desirable Rio Nido above flood location, on city water and sewer.

[Additional Pictures](#)

Dir: Follow US-101 N and River Rd to Canyon Two Rd, turn right onto Memory Ln.

Subd:

21718041 365 Summit Ave Guerneville, 95446 / B0700 N A Single Family DOM/CDOM: 5/5 LP \$365,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 758 R Lot Sz: 8712/0.2000 OLP: \$365,000
Stories: 1 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 072-160-018 HOA/\$: No
U/B/L:
OMD: 08/01/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

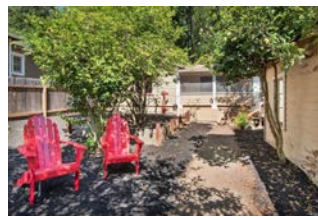
Enjoy the RUSSIAN RIVER lifestyle in this fabulous 1-story, 1bedroom, 1.0 bath home. Bonus 2nd bedroom and 2nd bath with separate entrance! Built in 1954 with a great open floor plan. Sits down from the street increasing privacy and parking for 2+ cars. Large corner lot with mature trees and private back deck. Just a few minutes from downtown Guerneville. Visit 365summitave.info for more information!

[Additional Pictures](#)

Dir: West of downtown (R) Old Monte Rio Road (R) Park Ave, (L) Summit, (R) McLane (corner house on right) **Subd:**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release: Contingent Show, Contingent No Show, Pending

21717294 17500 Neeley Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 10/10 LP \$363,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1286 R Lot Sz: 4299/0.0987 OLP: \$363,000
Stories: 1 Story YB: 1955 #Gar Sp: 1 #CP Sp: 0 APN: 071-230-026 HOA/\$: No
U/B/L:
OMD: 07/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

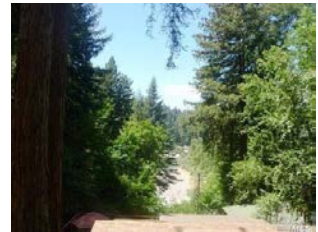
Charming vintage 50's ranch style home. Sip Mint Juleps on your enclosed front porch. Serve your favorite retro meal on your antique Kenmore stove. Dine in fine style by the fireplace in a beautiful redwood room. Many original fixtures, gleaming fir floors, + a cool sleeping porch. Stroll to the local beach down the country lane. With redwood exterior, this home is ready for your loving renovation. Come Rock Around the Clock! Your House Matters.

[Additional Pictures](#)

Dir: Neeley, right on River Lane. Access is down a lane on left after first house on River Lane.

Subd:

21718251 11717 Madrona Rd Forestville, 95436-9765 / B0700 N A Single Family DOM/CDOM: 4/4 LP \$352,950



BD: 1 BA: 1 FP: No Pool: No SqFt: 580 O Lot Sz: 1398/0.0321 OLP: \$352,950
Stories: 2 Story YB: 1988 #Gar Sp: 0 #CP Sp: 0 APN: 081-250-024 HOA/\$: No
U/B/L:
OMD: 08/02/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This Beautiful home is located in the resort community of Summer home park Ideal Location hillside home well above the flood zone among the towering redwoods with a view of the Russian river and private beach. Ideal location just a 2 minute walk to the private beach, boat docks and Restaurant/Bar

[Additional Pictures](#)

Dir: Summerhome Park Rd -> Madrona Rd

Subd:

21716245 18 Hahn Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 23/23 LP \$349,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1219 R Lot Sz: 3454/0.0793 OLP: \$369,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-033 HOA/\$: No
U/B/L:
OMD: 07/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is, None

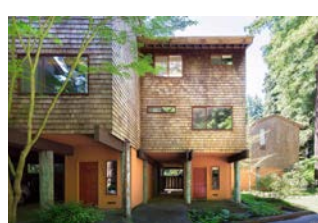
This sunny single story home is as cute as it gets! Super clean, updated & perfect as a weekend get-away, vacation rental or full time home. Walk to Austin Creek, the bakery & just mins to the Russian River, the ocean & Russian River Valley wineries. This home has been thoughtfully updated inside & out with new paint, flooring, fixtures, updated kitchen & baths. W/D stays! Cozy wood stove, huge deck, no stairs & plenty of parking. Don't miss!

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy, past the second bridge right after the Bakery make a left onto Hahn Rd.

Subd:

21715556 17253 Verba Ln Guerneville, 95446-9591 / B0700 A Condo/Coop DOM/CDOM: 32/32 LP \$345,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 969 R Lot Sz: 605/0.0139 OLP: \$345,000
Stories: 2 Story YB: 1989 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-034 HOA/\$: Yes/\$400.00/Mo
U/B/L:
OMD: 07/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Gated private complex on the Russian River. Enjoy the redwood grove and private dock/river access. Easy walking distance to Guerneville. Original owner and unit shows pride in ownership. Both bedrooms have their own bathrooms, loft, high ceilings and open floor plan.

[Additional Pictures](#)

Dir: Hwy 116 past Guerneville on left

Subd:

21714364 14551 Canyon 2 Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 46/46 LP \$329,900



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 1538 R Lot Sz: 6098/0.1400 OLP: \$329,900
Stories: Multi Lev YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-300-050 HOA/\$: No
U/B/L:
OMD: 06/21/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other

Major project in Rio Nido. Close to pool. Double lot with nice garden areas, all fenced. Great decks. Parking for 4 cars off street.

[Additional Pictures](#)

Dir: River Rd to Canyon 2

Subd:

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent Release, Contingent Show, Contingent No Show, Pending
21716344 17470 Old Monte Rio Rd Guerneville, 95446-8031 / B0700 A Single Family DOM/CDOM: 24/24 LP \$312,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 720 R **Lot Sz:** 1951/0.0448 **OLP:** \$312,000
Stories: 1 Story **YB:** 1991 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-012 **HOA/\$:** No
U/B/L:
OMD: 07/13/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Impeccable Guerneville Hideaway. Secluded tree-top splendor that's situated along a little-known pathway to rest & relaxation. Thoughtfully updated interiors provide bright, open space that incl vaulted ceilings w/ skylights, polished kitchen & a fresh, clean outlook to the Redwoods. Impressive deck creates an inspirational connection to nature. Lower level w/ closet provides creative bonus space. On municipal sewer & water. Close to Town!

[Additional Pictures](#)

Dir: NOT ON OLD MONTE RIO RD - take HWY 116 WEST of town and look for sign at WEST end of Guerne **Subd:**

21711419 14411 Camino del Arroyo Guerneville, 95446-9306 / B0700 A Single Family DOM/CDOM: 60/60 LP \$289,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 763 R **Lot Sz:** 8398/0.1928 **OLP:** \$299,000
Stories: 2 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-330-006 **HOA/\$:** No
U/B/L:
OMD: 06/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This is an opportunity to complete to your liking the remodel of a creekside home with an open floorplan. The heavy lifting is done: foundation, roof, siding, windows, wiring, plumbing, insulation, steps, decks. You'll just need to finish the interior (walls, flooring, heating, fixtures, appliances), handrails, and landscaping. Partially finished Basement, plus tall crawlspace for more storage. Sale includes most building materials onsite.

[Additional Pictures](#)

Dir: Hwy. 116 to Old Cazadero Rd., 2.5 mi to Camino del Arroyo, follow directional arrow down to house. **Subd:**

21713434 17875 Santa Rosa Ave Guerneville, 95446-9626 / B0700 A Single Family DOM/CDOM: 57/57 LP \$239,900



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1188 R **Lot Sz:** 10402/0.2388 **OLP:** \$239,900
Stories: 2 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-214-021 **HOA/\$:** No
U/B/L:
OMD: 06/10/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: REO

2 story cabin in the woods with big new deck to relax and enjoy. Upstairs is the main living area with 2 bedrooms plus a bonus room 1 bath plus the kitchen and separate laundry. Downstairs has been remodeled to be for guest with their own bathroom. Bring your tool belt to finish the remaining repairs.

[Additional Pictures](#)

Dir: 2 miles west on River Rd, right on Cnopius, right on Old Monte Rio Rd, left on Santa Rosa Ave. **Subd:**