

Area Market Survey Summary

Listings as of 07/04/16 at 1:14pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	225	Minimum	\$105,000	Maximum	\$11,988,000
\$120,000 thru \$139,999	1	68	Average	\$746,511	Median	\$472,000
\$200,000 thru \$249,999	2	53				
\$250,000 thru \$299,999	5	95				
\$300,000 thru \$349,999	6	27				
\$350,000 thru \$399,999	10	23				
\$400,000 thru \$449,999	3	33				
\$450,000 thru \$499,999	9	42				
\$500,000 thru \$549,999	7	32				
\$550,000 thru \$599,999	4	94				
\$650,000 thru \$699,999	4	36				
\$700,000 thru \$749,999	3	26				
\$900,000 thru \$949,999	1	91				
\$2,000,000 thru \$2,249,999	1	130				
\$2,250,000 thru \$2,499,999	1	292				
\$2,750,000 thru \$2,999,999	1	135				
\$10,000,000 or More	1	64				
	60	55				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	131	Minimum	\$100,000	Maximum	\$850,000
\$140,000 thru \$159,999	2	28	Average	\$406,455	Median	\$389,000
\$200,000 thru \$249,999	4	29				
\$250,000 thru \$299,999	4	59				
\$300,000 thru \$349,999	4	39				
\$350,000 thru \$399,999	7	40				
\$400,000 thru \$449,999	5	45				
\$450,000 thru \$499,999	4	76				
\$550,000 thru \$599,999	3	19				
\$600,000 thru \$649,999	2	68				
\$650,000 thru \$699,999	2	24				
\$850,000 thru \$899,999	1	66				
	39	46				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$250,000 thru \$299,999	3	66	Minimum	\$256,000	Maximum	\$1,100,000
\$350,000 thru \$399,999	1	44	Average	\$492,125	Median	\$414,500
\$450,000 thru \$499,999	2	44				
\$650,000 thru \$699,999	1	26				
\$1,000,000 thru \$1,249,999	1	40				
	8	49				

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
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Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	2	144	Minimum	\$142,000	Maximum	\$660,000
\$160,000 thru \$179,999	1	68	Average	\$387,165	Median	\$400,000
\$200,000 thru \$249,999	2	77				
\$250,000 thru \$299,999	1	27				
\$300,000 thru \$349,999	4	49				
\$350,000 thru \$399,999	4	55				
\$400,000 thru \$449,999	7	34				
\$450,000 thru \$499,999	4	33				
\$500,000 thru \$549,999	1	32				
\$600,000 thru \$649,999	2	41				
\$650,000 thru \$699,999	1	68				
	29	52				

Last Month

MEDIAN = \$387,500 + 3.23%

SOLD = 24 + 20.83%

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Market Statistics Report

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Residential

	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	52	37	9	1	99
Average List Price	\$622,455	\$525,671	\$875,544	\$945,000	\$612,549
Average Market Time	42	57	81	91	51
Average Square Feet	966	1579	2132	2716	1319
All Off Market					
#Units	31	5	1	0	37
Pending					
#Units	7	0	1	0	8
Average List Price	\$405,286	\$0	\$1,100,000	\$0	\$492,125
Average Market Time	51	0	40	0	49
Average Square Feet	910	0	2343	0	1089
Sold					
#Units	24	5	0	0	29
Dollar Value	\$8,740,794	\$2,487,000	\$0	\$0	\$11,227,794
Average List Price	\$357,400	\$484,600	\$0	\$0	\$379,331
Average Sold Price	\$364,200	\$497,400	\$0	\$0	\$387,165
Average Market Time	55	39	0	0	52
Average Square Feet	829	1548	0	0	953
% of List Price	101.90	102.64	0.00	0.00	102.07
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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Client 5-Up Residential

Sale Price

Listings as of: 07/04/2016 1:12 pm

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)


18101 Field Way XSt: River Dr Monte Rio / B0700 S Single Family DOM/CDOM: 68/68 LP: \$649,000
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1856 R Lot Sz: 8499/0.1951 OLP: \$649,000
 Stories: 2 Story YB: Against Co. #Gar Sp: 0 #CP Sp: 0 APN: 095-233-010 HOA/\$: No
 OMD: 03/30/16 PD: 06/06/16 COE: 06/13/16 **SP: \$660,000** TIC: No 2nd Unit: No



Wonderfully bright and airy contemporary home, luxuriously furnished, pool table, hot tub, fenced yard and bocce ball court. Large great room with open kitchen and dining room. Well appointed master bed and bath. Nice sized loft with reading area. Deck with outdoor dining area, patio, loungers and gas grill. This home has been tastefully landscape. Truly one of a kind, just a short stroll to one of the most beautiful beaches along the Russian River

DIR: Hwy 116 to Monte Rio, over the bridge to River Dr. Right on Field UBL: Subd: TBM: 381, B1 21606464


7577 Covey Rd XSt: Trenton Forestville / B0700 S Single Family DOM/CDOM: 31/31 LP: \$640,000
 BD: 2 BA: 2 RMS: 4 FP: No Pool: No SqFt: 1281 R Lot Sz: 108029/2.4800 OLP: \$640,000
 Stories: 1 Story YB: 1997 #Gar Sp: 2 #CP Sp: 0 APN: 083-020-086 HOA/\$: No
 OMD: 05/14/16 PD: 06/14/16 COE: 06/17/16 SP: \$640,000 TIC: No 2nd Unit: No



Light filled single story home in private setting. Open floor plan with large windows bringing the natural world in. Pride of ownership shows in the details of the kitchens and bathrooms. New kitchen gas stove just installed. Comfortable central gas heat & individualized air conditioning plus wood stove for cozy evenings. Acreage is landscaped with fruit trees and exotic plantings that flow easily into the natural wooded setting.

DIR: 116 To Forestville, to Covey Road or River Road to Trenton to Covey. UBL: Subd: TBM: , 21611078


20311 Foothill Dr XSt: F Street Monte Rio / B0700 S Single Family DOM/CDOM: 51/51 LP: ↑ \$599,000
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 1200 R Lot Sz: 8398/0.1928 OLP: \$599,000
 Stories: 1 Story YB: 1934 #Gar Sp: 3 #CP Sp: 0 APN: 094-122-006 HOA/\$: No
 OMD: 05/09/16 PD: 06/29/16 COE: 06/30/16 SP: \$600,000 TIC: No 2nd Unit: Yes



An historic vintage jewel. Only 2 owners since built. Close to river, out of the flood zone, and has great Income potential. Live in one, rent the other. Lovingly maintained. 2 car garage, with large laundry space. Full house Solar. Detached office/studio. Lovely grounds with fruit trees. Guest cottage-beautiful renov+1car garage. Entertainers delight! 3 additional parcels incl in sale.

DIR: Hwy 116 to Monte Rio Right on F St. House on corner UBL: Subd: TBM: , 21606602


11046 Golf Ct XSt: Redwood Drive Monte Rio / B0700 S Single Family DOM/CDOM: 32/32 LP: \$495,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 2040 R Lot Sz: 7405/0.1700 OLP: \$495,000
 Stories: 2 Story YB: 1979 #Gar Sp: 2 #CP Sp: 0 APN: 094-190-039 HOA/\$: Yes/\$150.00/Ye
 OMD: 04/21/16 PD: 05/23/16 COE: 06/01/16 SP: \$525,000 TIC: No 2nd Unit: No



Architecturally Distinctive Hexagon Shaped Home on Northwood Golf Course. Enjoy Amazing Views of the stately Redwoods & lush green on the 3rd Fairway. Expansive & quiet. Super large deck is ideal for entertaining around a fire pit, BBQ, outdoor dining or morning coffee. Open floorplan creates an amazing space that's perfect to share with friends & family. Rich wood & tile, open beamed ceilings plus lower family room lounge. Detached garage.

DIR: HWY 116 to Redwood Drive - Right on Golf Court. UBL: Subd: TBM: , 21608702

8248 Spring Dr XSt: Mirabel Ave. Forestville / B0700 S Single Family DOM/CDOM: 36/36 LP: \$488,000
 BD: 2 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1249 B Lot Sz: 5227/0.1200 OLP: \$488,000
 Stories: 1 Story YB: 1999 #Gar Sp: 0 #CP Sp: 0 APN: 082-023-060 HOA/\$: No
 OMD: 04/28/16 PD: 06/03/16 COE: 06/08/16 SP: \$488,000 TIC: No 2nd Unit: Yes



Fabulous Forestville Mini-Compound set in the Sun! RADIANT Mirabel Heights setting offers a versatile & SEPARATE 1BR+Den Main Residence, Guest Studio, Rec Room & Workshop/Wine Cellar. Quality CUSTOM newer construction is stylish & fresh. A marvelous mix of light-filled interiors plus glorious outdoor spaces make this a perfect extended family retreat or hobbyist's dream come true! On Municipal Sewer. Prime Location from the 101 to the Coast!

DIR: River Road to Mirabel Ave. to Spring UBL: Subd: TBM: , 21609236


Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)


2320 Cazadero Hwy XSt: Hwy 116 Cazadero / B0700 S Single Family DOM/CDOM: 22/22 LP: \$467,000
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 960 R Lot Sz: 10890/0.2500 OLP: \$467,000
 Stories: 1 Story YB: 1991 #Gar Sp: 0 #CP Sp: 2 APN: 105-301-006 HOA/\$: No
 OMD: 05/05/16 PD: 05/27/16 COE: 06/06/16 SP: \$452,000 TIC: No 2nd Unit: No



Extraordinary Creekfront Hearthside Cabin. Vacation at home in this delicious turn-key cottage. Relax on your expansive deck. Soak in your hot tub & view the creek, stars, & redwoods. A sense of privacy. Inside: remodeled kitchen & bath, skylights. Open floor plan creates both space & comfort. Cozy up to the hearth. Minutes from the ocean & the Russian River, close by fine dining & wine tasting. AHHH. Bring only your clothes Your house matters.

DIR: Hwy 116 to Cazadero Hwy UBL: Subd: TBM: , 21609626


15105 Old Cazadero Rd XSt: Cherry Street Guerneville / B0700 S Single Family DOM/CDOM: 30/30 LP: \$362,000
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 840 R Lot Sz: 7000/0.1607 OLP: \$362,000
 Stories: 1 Story YB: 1957 #Gar Sp: 0 #CP Sp: 0 APN: 072-040-005 HOA/\$: No
 OMD: 05/04/16 PD: 06/03/16 COE: 06/14/16 SP: \$451,000 TIC: No 2nd Unit: No



Snazzy MID-CENTURY Cottage set on the CREEK! Classic 1957 lines bring gorgeous natural VIEWS flowing into your living room. Expert design in a compact & efficient footprint. Beautifully updated interiors. Captivating patio is ideal for entertaining w/ friends. Elevated above flood & on municipal sewer. Premium neighborhood only 1.5 miles to Downtown. Relax by the fire, take in the play of dancing light, listen to the melody of the creek.. unwind.

DIR: HWY 116 past Safeway to Old Caz on Right - 1 mi - property on right. UBL: Subd: TBM: , 21609966


425 E Austin Creek Rd XSt: Austin Creek Rd Cazadero / B0700 S Single Family DOM/CDOM: 43/43 LP: \$450,000
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 620 R Lot Sz: 13504/0.3100 OLP: \$400,000
 Stories: 2 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 105-210-012 HOA/\$: No
 OMD: 05/09/16 PD: 06/21/16 COE: 06/22/16 SP: \$450,000 TIC: No 2nd Unit: No



Amazing Austin Creek frontage on 1/3 acre sunny flat lot in one of the most enchanting areas of the Russian River. Mid-Century bungalow offers privacy, charm, in a serene park-like setting. Ideal for vacation rental/year round living. Enjoy Nature's abundant beauty while relaxing on your private beach soaking in the sun, or simply savoring wine in your spa or on your private deck. Dual pane windows are an energy saving bonus. Escape to the good life.

DIR: Hwy 116 Right on Austin Creek Rd. go 3 miles, Right on EAST Austin Creek Rd. UBL: Subd: TBM: , 21607613


19389 Pine Glade Rd XSt: Redwood Glade Guerneville / B0700 S Single Family DOM/CDOM: 27/27 LP: \$415,000
 BD: 3 BA: 1/1 RMS: 3 FP: Yes Pool: No SqFt: 1160 R Lot Sz: 4356/0.1000 OLP: \$415,000
 Stories: 1 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 094-160-018 HOA/\$: No
 OMD: 04/26/16 PD: 05/23/16 COE: 06/01/16 SP: \$440,000 TIC: No 2nd Unit: No



Immaculate Wine Country Cottage walking distance to Northwood Golf Course. This home has been lovingly updated and shines through-out. Enjoy the warmth and convenience of central heat and the ambiance of a wood burning stove. This home features a large kitchen dining area, comfortable living room with views and updated bathrooms. The large deck off of the living room is perfect for entertaining. Sunny location great full time use or getaway.

DIR: Hwy 116 to to Ridgcrest, Left on Redwood Glade, Left on Pine Glade UBL: Subd: TBM: 361, B7 21609036

4 Tower Rd XSt: Cazadero Hwy Cazadero / B0700 S Single Family DOM/CDOM: 33/33 LP: \$419,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1028 R Lot Sz: 103673/2.3800 OLP: \$419,000
 Stories: 2 Story YB: 1998 #Gar Sp: 0 #CP Sp: 5 APN: 105-020-003 HOA/\$: No
 OMD: 05/20/16 PD: 06/22/16 COE: 06/24/16 SP: \$440,000 TIC: No 2nd Unit: No



Nestled in the small town of Cazadero sits this rustic-modern, 2/1 home on 2.38ac. with access to a private beach on Austin Creek. Just a few details: travertine tile floors, custom double-head shower, 800 ft +/- new deck, patio, paved road and just minutes to the beach. It's perfect for a primary residence or 2nd home. And don't forget Levi's Grand Fondo, the famous bicycle tour, comes through town!

DIR: Hwy 116 - Cazadero Hwy - left on Tower Rd, 2nd house on right UBL: Subd: TBM: , 21611708

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

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Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)

10805 River Dr **XSt:** River Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$435,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 881 R **Lot Sz:** 5445/0.1250 **OLP:** \$435,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-252-007 **HOA/\$:** No

OMD: 05/06/16 **PD:** 06/02/16 **COE:** 06/24/16 **SP:** \$435,000 **TIC:** No **2nd Unit:** No

Located in the Forest Hills neighborhood near Moms Beach and Hacienda Bridge. Across the street from the river, Raised above flood and beautifully remodeled.



DIR: River Rd to Forest Hills, RT on Old River Rd RT on River Drive **UBL:** **Subd:** **TBM:** , 21609817

20192 Alder Rd **XSt:** pebble **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$439,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1292 R **Lot Sz:** 10123/0.2324 **OLP:** \$439,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-243-009 **HOA/\$:** No

OMD: 04/30/16 **PD:** 05/25/16 **COE:** 06/01/16 **SP:** \$432,000 **TIC:** No **2nd Unit:** No

Who remembers Go outside and play? This is the place! 3 bedroom, 2 bath single level home with fabulous front and back yards! Private and sunny. upgrades include new septic in 2009, most windows, paint and flooring. Just a short walk around the corner to the neighborhood River access. RV/boat parking, no problem. mature landscaping W/fruit trees. End of road quiet. workshop/storage in back. This is an oldie but a goodie! Come on out and play to




DIR: Hwy 116 to Monte Rio, cross bridge. left on River Blvd. right on Pebble, left on Alder. **UBL:** **Subd:** **TBM:** , 21608872

13048 Sosna Way **XSt:** Hwy 116 **Guerneville / B0700** **S** **Condo/Coop** **DOM/CDOM:** 44/44 **LP:** ↑ \$425,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1392 R **Lot Sz:** 780/0.0179 **OLP:** \$425,000
Stories: Tri Level **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-043 **HOA/\$:** Yes/\$390.00/Mo

OMD: 05/11/16 **PD:** 06/24/16 **COE:** 06/27/16 **SP:** \$430,000 **TIC:** No **2nd Unit:** No

Thoroughly Modern. Symmetrical floor plan is supercharged with jolts of stainless steel railings tying 3levels into a sublime Townhouse. Sink into shimmery luxury of finely Curated 2 bdrms & Dreamy opulent baths on level2. Top level=warm modernism gestures with Stylish Robert Abby lighting. Granite Countertop, Ann Sacks tiles ,rich dark hues cabinetry punctuated with brass fittings. It's EVERYTHING YOU NEED.




DIR: Hwy 116, west of Safeway to Dubrava gate **UBL:** **Subd:** **TBM:** , 21610681

1 Fort Ross Rd **XSt:** Blue J **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 31/31 **LP:** ↑ \$375,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 361548/8.3000 **OLP:** \$375,000
Stories: 1 Story, Oth **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 107-140-011 **HOA/\$:** No

OMD: 05/20/16 **PD:** 06/20/16 **COE:** 06/30/16 **SP:** \$400,000 **TIC:** No **2nd Unit:** No

Cute, classic Red Cabin in the woods. Borders a creek and has a nice, potential building site on a sunny ridge top. 8 acres with a gentle upslope. Located about 1 mile or 10 minutes from the Cazadero General Store. 30 min.to coast. A true private get away amidst awesome redwoods. And, it's on the grid! Cabin has 1 bedroom down and large loft area can function as 2nd Br/ office, etc. Most of the land is usable and nature abounds!




DIR: Cazadero Hwy to Fort Ross to Blue J **UBL:** **Subd:** **TBM:** , 21608778

6638 Center St **XSt:** Covey Rd. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$419,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 4356/0.1000 **OLP:** \$429,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-090-031 **HOA/\$:** No

OMD: 03/31/16 **PD:** 05/24/16 **COE:** 06/01/16 **SP:** \$400,000 **TIC:** No **2nd Unit:** No

This cute home is conveniently located one block from downtown Forestville. Walk to shops, schools, pharmacy and churches. Flat and level with central heat & AC. One car garage and private backyard.



DIR: Covey Rd. to Center St. **UBL:** **Subd:** **TBM:** , 21606636


Client 5-Up Residential

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5895 Austin Creek Rd XSt: Cazadero Hwy. **Cazadero / B0700** S **Single Family** DOM/CDOM: 23/23 LP: \$395,000
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 773 R Lot Sz: 13199/0.3030 OLP: \$395,000
 Stories: 2 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-063 HOA/\$: No
 OMD: 05/23/16 PD: 06/15/16 COE: 06/21/16 SP: \$393,000 TIC: No 2nd Unit: No



Nestled in the warm Mediterranean climate of Cazadero is where you'll find this gem of a home, placed on one third of a most sunny acre. One bedroom plus office upstairs with two large outbuildings and a downstairs with room for more. Plenty of space for marine craft and camping castles. Down the hill to town, tennis, Austin Creek and Award Winning Raymond's Bakery.

DIR: Austin Creek. Take Hahn Road past Raymond's Bakery and turn right; you're there ! UBL: Subd: TBM: , 21610985


18151 Hillcrest Ave XSt: Bei Rd **Cazadero / B0700** S **Single Family** DOM/CDOM: 33/33 LP: \$352,000
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 589 O Lot Sz: 22651/0.5200 OLP: \$352,000
 Stories: 1 Story YB: 1947 #Gar Sp: 0 #CP Sp: 0 APN: 106-080-014 HOA/\$: No
 OMD: 05/05/16 PD: 06/07/16 COE: 06/16/16 SP: \$380,000 TIC: No 2nd Unit: No



ENCHANTING Country Cottage! Old world charm with modern flair. This unique home offers a combined living, kitchen and dining space which opens up to a stunning screened-in porch. 2 cozy bedrooms and decks provide gorgeous views of the surrounding forest and hills. An updated bathroom with custom tile and a heated floor. Private and SUNNY the property is a gardeners dream with over 1/2 acre and a detached studio. Your own little piece of PARADISE!

DIR: Cazadero Hwy 6.4 miles to Bei Rd up approx 1/2 mile to left on Hillcrest Ave 2nd home on left UBL: Subd: TBM: , 21608898


3585 Cazadero Hwy XSt: Highway 116 **Cazadero / B0700** S **Single Family** DOM/CDOM: 129/129 LP: ↓ \$359,900
 BD: 2 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 960 R Lot Sz: 10202/0.2342 OLP: \$375,000
 Stories: 2 Story YB: 1972 #Gar Sp: 0 #CP Sp: 0 APN: 105-160-022 HOA/\$: No
 OMD: 02/13/16 PD: 06/21/16 COE: 06/29/16 SP: \$355,000 TIC: No 2nd Unit: No



Newly remodeled home in Cazadero with lots of quality features. New roof, large deck, duel pane windows, doors, flooring, new True North fireplace, kitchen with granite slab countertops with all new G.E. appliances including gas stove, dishwasher, microwave. Upgraded bathrooms, and new paint inside and out. Lots of off-street parking and home is on almost a 1/4 lot set back from the street with a huge backyard and much more. This is a must see!

DIR: Hwy. 116 proceed to Cazadero Hwy. Property is on your left at 3585 Cazadero Hwy. UBL: Block 14 Lot 6 Subd: TBM: , 21602441


14259 Cherry St XSt: Old Monte Rio Rd **Guerneville / B0700** S **Single Family** DOM/CDOM: 34/34 LP: \$295,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1012 R Lot Sz: 2252/0.0517 OLP: \$295,000
 Stories: 1 Story YB: 1919 #Gar Sp: 0 #CP Sp: 0 APN: 072-140-036 HOA/\$: No
 OMD: 05/02/16 PD: 06/06/16 COE: 06/17/16 SP: \$350,000 TIC: No 2nd Unit: No



Cottage Classic. She's a Vintage & Serene but eclectic blue-eyed Cottage treasure. With Calming vignettes & Cozy niches-Relaxation resonates throughout. She whispers her melodious notes of unfettered Simplicity. Deceptively larger with 2 bedrooms & room for more, Sweet dining area & kitchen, wood stove in romantic bedroom, fireplace facade in living room. Land on the multi-level deck spaces, quaint gardens under grand Redwoods & Revitalize!

DIR: Hwy 116 to Old Monte Rio Rd, right on Cherry. UBL: Subd: TBM: , 21609815

18030 Old Monte Rio Rd XSt: Hwy 116, River Road **Guerneville / B0700** S **Single Family** DOM/CDOM: 69/69 LP: \$299,000
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 725 R Lot Sz: 21780/0.5000 OLP: \$299,000
 Stories: 1 Story YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 072-220-037 HOA/\$: No
 OMD: 04/05/16 PD: 06/13/16 COE: 06/21/16 SP: \$345,000 TIC: No 2nd Unit: No



Nestled in the Redwoods along the Russian River, this quaint cottage with vaulted ceilings and skylights is the perfect getaway. Freshly painted, new carpets, counter tops and appliances. Relax on the expansive multi level deck sipping your favorite beverage as you enjoy natures beauty and outdoor living. Cozy wood burning cobblestone fireplace make this the perfect move in ready retreat

DIR: Hwy 116 West through Guerneville. Right on Old Monte Rio Road. UBL: Subd: TBM: , 21606873

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

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Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)


17540 Neeley Rd XSt: Highway 116 Guerneville / B0700 S Single Family DOM/CDOM: 21/21 LP: \$324,998
 BD: 1 BA: 1 RMS: 6 FP: No Pool: No SqFt: 646 R Lot Sz: 3230/0.0742 OLP: \$324,998
 Stories: 1 Story YB: 1937 #Gar Sp: 0 #CP Sp: 0 APN: 071-230-080 HOA/\$: No
 OMD: 05/08/16 PD: 05/30/16 COE: 06/03/16 SP: \$330,000 TIC: No 2nd Unit: Yes



This sweet, bright '30s vacation cottage has been leveled, repaired, upgraded and ready for you to enjoy or rent. Walk to Vacation and Lucky Bend Beaches. Central air and heat. Double-pane windows accent original heart-redwood bead paneling throughout walls and ceilings. Detached bed and bathrooms adjacent to hot-tub garden are perfect guest quarters or AirB&B. Workshop features Battery Backup & Inverter for 3 days power off PG&E. Enjoy the River!

DIR: Take 116 in Guerneville to Neeley. Property is 1.75 miles on the right-hand side. UBL: Subd: Vacation Beach TBM: 361, A5 21610143


10992 Ogburn Ln XSt: Old River Rd Forestville / B0700 S Single Family DOM/CDOM: 56/56 LP: \$380,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 972 R Lot Sz: 4243/0.0974 OLP: \$380,000
 Stories: 2 Story YB: 1956 #Gar Sp: 0 #CP Sp: 2 APN: 082-280-001 HOA/\$: No
 OMD: 04/15/16 PD: 06/10/16 COE: 06/17/16 SP: \$330,000 TIC: No 2nd Unit: No



Home in the woods. Neat Clean with many up grades and improvements, Peaceful home above the flood zone, Awesome out door living space, parking for many cars, Newer sheds go with the property, Live year round or VRBO?

DIR: Forest Hills at Berry's Right on Old River left on Ogburn almost at the top. UBL: Subd: TBM: , 21607721


10440 Woodside Dr XSt: Old River Road Forestville / B0700 S Single Family DOM/CDOM: 51/51 LP: \$329,000
 BD: 2 BA: 1/1 RMS: 4 FP: Yes Pool: No SqFt: 1172 R Lot Sz: 6560/0.1506 OLP: \$329,000
 Stories: 2 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 082-191-044 HOA/\$: No
 OMD: 04/06/16 PD: 05/27/16 COE: 06/03/16 SP: \$308,330 TIC: No 2nd Unit: No



This charming home sits high in the trees overlooking a redwood forest and distant hills. The main floor offers an open room with kitchen, living and dining areas, and a half-bath. There is wood burning stove and a large deck. A spiral staircase leads down to two generous bedrooms, each with a private deck and direct access to the large full bath with claw-foot tub. A great private weekend retreat, investment property or starter home.

DIR: River Road to Scenic Drive, then an immediate right on Old River Road, then left on Woodside. UBL: Subd: TBM: , 21606505


5845 Austin Creek Rd XSt: hahn Cazadero / B0700 S Single Family DOM/CDOM: 27/27 LP: \$242,500
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1260 O Lot Sz: 7331/0.1683 OLP: \$242,500
 Stories: 1 Story YB: 1944 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-076 HOA/\$: No
 OMD: 05/19/16 PD: 06/15/16 COE: 06/20/16 SP: \$262,000 TIC: No 2nd Unit: No



Clean and charming cottage set amidst amazing trees and beautiful rockout croppings...Such a quiet setting, move in condition, two spacious decks. New permitted septic in 2000.

DIR: Old Cazadero Hwy, left on Hahn, across Austin Creek to house. UBL: Subd: TBM: , 21611485

14694 Canyon 1 Rd XSt: Canyon 2 Rd Guerneville / B0700 S Single Family DOM/CDOM: 41/41 LP: ↓ \$245,000
 BD: 2 BA: 1 RMS: 3 FP: No Pool: No SqFt: 552 R Lot Sz: 1742/0.0400 OLP: \$239,000
 Stories: 1 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 070-280-060 HOA/\$: No
 OMD: 05/17/16 PD: 06/27/16 COE: 06/30/16 SP: \$242,000 TIC: No 2nd Unit: No



Plenty of sun and nice privacy with hillside view of redwoods in Rio Nido. Find this cute little cottage up the stairs behind 14692. Home sq/ft appear to be larger than what tax record states. Spacious deck with a hot tub that needs maintenance. Plenty of storage under living area. Put your personal touch to make it into a perfect vacation cottage or an affordable full time home.

DIR: River Rd to Canyon 2 Rd. Stay right by Rio Nido Road House & the Lodge. Turn right on Canyon 1 Rd. UBL: Subd: TBM: , 21611193

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

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Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

15269 willow Rd **XSt:** Canyon One **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 112/112 **LP:** \$229,500
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1054 R **Lot Sz:** 4356/0.1000 **OLP:** \$269,000
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-041 **HOA/\$:** No




OMD: 02/26/16 **PD:** 06/17/16 **COE:** 06/17/16 **SP:** \$225,000 **TIC:** No **2nd Unit:** No

Charming Guerneville cottage nestled among beautiful redwoods. Gated fence with front yard deck. Wood burning stove, tile & laminate floors, knotty pine ceilings, stainless range & refrigerator in kitchen. Level & sunny lot with plenty of parking spaces behind lockable dbl gate! Added space bonus room currently being used as a bedroom.

DIR: West on River Rd, turn right on Canyon Two, to Canyon Seven, to Willow Rd. **UBL:** **Subd:** **TBM:** , 21603670

17000 Old Monte Rio Rd **XSt:** HWY 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 68/68 **LP:** \$179,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 336 R **Lot Sz:** 1599/0.0367 **OLP:** \$179,000
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-140-021 **HOA/\$:** No




OMD: 02/20/16 **PD:** 06/13/16 **COE:** 06/24/16 **SP:** \$179,000 **TIC:** No **2nd Unit:** No

Contractors Special. Room to expand below. With TLC it can be a charming getaway, 2nd or year-round home. Above flood, private cement deck, close to downtown Guerneville Plaza, theater, shops, restaurants, library, and best of all, the Russian River for beach enjoyment. Get it ready for the good life.

DIR: HWY 116 PAST GUERNEVILLE, TURN RIGHT ON OLD MONTE RIO RD; HOUSE IS ON RIGHT. **UBL:** **Subd:** **TBM:** 361, A4 21602889

15530 Willow Rd **XSt:** Canyon 7 Road **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 107/107 **LP:** \$150,700
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 834 R **Lot Sz:** 3485/0.0800 **OLP:** \$170,000
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-252-004 **HOA/\$:** No




OMD: 02/17/16 **PD:** 06/20/16 **COE:** 06/22/16 **SP:** \$143,464 **TIC:** No **2nd Unit:** No

This is an auction. Great opportunity in Sonoma County, half a mile to the Russian River in Rio Nido. Charming two bedroom retreat located among the Redwoods with a wall of windows in kitchen and rear deck to enjoy the peace and quiet. Must see!

DIR: River Road to Canyon 7 Road to Willow Road **UBL:** **Subd:** **TBM:** , 21603017

15670 Old River Rd **XSt:** Bonita **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 181/181 **LP:** \$142,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 945 V **Lot Sz:** 5702/0.1309 **OLP:** \$225,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-110-022 **HOA/\$:** No




OMD: 11/13/15 **PD:** 05/12/16 **COE:** 06/09/16 **SP:** \$142,000 **TIC:** No **2nd Unit:** Yes

Lovely quaint cottage with a tree house feel with 2 bedrooms and 1 bathroom plus rooms for other uses. The deck and patio spaces are perfect for outdoor entertaining and includes a hot tub. The knotty pine interior gives that perfect cabin in the woods feeling. There is a cabin on the hill in need of repair. This property is ideal for that weekend getaway or full-time residence and conveniently located for entertainment & recreation.

DIR: Turn off River Road onto Bonita then left onto Old River Road to property on right up the hill. **UBL:** **Subd:** **TBM:** , 21527276

110 Tovah Ln **XSt:** Mirabel Road **Forestville / B0700** **P** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$1,100,000
BD: 4 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2343 R **Lot Sz:** 94525/2.1700 **OLP:** \$1,100,000
Stories: 1 Story **YB:** 1999 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-160-073 **HOA/\$:** No



OMD: 05/21/16 **PD:** 06/30/16 **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

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Client 5-Up Residential


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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

11811 Ridge Dr  **XSt:** Tunstall **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$686,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1259 R **Lot Sz:** 25988/0.5966 **OLP:** \$686,000
Stories: 2 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 085-123-003 **HOA/\$:** No
OMD: 06/01/16 **PD:** 06/27/16 **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Spectacular Redwood Retreat! Step into a lush & private half acre sanctuary of views, nature & mid-century style. Custom 2BR+Den w/ stunning redwood interiors, open beamed ceilings & unforgettable natural outlooks. Big entertainment deck & meandering paths. Bonus workshop/play-house + vintage cabin. A brilliant lifestyle property that makes for unforgettable year round living / amazing vacation home. Close to world class wineries & restaurants.

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

8361 Champs De Elysees  **XSt:** Champs de Elysees **Forestville / B0700** **P** **Single Family** **DOM/CDOM:** 68/68 **LP:** \$489,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 900 N **Lot Sz:** 38781/0.8903 **OLP:** \$489,000
Stories: 1 Story **YB:** 1969 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-093-037 **HOA/\$:** No
OMD: 04/15/16 **PD:** 06/22/16 **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Run away to this treasured corner of peace & quiet w/exceptionally restful surrounds. Beyond the unassuming gate opens a world unto it's own where tranquil & distant views, Nature & Sonoma's relaxed indoor/outdoor lifestyle take lead.Late summer afternoons remain comfortable as the hot afternoon sun dips west behind the ridge.Two separate & super sweet cottages, 2 bed main home & studio w/bath,replete w/french doors, open to this glorious setting

DIR: See conf. showing instructions **UBL:** **Subd:** **TBM:** , 21607521

10490 River Dr  **XSt:** River Road **Forestville / B0700** **P** **Single Family** **DOM/CDOM:** 20/20 **LP:** \$450,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 938 R **Lot Sz:** 7501/0.1722 **OLP:** \$450,000
Stories: 1 Story **YB:** 1938 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-210-009 **HOA/\$:** No
OMD: 06/08/16 **PD:** 06/28/16 **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Just in time for summer. An updated charming and comfortable 2 bedroom 2 bath home with direct access to Mom's Beach and the Russian River. Spacious updated kitchen with easy access to the dining/family room with cathedral ceiling. Enjoy summer nights on the back deck that is accessed from the family room or the back bedroom with Redwoods overhead and distant views. Plenty of parking either in the garage under the house or on the gravel driveway

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

10450 Woodside Dr  **XSt:** Old River **Forestville / B0700** **P** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$379,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1028 R **Lot Sz:** 6800/0.1561 **OLP:** \$379,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-191-045 **HOA/\$:** No
OMD: 05/18/16 **PD:** 07/01/16 **COE:** **SP:** **TIC:** No **2nd Unit:** No
 WOW What a charmingly, unique Russian River haven! This craftsman home encompasses that of which most are seeking in a river home or getaway. Walls of glass, use of wood throughout, skylights, wood burning stove and wine cell. Tucked in a serene setting, it also has great functionality with its useful outside area which includes two levels of decking, hot tub, detached workshop/garage & extra storage. Flexible layout with 1bd-1ba on both levels.

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

11636 Saratoga Ave  **XSt:** Riverside **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 146/218 **LP:** \$289,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1800 O **Lot Sz:** 10729/0.2463 **OLP:** \$299,000
Stories: Multi Level **YB:** 1928 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 085-060-012 **HOA/\$:** Yes/\$200.00/Mo
OMD: 02/07/16 **PD:** 07/02/16 **COE:** **SP:** **TIC:** No **2nd Unit:** No
 For sale are membership rights in Odd Fellows Recreation Club, a private club organized as a non-profit corporation. Membership includes right to use specific Club-owned lot(s) and to own the cabin sited on the lot(s). The cabin is non-deeded personal property. Membership applicant must be approved by the Club, meet credit and background check criteria and provide proof of membership in an Odd Fellows, Rebekahs, Masons or Eastern Star Lodge.

DIR: Hwy 116 to Odd Fellows Park Rd. **UBL:** **Subd:** **TBM:** , 21602211

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Client 5-Up Residential


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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)

14156 Woodland Dr  **XSt:** Armstrong Woods Rd **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$288,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 442 R **Lot Sz:** 3999/0.0918 **OLP:** \$288,000
Stories: 1 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-070-028 **HOA/\$:** No
OMD: 06/10/16 **PD:** 06/29/16 **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Enchanting Vintage Cottage is just steps from Downtown in one of Guerneville's most sought after neighborhoods. First time on market since built by great grandmother! Wrap around Deck and flexible floorplan offer great upside potential for the next Owner. Sun drenched side deck overlooks wooded views and provides lovely setting for entertaining. Walk to Restaurants, Beaches & Entertainment! Your chance to Own a part of Guerneville's history!

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

14532 Old Cazadero Rd  **XSt:** Highway 116 **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 32/32 **LP:** \$256,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 3485/0.0800 **OLP:** \$256,000
Stories: 1 Story **YB:** 1929 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-080-027 **HOA/\$:** No
OMD: 05/26/16 **PD:** 06/27/16 **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Authentic Charm on Hulbert's Creek. Fantastic opportunity to restore this 1929 Classic Cottage. Wonderful details including peaked roof, orig. wood floors, two car garage and workspace all provide striking upside. Lovely creekside setting in an exceptional neighborhood is close to downtown and easy access to wine tasting and beaches. Large deck for relaxation and entertaining in the Redwoods. Elevated above flood, on municipal sewer & water.


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

10880 Buena Vista Ln  **XSt:** Summerhome Park Rd **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$599,500
BD: 2 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1032 R **Lot Sz:** 12001/0.2755 **OLP:** \$599,500
Stories: Other **YB:** 1942 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-251-042 **HOA/\$:** No
OMD: 06/15/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 A rare opportunity to enjoy tree studded ridge views from this beautiful .27 acre riverfront setting. Located on a quiet lane in the lower Russian River area of Sonoma County, the home offers 2 BRs & 2 full baths, a bright remodeled kitchen & cozy woodstove in a flowing open floorplan. The French doors leads to the large covered deck w/ stairs to the yard space. A short stroll to the steps to the river and the floating dock. Kayaks included!

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

12866 River Rd  **XSt:** Odd Fellows Rd **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 10/347 **LP:** \$598,000
BD: 3 **BA:** 3 **RMS:** 6 **FP:** Yes **Pool:** Yes **SqFt:** 1461 R **Lot Sz:** 39400/0.9045 **OLP:** \$598,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 070-370-002 **HOA/\$:** No
OMD: 06/24/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Classic, substantial, circa 1939 Russian River Bungalow. Extensive remodeling of Kitchen, bathrooms, hardscape with walkways and inground pool. Two fireplaces (spacious living room has remote starter, Master bedroom wood burning). Master bathroom is stunning. As a vacation rental it fetches \$325/night. But would make fabulous year round residence. Fun Shed has hot tub + Sauna adjacent to the inground pool. 9/10ths of an acre with shed/storage.

DIR: across from Odd Fellows rd (Summerbridge), turn in at Sonoma Orchard Inn and then immediate left. **UBL:** **Subd:** **TBM:** , 21614932

10725 Old River Rd  **XSt:** Forest Hills Rd **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$389,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1268 R **Lot Sz:** 6098/0.1400 **OLP:** \$389,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-260-009 **HOA/\$:** No
OMD: 06/23/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Indoors Meets Outdoors Windows to the world. Enjoy the beautiful Redwoods and view from your living and kitchen no matter what the weather. Light and bright Forestville living. Close to Mothers Beach and a local market. This 3 bedroom 2 bath home has it all. You can choose from a sunny yard or cool down on a lightly shaded deck. Walk to the Russian River or the market. The one car garage makes for a great place to store your bicycles and kayaks.

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

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Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)


15691 Old Cazadero Rd XSt: Camino Del Arroyo Guerneville / B0700 CN Single Family DOM/CDOM: 11/11 LP: \$343,000
 BD: 1 BA: 1 RMS: 3 FP: Yes Pool: No SqFt: 576 R Lot Sz: 5702/0.1309 OLP: \$343,000
 Stories: 1 Story YB: 1966 #Gar Sp: 1 #CP Sp: 0 APN: 072-310-016 HOA/\$: No
 OMD: 06/23/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


10130 Field Ln XSt: Old River Forestville / B0700 CN Single Family DOM/CDOM: 27/27 LP: \$262,000
 BD: 2 BA: 1 RMS: 5 FP: No Pool: No SqFt: 996 R Lot Sz: 3768/0.0865 OLP: \$262,000
 Stories: 1 Story YB: 1940 #Gar Sp: 0 #CP Sp: 0 APN: 082-202-016 HOA/\$: No
 OMD: 06/07/16 PD: COE: SP: TIC: No 2nd Unit: No



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

DIR: River Road to Scenic right on Old River left on Field Lane UBL: Subd: TBM: , 21613299


8110 Tyrone Rd XSt: Bohemian Hwy. Monte Rio / B0700 CN Single Family DOM/CDOM: 13/13 LP: \$200,000
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 764 R Lot Sz: 28314/0.6500 OLP: \$200,000
 Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 2 APN: 074-250-022 HOA/\$: No
 OMD: 06/21/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


15635 Riverside Dr XSt: River Road Guerneville / B0700 CC Single Family DOM/CDOM: 66/66 LP: \$850,000
 BD: 2 BA: 1/1 RMS: FP: No Pool: No SqFt: 1653 R Lot Sz: 24002/0.5510 OLP: \$945,000
 Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 1 APN: 070-100-046 HOA/\$: No
 OMD: 04/29/16 PD: COE: SP: TIC: No 2nd Unit: No



Deep Water Riverfront property w/Private Dock! This dramatic stretch of the Russian River is a rare find. Magical 2BR, 1 & 1/2 bath plus workout room. Relax on your deck and look at the incredible views. Fishing from your dock is in a most unique location. Easy access to Guerneville, restaurants, bars, entertainment and Internationally Distinguished Wineries. Cheers!

DIR: River Road to Riverside Rd turn on first right on Riverside. Across from DaDa Hardware. UBL: Subd: TBM: , 21607661

11928 Pine Ridge Rd XSt: Laurel Forestville / B0700 CC Single Family DOM/CDOM: 9/9 LP: \$695,000
 BD: 4 BA: 2 RMS: FP: Yes Pool: No SqFt: 1309 R Lot Sz: 56628/1.3000 OLP: \$695,000
 Stories: 2 Story YB: 1929 #Gar Sp: 2 #CP Sp: 0 APN: 081-281-049 HOA/\$: Yes/\$600.00/Ye
 OMD: 06/25/16 PD: COE: SP: TIC: No 2nd Unit: Yes



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

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

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

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)

6665 Davis Rd




XSt: Covey Lane or Mirabel **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$657,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1464 R **Lot Sz:** 21802/0.5005 **OLP:** \$657,000
Stories: 1 Story **YB:** 1973 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-120-058 **HOA/\$:** No
OMD: 05/26/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

1745 Austin Creek Rd




XSt: Silvia **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$639,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 888 R **Lot Sz:** 130680/3.0000 **OLP:** \$639,000
Stories: 1 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-020-021 **HOA/\$:** No
OMD: 05/25/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

21612 Moscow Rd



XSt: Main Street **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 95/95 **LP:** \$629,000
BD: 3 **BA:** 3/1 **RMS:** 11 **FP:** Yes **Pool:** No **SqFt:** 1773 R **Lot Sz:** 5454/0.1252 **OLP:** \$639,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-091-014 **HOA/\$:** No
OMD: 03/31/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

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

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

16395 Rio Nido Rd




XSt: Armstrong Woods **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$585,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 1228 R **Lot Sz:** 73181/1.6800 **OLP:** \$585,000
Stories: 2 Story **YB:** 1939 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-140-023 **HOA/\$:** No
OMD: 06/07/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

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

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

11719 Skyline Rd



XSt: McPeak **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 87/87 **LP:** \$499,000
BD: 4 **BA:** 2/1 **RMS:** 4 **FP:** Yes **Pool:** Yes **SqFt:** 2184 R **Lot Sz:** 145055/3.3300 **OLP:** \$499,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 081-010-004 **HOA/\$:** No
OMD: 04/08/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No


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


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


Client 5-Up Residential


Listings as of: 07/04/2016 1:12 pm


Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

18007 Benson Rd  **XSt:** Neeley Rd **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 88/88 **LP:** \$499,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1040 R **Lot Sz:** 30000/0.6887 **OLP:** \$525,000
Stories: 1 Story **YB:** 1971 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-322-002 **HOA/\$:** No
OMD: 04/07/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 BOM! Sunny light-filled home on a flat usable 1/2 acre+ in the desirable Vacation Beach area. There is a total of 5 lots. It features a kitchen with breakfast bar and pantry, a spacious livingroom with fireplace and an open floor plan. There are stunning views from most windows and multiple decks to enjoy them from as well as a separate workshop and a large 2 car garage. Easement for river access at the end of Lark St
DIR: 116 to Neeley Rd almost to the end, Right on Benson **UBL:** **Subd:** **TBM:** , 21607269

9459 Argonne Way  **XSt:** Trenton Rd/River Rd **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 91/91 **LP:** \$494,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1660 R **Lot Sz:** 15625/0.3587 **OLP:** \$514,000
Stories: 2 Story **YB:** 1966 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-061-023 **HOA/\$:** No
OMD: 04/04/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 High above the Russian River, this sunny home with wonderful oak trees has an open floor plan with Master Suite on main floor and 2 bedrooms on lower floor. This property has 3 parcels(almost 2/3 acre) with a circle driveway, lots of parking & garden space and near the end of a country lane. Conveniently between Wine Country and the Russian River. Easy access to Santa Rosa, Guerneville & Sebastopol. Steelhead Beach and a community pool nearby.
DIR: Trenton to Argonne Way (across from Steelhead Beach) right on road past community pool **UBL:** **Subd:** **TBM:** , 21606922

8033 Maple Ave  **XSt:** Park Avenue **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$489,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1471 N **Lot Sz:** 4356/0.1000 **OLP:** \$489,000
Stories: 2 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-039-088 **HOA/\$:** No
OMD: 05/29/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Beautiful, light, bright & cheery Mirabel Heights home at end of quaint street w/ 3 bdrms & 3 full baths. Soaring ceiling, ceiling fan & gas starter fireplace in family room, kitchen w/ granite counters, 2 pantries, abundance of cabinets & under cabinet lighting. Backyard w/ garden bed, mature trees, plenty room for summer bar-be-ques & relaxing! Great location, near Speer's Mkt., just minutes to Santa Rosa, Russian River wineries & restaurants!
DIR: River Rd. to Mirabel Rd. to Park Ave., L on Maple to end of st. or Gravenstein Hwy. to Park to Maple **UBL:** **Subd:** **TBM:** , 21612319

9204 Mesa Way  **XSt:** Monte Vista Ter. **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$449,000
BD: 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1711 A **Lot Sz:** 16000/0.3673 **OLP:** \$449,000
Stories: Multi Level **YB:** Against Co. **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-112-010 **HOA/\$:** No
OMD: 06/17/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Your private rural retreat awaits, complete with redwood fairyring, hottub overlooking creek with seasonal waterfalls, extensive decks, circular driveway, and rhodies galore. And that's just outside! The updated multi-level home has knotty-pine living room, formal dining room, remodeled kitchen and bathroom, and master bedroom, with two bedrooms and bathroom downstairs. Central heat for comfort, fireplace and woodstove for romantic evenings.
DIR: Cross Monte Rio bridge, rt. on Main St., follow directional arrows from just before firehouse. **UBL:** **Subd:** **TBM:** , 21613559

9645 Rio Vista Rd  **XSt:** River Rd **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$439,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1134 R **Lot Sz:** 9583/0.2200 **OLP:** \$439,000
Stories: 1 Story, Oth **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-123-020 **HOA/\$:** No
OMD: 06/11/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Newly remodeled home on a large, sunny lot. Energy efficient tankless water heater and dual pane windows. You'll be right at home with wood beam ceilings, rock fireplace, spacious family room and charming touches. Just a few minutes drive to Russian River beaches and wine tasting!
DIR: River Rd, left onto Rio Vista Rd, right up one-way hill. Property is at top of hill. **UBL:** **Subd:** **TBM:** , 21613533


Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-
No Show, Pending, Sold (6/1/2016 to 6/30/2016)


9499 Valle Vista Rd XSt: Rio Vista Forestville / B0700 CC Single Family DOM/CDOM: 12/12 LP: \$429,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1079 R Lot Sz: 14375/0.3300 OLP: \$429,000
 Stories: 1 Story YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 082-123-004 HOA/\$: No
 OMD: 06/22/16 PD: COE: SP: TIC: No 2nd Unit: No



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

DIR: River Road to Rio Vista, to left on Valle Vista (second one) with red arrow. UBL: Subd: TBM: , 21614716


9365 Westside Rd XSt: Old River Rd. Forestville / B0700 CC Single Family DOM/CDOM: 136/136 LP: \$429,000
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 994 R Lot Sz: 11000/0.2525 OLP: \$479,000
 Stories: 1 Story YB: 1952 #Gar Sp: 1 #CP Sp: 0 APN: 082-111-043 HOA/\$: No
 OMD: 02/19/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


9480 Rio Vista Dr XSt: River Road Forestville / B0700 CC Single Family DOM/CDOM: 35/35 LP: \$405,000
 BD: 3 BA: 1 RMS: FP: Yes Pool: No SqFt: 1140 R Lot Sz: 19602/0.4500 OLP: \$405,000
 Stories: 1 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 082-112-009 HOA/\$: No
 OMD: 05/30/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


10860 Forest Hills Rd XSt: River Forestville / B0700 CC Single Family DOM/CDOM: 9/9 LP: \$399,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1120 R Lot Sz: 8059/0.1850 OLP: \$399,000
 Stories: 2 Story YB: 1985 #Gar Sp: 1 #CP Sp: 0 APN: 082-252-018 HOA/\$: No
 OMD: 06/25/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

15460 Bay Ave XSt: Willow Rd Guerneville / B0700 CC Single Family DOM/CDOM: 56/56 LP: \$399,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1134 R Lot Sz: 4792/0.1100 OLP: \$422,000
 Stories: 2 Story YB: 1952 #Gar Sp: 1 #CP Sp: 0 APN: 070-230-019 HOA/\$: No
 OMD: 05/09/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

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U.S. Patent 6,910,045


Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Page: 13

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)

2280 Cazadero Hwy




XSt: Tower Rd **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 31/31 **LP:** \$389,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1352 N **Lot Sz:** 17424/0.4000 **OLP:** \$389,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-301-008 **HOA/\$:** No

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

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

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

14561 Cherry St




XSt: Lover's Lane **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 105/105 **LP:** \$389,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 864 R **Lot Sz:** 9738/0.2236 **OLP:** \$417,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-140-068 **HOA/\$:** No

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

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

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

17805 Beach Ave




XSt: Neeley Rd **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$379,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1141 R **Lot Sz:** 4356/0.1000 **OLP:** \$379,000
Stories: Multi Level **YB:** 1960 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-250-017 **HOA/\$:** No

OMD: 06/15/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

14528 Cherry St




XSt: Lover's Ln **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 49/49 **LP:** \$379,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 800 R **Lot Sz:** 5001/0.1148 **OLP:** \$379,000
Stories: 3 Story **YB:** 1986 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-140-054 **HOA/\$:** No

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

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

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

14257 Mill St



XSt: River Road **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 87/128 **LP:** \$349,900
BD: 4 **BA:** 2 **RMS:** 7 **FP:** No **Pool:** No **SqFt:** 1572 R **Lot Sz:** 6299/0.1446 **OLP:** \$389,900
Stories: 2 Story **YB:** 2007 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-020-017 **HOA/\$:** No

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

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

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

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

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U.S. Patent 6,910,045


Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Page: 14

Criteria: Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)


17687 Orchard Ave **XSt:** Montesano **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 20/20 **LP:** \$347,500
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 768 R **Lot Sz:** 3999/0.0918 **OLP:** \$347,500
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-240-034 **HOA/\$:** No
OMD: 06/14/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



A shiny penny" among properties with majestic Redwoods in view, but in the sun, this is a move-in ready 2/1 with amenities galore: just completed decks and fences, scraped bamboo hardwood flooring, soothing landscaping, modern, stylish fixtures and appliances, French drains. An alleyway behind the back yard leads to 2 wide gates and RV or boat parking. Solar controlled exhaust fans in attic. This may be just what you are looking for. Come see.

DIR: Take Neely Road to Montesano, then turn left onto Orchard. **UBL:** **Subd:** **TBM:** , 21612322


21348 Monte Cristo Ave **XSt:** Hwy 116 **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$309,900
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1105 N **Lot Sz:** 10498/0.2410 **OLP:** \$309,900
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-062-016 **HOA/\$:** No
OMD: 05/29/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

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


15647 Old River Rd **XSt:** River **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$299,950
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 684 R **Lot Sz:** 7405/0.1700 **OLP:** \$299,950
Stories: 2 Story **YB:** 1975 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-100-033 **HOA/\$:** No
OMD: 05/26/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes



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

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

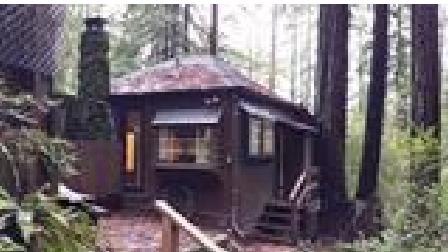
14972 Canyon 2 Road Rd **XSt:** Canyon 1 Road **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$269,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 680 R **Lot Sz:** 5502/0.1263 **OLP:** \$269,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 070-256-019 **HOA/\$:** No
OMD: 06/23/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes



Located in popular Rio Nio is this cabin cozy 2 bed/1 bath house AND Junior 1 bed/1 bath granny unit in back. Spacious driveway, some newer windows, 2 separate meters, 1 water bill, roof about 5-7 years old. Needs a little TLC. Walking distance to the Rio Nido pool, nearby restaurants and fun Guerneville entertainment.

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

17875 Santa Rosa Ave **XSt:** Cnopious **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 160/160 **LP:** \$250,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1188 R **Lot Sz:** 10402/0.2388 **OLP:** \$300,000
Stories: Multi Level **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-214-021 **HOA/\$:** No
OMD: 01/26/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes



Beautiful forest views await the buyer with vision and handy skills. Three cozy bedrooms, indoor laundry, fireplace, and kitchen that opens to living area. Previous owner made a small second unit beneath house.

DIR: 2 miles west on River Road, right on Cnopius, right on Old Monte Rio Rd, Left on Santa Rosa Ave. **UBL:** **Subd:** **TBM:** , 21601391

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

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U.S. Patent 6,910,045


Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Page: 15

Criteria: Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)


10785 Terrace Dr **XSt:** Ogburn Ln. **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 63/63 **LP:** \$249,000
BD: 1 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 4787/0.1099 **OLP:** \$269,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-280-036 **HOA/\$:** No
OMD: 05/02/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

DIR: River Rd to Forest Hills, R on Old River Rd, L on Ogburn Ln, R on Terrace Dr. **UBL:** **Subd:** **TBM:** , 21609523


8499 Nazielle Rd **XSt:** Farrell **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$235,000
BD: 3 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 651 R **Lot Sz:** 4234/0.0972 **OLP:** \$235,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-104-022 **HOA/\$:** No
OMD: 06/18/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

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


15044 RIO NIDO Rd **XSt:** Hwy 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$225,000
BD: 4 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1354 R **Lot Sz:** 5502/0.1263 **OLP:** \$225,000
Stories: 2 Story **YB:** 1902 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-006 **HOA/\$:** No
OMD: 06/09/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

DIR: 116 to Rio Nido Rd, property is off to the left mid way up the road onto a shared road. **UBL:** **Subd:** **TBM:** , 21613550


15002 Canyon 6 Rd **XSt:** Canyon 7 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$157,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 666 R **Lot Sz:** 4792/0.1100 **OLP:** \$157,000
Stories: 1 Story **YB:** 1923 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-050 **HOA/\$:** No
OMD: 05/26/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

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

15500 Willow Rd **XSt:** Canyon 7 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$147,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 372 R **Lot Sz:** 1869/0.0429 **OLP:** \$147,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-252-001 **HOA/\$:** No
OMD: 06/18/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

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

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)


14984 Canyon 2 Rd XSt: Rotunda Way Guerneville / B0700 CC Single Family DOM/CDOM: 131/131 LP: \$100,000
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 798 R Lot Sz: 4792/0.1100 OLP: \$100,000
 Stories: Multi Level YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-256-018 HOA/\$: No
 OMD: 02/19/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

19540 King Ridge Rd XSt: Cazadero Highway Cazadero / B0700 A Single Family DOM/CDOM: 64/64 LP: \$11,988,000
 BD: 2 BA: 3 RMS: 15 FP: Yes Pool: No SqFt: 5070 R Lot Sz: 31481683/722.7200 OLP: \$11,988,000
 Stories: 2 Story YB: 2010 #Gar Sp: 3 #CP Sp: 0 APN: 106-240-020 HOA/\$: No
 OMD: 05/01/16 PD: COE: SP: TIC: No 2nd Unit: Yes



Double Bar Z Ranch the perfect medley of sustainability, casual luxury and interdependence with nature. Own your own lodge style dream home on 722 glorious acres. Ephemeral ponds, views for miles and some of the most desired land in Sonoma County. Property backs up to Austin Creek state preserve, guaranteeing privacy. Separate Gate house (vacation rental), romantic cabin and ponds. One of the most exclusive ranches in Sonoma County awaits you.

DIR: Hwy 116 to Cazadero Highway to King Ridge Rd. UBL: Subd: TBM: , 21607735


5850 Anderson Rd XSt: Covey Forestville / B0700 A Farms/Ranches DOM/CDOM: 135/135 LP: \$2,995,000
 BD: 3 BA: 3/1 RMS: FP: Yes Pool: Yes SqFt: 5165 O Lot Sz: 507038/11.6400 OLP: \$3,095,000
 Stories: 2 Story YB: 2001 #Gar Sp: 3 #CP Sp: 0 APN: 083-040-084 HOA/\$: No
 OMD: 02/20/16 PD: COE: SP: TIC: No 2nd Unit: Yes



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

DIR: 101, River Road west, pass Farm House Inn, next Left, First Left, Right on Anderson to end to gate UBL: Subd: TBM: , 21603241


6941 Ellen Ln XSt: Hwy 116 Forestville / B0700 B A Farms/Ranches DOM/CDOM: 292/292 LP: \$2,300,000
 BD: 4 BA: 3/1 RMS: FP: No Pool: Yes SqFt: 3700 O Lot Sz: 699138/16.0500 OLP: \$2,750,000
 Stories: Multi Level YB: 1971 #Gar Sp: 1 #CP Sp: 0 APN: 084-031-041 HOA/\$: No
 OMD: 09/15/15 PD: COE: SP: TIC: No 2nd Unit: No



Hilltop estate view home with huge income from long term grape contracted through 2025. This nets the owner \$45k per year with 1.5% annual increases(this pays for a lot of a mortgage payment)! There are also 2-3 acres of premier plantable land. The 3,700 sq ft home features game room, pizza oven in the kitchen,1,300 bottle wine cellar, integrity series windows etc. Outside includes Inground pool and 9 Acre ft pond.

DIR: Take US-101 N, CA-12 W, Occidental Rd and CA-116 W to Hidden Lake Rd in Forestville. UBL: Subd: TBM: , 21522078

140 Marigold Ln XSt: McPeak Forestville / B0700 A Single Family DOM/CDOM: 130/130 LP: \$2,145,000
 BD: 4 BA: 5 RMS: FP: Yes Pool: Yes SqFt: 3416 R Lot Sz: 293594/6.7400 OLP: \$2,145,000
 Stories: Split Level YB: 1999 #Gar Sp: 2 #CP Sp: 0 APN: 085-050-043 HOA/\$: No
 OMD: 02/25/16 PD: COE: SP: TIC: No 2nd Unit: No



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

DIR: River Rd to Westside Rd. Down to the left to McPeak. then up Marigold Lane. Gated entrance. UBL: Subd: TBM: , 21603049

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

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm


Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

24951 Hwy 116 **XSt:** Mill Pond Rd **Duncans Mills / B0700** **A** **Single Family** **DOM/CDOM:** 91/273 **LP:** \$945,000
BD: 5 **BA:** 2 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 2716 R **Lot Sz:** 31002/0.7117 **OLP:** \$945,000
Stories: 2 Story **YB:** 1890 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-160-012 **HOA/\$:** No
OMD: 04/04/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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


6518 Wayne Ct **XSt:** Speer Ranch Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 14/14 **LP:** \$739,000
BD: 4 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2345 R **Lot Sz:** 14667/0.3367 **OLP:** \$739,000
Stories: 2 Story **YB:** 1996 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-110-055 **HOA/\$:** No
OMD: 06/20/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

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


18955 King Ridge Rd **XSt:** Cazadero Highway **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$732,000
BD: 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** Yes **SqFt:** 1828 R **Lot Sz:** 99317/2.2800 **OLP:** \$732,000
Stories: 2 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 106-260-035 **HOA/\$:** No
OMD: 05/11/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

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


19475 REDWOOD Dr **XSt:** Hwy 116 **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$725,000
BD: 3 **BA:** 2/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1152 R **Lot Sz:** 7841/0.1800 **OLP:** \$725,000
Stories: 2 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 094-190-009 **HOA/\$:** No
OMD: 06/23/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

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

17515 Woods Ave **XSt:** Summit Ave **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP:** \$697,000
BD: 2 **BA:** 2/1 **RMS:** 6 **FP:** No **Pool:** No **SqFt:** 2124 B **Lot Sz:** 37026/0.8500 **OLP:** \$697,000
Stories: 2 Story **YB:** 2006 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-174-043 **HOA/\$:** No
OMD: 07/01/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



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

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

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Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)

21600-21604 Moscow Rd  **XSt:** Bohemian Hwy **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 31/31 **LP:** \$684,500
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 679 R **Lot Sz:** 5040/0.1157 **OLP:** \$684,500
Stories: 1 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-091-016 **HOA/\$:** No
OMD: 06/03/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Views AND Location! Like the Secret Garden, once you step through the gate you are in a sanctuary all your own. This warm home has an artisan painted interior opening to a 650sf+ wrap around deck with spectacular river views. From a large, gently sloping lawn a meandering path leads you over a foot bridge down to easy access to the water and a seasonal island! Possibly the most beautiful & unique property on the river. Includes 2 parcels/3+ acres


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

21538 Moscow Rd  **XSt:** Main St. **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 82/82 **LP:** \$659,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2400 R **Lot Sz:** 7841/0.1800 **OLP:** \$659,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-152-046 **HOA/\$:** No
OMD: 04/13/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Turn Key Vacation Rental-Fully Furnished & heavily booked! Average over \$40k/yr - Aprx \$17k in bookings for July & August. This 3 bed 2 bath 2 story home has it all. 2 bedroom plus loft area w/ kitchen and living space upstairs & 1 bedroom plus living space & kitchenette downstairs. Wood burning fireplace and beautiful views of the river makes even the rainiest of days an incredible place to be. Complete with Hot Tub & Man Cave. (furnished garage)


DIR: Hwy 116 west, rt on Bohemian hwy. rt on Main st. rt on Moscow rd. **UBL:** **Subd:** **TBM:** , 21607586

3985 Cazadero Hwy  **XSt:** Hwy 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 28/28 **LP:** \$650,000
BD: 2 **BA:** 1 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1122 R **Lot Sz:** 8925/0.2049 **OLP:** \$650,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 105-180-003 **HOA/\$:** No
OMD: 06/06/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Creek front with beach! Looking for privacy, tranquility and charm, this special property easily has all that and so much more. This premier beach front property is your own private bend of Austin Creek with a spectacular view and sense of nature as only Cazadero can provide. There is no other spot like this on Austin Creek. Open decks for outdoor living. Outdoor BBQ/kitchen and bar. Grass sunshine and room for guests. One of a kind opportunity!

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

19230 Fort Ross Rd  **XSt:** Cazadero Hwy **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 14/14 **LP:** \$599,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 868 R **Lot Sz:** 102366/2.3500 **OLP:** \$599,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-260-001 **HOA/\$:** No
OMD: 06/20/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 Looking for a unique and private property? This spacious cottage on 2.35 sunny acres includes a guest house adjacent to the main house with shared deck. Huge deck on main house overlooks the vineyard and fabulous views. Deck also has a hot tub and gazebo. 2nd unit on property plus large greenhouse/shop with 220 power & water. Ward Creek runs through the lower section of the property & has a deep swimming hole. Family vineyard and many fruit trees

DIR: Hwy. 116 to Cazadero Hwy thru town of Cazadero. Continue up Ft. Ross Rd. 1 mile. **UBL:** **Subd:** **TBM:** , 21614204

15454 Bay Ave  **XSt:** Willow **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$590,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1291 B **Lot Sz:** 7100/0.1630 **OLP:** \$590,000
Stories: Multi Level **YB:** 1935 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-230-094 **HOA/\$:** No
OMD: 06/13/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Remarkably beautiful home in the heights of Rio Nido. Original Craftsman cottage remodeled with care. Substantial addition in 2010 with incredible quality and attention to detail. Balanced floor plan has bedroom and bath at each wing, separated by main living spaces. 2 garages with parking and storage, plus bonus room for office or flex space. Splendid peaceful gardens, decks, hand-laid flagstone upper patio. Soak up the sunshine and views.

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

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Client 5-Up Residential


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Criteria: Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

17505 Summit Ave  **XSt:** Woods Ave **Guerneville / B0700** **N** A **Single Family** **DOM/CDOM:** 3/3 **LP:** \$565,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1230 R **Lot Sz:** 15246/0.3500 **OLP:** \$565,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-180-047 **HOA/\$:** No
OMD: 07/01/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No


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

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

17523 Summit Ave  **XSt:** Park **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 336/336 **LP:** \$565,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2500 O **Lot Sz:** 6534/0.1500 **OLP:** \$450,000
Stories: Tri Level **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-172-008 **HOA/\$:** No
OMD: 08/03/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes


Tri-level, 6 bedroom, 5 bath house, with additional 1br, 1b unit. Approximately 3,000 sq.ft. total. Nestled in the Redwoods with multiple decks for entertaining or just relaxing and taking in the sun.

DIR: Hwy 116 to Old Monte Rio to Park to Summit Ave. **UBL:** **Subd:** **TBM:** , 21519049

11 Rosewood Cir  **XSt:** Austin Creek **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 28/28 **LP:** \$539,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1628 N **Lot Sz:** 165964/3.8100 **OLP:** \$539,000
Stories: Split Level **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-090-026 **HOA/\$:** No
OMD: 06/06/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No


Spa Resort meets Classic River Cabin in this private 3.8 acre hillside home. The living room features a wall of windows, high ceiling and wood burning stove. The large Master Bedroom Suite features slider to deck, skylights, wood floor and exquisite Bath. Split level floor plan. Large entertaining deck with BBQ area off living room/kitchen. Central heat. Enjoy a night under the stars in the glam platform tent. Walk to Austin Creek.

DIR: Cazadero Hwy, right on Austin Creek Rd, left on Redwood Heights Dr, stay left up the hill. Go Slow!! **UBL:** **Subd:** **TBM:** , 21613057

17530 River Ln  **XSt:** Orchard **Guerneville / B0700** **N** A **Single Family** **DOM/CDOM:** 3/3 **LP:** \$525,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1326 R **Lot Sz:** 3001/0.0689 **OLP:** \$525,000
Stories: 2 Story **YB:** 1995 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-230-015 **HOA/\$:** No
OMD: 07/01/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

14226 Cherry St  **XSt:** Old Monte Rio Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 43/43 **LP:** \$520,000
BD: 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1536 R **Lot Sz:** 6299/0.1446 **OLP:** \$539,000
Stories: 2 Story **YB:** 1984 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 072-150-015 **HOA/\$:** No
OMD: 05/22/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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

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

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

Information has not been verified, is not guaranteed, and is subject to change.

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

18 Springhill Dr XSt: Silvia Dr Cazadero / B0700 A Single Family DOM/CDOM: 36/36 LP: ↓ \$519,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1392 R Lot Sz: 18400/0.4224 OLP: \$539,000
 Stories: 2 Story YB: 1988 #Gar Sp: 0 #CP Sp: 1 APN: 097-220-062 HOA/\$: No
 OMD: 05/29/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


21902 Russian River Ave XSt: Moscow Rd Monte Rio / B0700 N A Single Family DOM/CDOM: 7/7 LP: \$510,000
 BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 767 A Lot Sz: 8891/0.2041 OLP: \$510,000
 Stories: 1 Story YB: 1909 #Gar Sp: 0 #CP Sp: 0 APN: 095-041-017 HOA/\$: No
 OMD: 06/27/16 PD: COE: SP: TIC: No 2nd Unit: No



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

DIR: Moscow Rd to Russian River Ave. UBL: Subd: TBM: , 21615084


15572 Riverside Dr XSt: River Rd Guerneville / B0700 A Single Family DOM/CDOM: 29/29 LP: \$510,000
 BD: 3 BA: 2 RMS: 8 FP: Yes Pool: No SqFt: 2114 R Lot Sz: 4356/0.1000 OLP: \$525,000
 Stories: 2 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-120-039 HOA/\$: No
 OMD: 06/05/16 PD: COE: SP: TIC: No 2nd Unit: Yes



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

DIR: Turn onto Bonita Ave. At the end of the road turn left on to Riverside Dr. UBL: Subd: TBM: , 21612670


7266 Harmon Ave XSt: Wildely Guerneville / B0700 A Single Family DOM/CDOM: 80/80 LP: \$500,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: Yes SqFt: 2300 O Lot Sz: 14000/0.3214 OLP: \$500,000
 Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 4 APN: 850-000-165 HOA/\$: Yes/\$2,500.00/Ye
 OMD: 04/15/16 PD: COE: SP: TIC: No 2nd Unit: No



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

DIR: Hwy 116 Guerneville,to Odd Fellows Park Rd, past gate on Richardson, turn on Wildely to harmon UBL: Subd: TBM: , 21608147

1011 Redwood Ct XSt: redwood drive Monte Rio / B0700 A Single Family DOM/CDOM: 71/71 LP: \$499,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1500 N Lot Sz: 7200/0.1653 OLP: \$549,000
 Stories: 2 Story YB: 1975 #Gar Sp: 2 #CP Sp: 0 APN: 094-250-031 HOA/\$: No
 OMD: 04/24/16 PD: COE: SP: TIC: No 2nd Unit: No



great location play golf or use the Russian river for fun. Be near the ocean and wine country. Home is located right off the 9th hole of Northwood Golf Course, hopefully no golf balls!!


DIR: 116 west left on Redwood drive . right on redwood court UBL: Subd: TBM: , 21608862

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)


8204 Park Ave XSt: Savio Ln Forestville / B0700 A Single Family DOM/CDOM: 74/74 LP: ↓ \$497,000
 BD: 3 BA: 2/1 RMS: FP: No Pool: No SqFt: 1631 R Lot Sz: 3485/0.0800 OLP: \$499,000
 Stories: 2 Story YB: 2005 #Gar Sp: 1 #CP Sp: 0 APN: 082-034-037 HOA/\$: No
 OMD: 04/21/16 PD: COE: SP: TIC: No 2nd Unit: No



Top of the Hill Living-Wonderful bright Home. Located in one of Forestville's best locations. Only 15 min to Santa Rosa or Guerneville. Close to Russian River. Warm & Sunny location w/ a sense of community & care. Surrounded by great views & nice homes. A great place to settle in & enjoy year round. Cozy on a rainy day and beautiful on a sunny day. This 3 bedroom 2.5 bath 2006 home w/ attached garage is a great place to enjoy Sonoma County.

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


11710 Ridge Dr XSt: Tunstall Drive Guerneville / B0700 N A Single Family DOM/CDOM: 4/4 LP: \$487,000
 BD: 2 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 1081 R Lot Sz: 18295/0.4200 OLP: \$487,000
 Stories: Split Level YB: Unknown #Gar Sp: 2 #CP Sp: 0 APN: 085-132-044 HOA/\$: No
 OMD: 06/30/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


13992 Fern Rd XSt: River Road Guerneville / B0700 A Single Family DOM/CDOM: 12/12 LP: \$480,000
 BD: 3 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 2315 A Lot Sz: 3049/0.0700 OLP: \$480,000
 Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 072-120-038 HOA/\$: No
 OMD: 06/22/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

14990 Cherry St XSt: Old Cazadero Guerneville / B0700 A Single Family DOM/CDOM: 16/389 LP: \$479,900
 BD: 3 BA: 2/1 RMS: FP: Yes Pool: No SqFt: 2436 R Lot Sz: 5998/0.1377 OLP: \$479,900
 Stories: 2 Story YB: 2006 #Gar Sp: 2 #CP Sp: 0 APN: 072-040-046 HOA/\$: No
 OMD: 06/18/16 PD: COE: SP: TIC: No 2nd Unit: No



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

DIR: Old Cazadero Rd to the top. Turn left onto Cherry, house on right. UBL: Subd: TBM: , 21614322

16343 Rio Nido Rd XSt: Armstrong Woods Rd Guerneville / B0700 A Single Family DOM/CDOM: 63/63 LP: \$475,000
 BD: 4 BA: 2 RMS: FP: Yes Pool: No SqFt: 1588 R Lot Sz: 5602/0.1286 OLP: \$475,000
 Stories: 2 Story YB: 1976 #Gar Sp: 0 #CP Sp: 0 APN: 069-140-034 HOA/\$: No
 OMD: 05/02/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)


9479 Argonne Way **XSt:** Trenton **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 66/66 **LP:** \$475,000

BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** Yes **SqFt:** 1368 R **Lot Sz:** 14496/0.3328 **OLP:** \$475,000

Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-061-026 **HOA/\$:** No

OMD: 04/29/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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



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


1145 Cazadero Hwy **XSt:** 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$469,000

BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 800 R **Lot Sz:** 44431/1.0200 **OLP:** \$478,000

Stories: 2 Story **YB:** 1964 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-060-042 **HOA/\$:** No

OMD: 05/18/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

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



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

6105 Austin Creek Rd **XSt:** Cazadero General Store **Cazadero / B0700** **B** **A** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$452,000

BD: 4 **BA:** 2/1 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 1717 R **Lot Sz:** 15682/0.3600 **OLP:** \$352,000

Stories: 2 Story **YB:** 1943 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-070-065 **HOA/\$:** No

OMD: 06/09/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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



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

15240 Rio Nido Rd **XSt:** River Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 32/32 **LP:** \$449,000

BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1680 R **Lot Sz:** 9701/0.2227 **OLP:** \$449,000

Stories: 2 Story **YB:** 1990 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-200-027 **HOA/\$:** No

OMD: 06/02/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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



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


10601 Old River Rd **XSt:** Grays Ct **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 28/28 **LP:** \$425,000

BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1000 N **Lot Sz:** 86684/1.9900 **OLP:** \$425,000

Stories: Multi Level **YB:** 1961 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-260-036 **HOA/\$:** No

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

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



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

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

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)

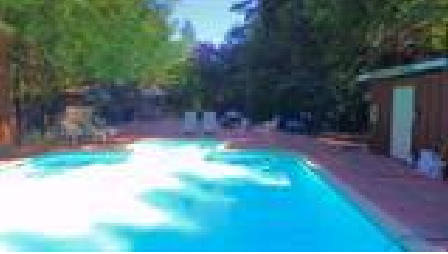
12466 Westside Rd XSt: River Forestville / B0700 A Single Family DOM/CDOM: 40/40 LP: ↑ \$425,000
 BD: 3 BA: 2 RMS: 8 FP: No Pool: No SqFt: 1429 R Lot Sz: 8712/0.2000 OLP: \$449,900
 Stories: 2 Story YB: 1938 #Gar Sp: 0 #CP Sp: 0 APN: 081-052-003 HOA/\$: No
 OMD: 05/25/16 PD: COE: SP: TIC: No 2nd Unit: Yes



Great 2 unit duplex encased in Giant Redwoods. Log Cabin feel with Knotty pine interior surrounded by sunlight and quaint decking, porch and yard for gardening. Walk to the river, over the Hacienda Bridge, and to Berry Market. Make one your home and the other your rental.

DIR: West on River Road to right on Westside. Home on the right. UBL: Subd: TBM: , 21610569


19668 Redwood Dr XSt: Hwy 116 Monte Rio / B0700 A Single Family DOM/CDOM: 21/21 LP: \$399,000
 BD: 1 BA: 1 RMS: FP: Yes Pool: Yes SqFt: A Lot Sz: 35663/0.8187 OLP: \$399,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 094-250-051 HOA/\$: Yes/\$100.00/Ye
 OMD: 06/13/16 PD: COE: SP: TIC: No 2nd Unit: Yes



Party time- Huge pool with two separate one bedroom cabins. Use as it is or build your dream. Approved septic plans for a three bedroom house on entry part of this .85 acre parcel. Plans allow you to retain the cabin on the left past the pool. Cabins are funky but have great charm-skylights, fireplaces. Pool is quite large- approx. 80,000 gallons (deep end is 11 feet).

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


14718 Willow Rd XSt: Canyon 4 Guerneville / B0700 A Single Family DOM/CDOM: 53/53 LP: \$399,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1253 R Lot Sz: 5201/0.1194 OLP: \$399,000
 Stories: 1 Story YB: 1992 #Gar Sp: 2 #CP Sp: 0 APN: 070-300-060 HOA/\$: No
 OMD: 05/12/16 PD: COE: SP: TIC: No 2nd Unit: No



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

DIR: First entrance to Rio Nido-turn left in front of Rio Nido Lodge-to Willow. UBL: Subd: TBM: , 21610879

835 Cazadero Hwy XSt: Hwy. 116 Cazadero / B0700 A Single Family DOM/CDOM: 29/306 LP: ↓ \$398,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1545 O Lot Sz: 77972/1.7900 OLP: \$425,000
 Stories: 2 Story YB: 1977 #Gar Sp: 1 #CP Sp: 0 APN: 097-230-005 HOA/\$: Yes/\$70.00/Mo
 OMD: 06/05/16 PD: COE: SP: TIC: No 2nd Unit: No



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

DIR: Take Hwy. 116, through Monte Rio toward Jenner. Turn right down Cazadero Hwy. UBL: Subd: TBM: , 21613084

11731 Madrona Rd XSt: Summerhome Park Forestville / B0700 N A Single Family DOM/CDOM: 6/6 LP: \$395,000
 BD: 1 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 681 R Lot Sz: 5218/0.1198 OLP: \$395,000
 Stories: 2 Story YB: 1915 #Gar Sp: 0 #CP Sp: 0 APN: 081-272-002 HOA/\$: Yes/\$500.00/Ye
 OMD: 06/28/16 PD: COE: SP: TIC: No 2nd Unit: No



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

DIR: River Rd to Forest Hills Rd. to Summer Home Park to Madrona Rd. UBL: Subd: TBM: , 21615124

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

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

11144 Ice Box Canyon Rd XSt: Summer Home Park Rd. Forestville / B0700 A Single Family DOM/CDOM: 61/61 LP: \$389,000
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1710 N Lot Sz: 5750/0.1320 OLP: \$389,000
 Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 081-150-015 HOA/\$: No
 OMD: 05/04/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


11885 Ridgeway Rd XSt: Hillcrest Dr. Forestville / B0700 N A Single Family DOM/CDOM: 2/2 LP: \$385,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1007 O Lot Sz: 9148/0.2100 OLP: \$385,000
 Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 081-271-053 HOA/\$: No
 OMD: 07/02/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

21502 Highland Ter XSt: Huckelberry Monte Rio / B0700 N A Single Family DOM/CDOM: 4/4 LP: \$385,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 784 R Lot Sz: 4792/0.1100 OLP: \$385,000
 Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 095-113-009 HOA/\$: No
 OMD: 06/30/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


10665 River Rd XSt: Forest Hills Road Forestville / B0700 A Single Family DOM/CDOM: 38/100 LP: \$385,000
 BD: 1 BA: 1/1 RMS: FP: No Pool: No SqFt: 1080 R Lot Sz: 2622/0.0602 OLP: \$385,000
 Stories: Other YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 082-241-003 HOA/\$: No
 OMD: 05/27/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

21920 Duncan Rd XSt: Hwy 116 Monte Rio / B0700 A Single Family DOM/CDOM: 11/11 LP: \$383,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 594 R Lot Sz: 3485/0.0800 OLP: \$383,000
 Stories: 2 Story YB: 1959 #Gar Sp: 0 #CP Sp: 0 APN: 094-026-004 HOA/\$: No
 OMD: 06/23/16 PD: COE: SP: TIC: No 2nd Unit: Yes



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

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

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

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Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Page: 25

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-
No Show, Pending, Sold (6/1/2016 to 6/30/2016)


14622 Rio Nido Rd XSt: River Rd. Guerneville / B0700 A Single Family DOM/CDOM: 9/9 LP: \$350,000
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1196 R Lot Sz: 5663/0.1300 OLP: \$350,000
 Stories: Other YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 070-293-034 HOA/\$: No
 OMD: 06/25/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


14835 Old Cazadero Rd XSt: River Road Guerneville / B0700 A Single Family DOM/CDOM: 9/9 LP: \$349,000
 BD: 3 BA: 1 RMS: FP: Yes Pool: No SqFt: 930 R Lot Sz: 5502/0.1263 OLP: \$349,000
 Stories: 1 Story YB: 1927 #Gar Sp: 2 #CP Sp: 1 APN: 072-040-015 HOA/\$: No
 OMD: 06/25/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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


22154 Moscow Rd XSt: Main St. Monte Rio / B0700 A Single Family DOM/CDOM: 49/49 LP: ↓ \$349,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: U Lot Sz: 11051/0.2537 OLP: \$375,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 096-200-029 HOA/\$: No
 OMD: 05/16/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

15120 Canyon 2 Rd XSt: River Road Rio Nido / B0700 A Single Family DOM/CDOM: 15/15 LP: \$329,000
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1350 R Lot Sz: 6970/0.1600 OLP: \$329,000
 Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 070-257-003 HOA/\$: No
 OMD: 06/19/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

15641 Old River Rd XSt: Bonita Guerneville / B0700 A Single Family DOM/CDOM: 28/28 LP: \$329,000
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: U Lot Sz: 6000/0.1377 OLP: \$329,000
 Stories: 3 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 070-100-012 HOA/\$: No
 OMD: 06/06/16 PD: COE: SP: TIC: No 2nd Unit: No



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

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

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

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent- No Show, Pending, Sold (6/1/2016 to 6/30/2016)

6175 Cazadero Hwy




XSt: Pacific	Cazadero / B0700	A	Single Family	DOM/CDOM: 56/56	LP: \$309,000
BD: 2	BA: 1	RMS:	FP: Yes	Pool: No	SqFt: 828 R
Stories: 1 Story	YB: 1912	#Gar Sp: 1	#CP Sp: 0	APN: 106-090-083	Lot Sz: 3485/0.0800
OMD: 05/09/16	PD:	COE:	SP:	TIC: No	2nd Unit: No

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

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

15420 Hay Ln




XSt: Willow	Guerneville / B0700	N A	Single Family	DOM/CDOM: 7/7	LP: \$307,000
BD: 2	BA: 1	RMS:	FP: Yes	Pool: No	SqFt: 664 R
Stories: 1 Story	YB: 1940	#Gar Sp: 0	#CP Sp: 0	APN: 070-230-004	Lot Sz: 5998/0.1377
OMD: 06/27/16	PD:	COE:	SP:	TIC: No	2nd Unit: No

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

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

14091 Old Cazadero Rd



XSt: Hwy 116	Guerneville / B0700	A	Single Family	DOM/CDOM: 41/41	LP: \$299,900
BD: 2	BA: 1	RMS:	FP: No	Pool: No	SqFt: 812 R
Stories: 2 Story	YB: 1940	#Gar Sp: 1	#CP Sp: 0	APN: 072-100-009	Lot Sz: 6752/0.1550
OMD: 05/24/16	PD:	COE:	SP:	TIC: No	2nd Unit: No

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

DIR: Hwy 116 to Old Cazadero Road **UBL:** **Subd:** **TBM:** , 21611961

14291 Laurel Rd



XSt: Old Cazadero Rd	Guerneville / B0700	A	Single Family	DOM/CDOM: 46/46	LP: \$294,900
BD: 2	BA: 2	RMS: 5	FP: Yes	Pool: No	SqFt: 928 R
Stories: 1 Story	YB: 1927	#Gar Sp: 0	#CP Sp: 0	APN: 072-090-030	Lot Sz: 3049/0.0700
OMD: 05/19/16	PD:	COE:	SP:	TIC: No	2nd Unit: No

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

DIR: 116 to Old Cazadero Rd to Laurel Rd **UBL:** **Subd:** **TBM:** , 21611761

11744 Saratoga Ave



XSt: Riverside	Guerneville / B0700	A	Single Family	DOM/CDOM: 115/187	LP: ↓ \$289,000
BD: 2	BA: 2	RMS: 6	FP: Yes	Pool: No	SqFt: 1000 O
Stories: 2 Story	YB: 1928	#Gar Sp: 0	#CP Sp: 0	APN: 085-060-012	Lot Sz: 0
OMD: 03/11/16	PD:	COE:	SP:	TIC: No	2nd Unit: No

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

DIR: Hwy 116 to Odd Fellows Park Road, right on Saratoga Ave, on left **UBL:** **Subd:** **TBM:** , 21604536

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U.S. Patent 6,910,045


Client 5-Up Residential


Listings as of: 07/04/2016 1:12 pm

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

17358 Park Ave  **XSt:** McLane **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$287,500
BD: 1 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 810 R **Lot Sz:** 4500/0.1033 **OLP:** \$287,500
Stories: 1 Story **YB:** 1961 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-160-015 **HOA/\$:** No
OMD: 06/10/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Cute 1 bedroom Russian River cabin on a sunny lot with parking for 2 cars. Lots of decks to relax, close to town and the Russian River, perfect for year round living or weekend get-a-ways! Needs a little TLC but completely worth the investment.
DIR: 116 to Old Monte Rio Rd to Park **UBL:** **Subd:** **TBM:** , 21613834

14676 Canyon 1 Rd  **XSt:** Canyon Road 2 **Guerneville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 248/248 **LP:** \$280,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 912 R **Lot Sz:** 4792/0.1100 **OLP:** \$295,000
Stories: 1 Story, Oth **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-280-024 **HOA/\$:** No
OMD: 10/29/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Located in the peaceful Russian River/Rio Nido area. Close to downtown Guerneville, wonderful local wineries and more! Quietly located at the end of the road, this comfortable 3 bedroom 1 bath home offers an outdoor deck providing the pleasure of indoor and outdoor living, larger size kitchen for this size home.
DIR: 101 North, Left on River Road, Right on Canyon 2 Road, Right on Canyon 1 Road, house on the left **UBL:** **Subd:** **TBM:** , 21524049

17278 Summit Ave  **XSt:** Park Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 88/88 **LP:** \$230,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 691 R **Lot Sz:** 3999/0.0918 **OLP:** \$230,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-160-030 **HOA/\$:** No
OMD: 04/07/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Wonderful 3 Bed / 1 Bath Home perfect place to relax from busy city life. Light, bright with a nice open feeling. Great inside Laundry area. Cozy wood burning stove. Just a short drive to Shopping and Dining down town.
DIR: Take Old Monte Rio to Park Ave. From Park Ave turn onto Summit Ave. **UBL:** **Subd:** **TBM:** , 21607672

21537 Highland Ter  **XSt:** Bonita Terrace **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$210,000
BD: 0 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 420 R **Lot Sz:** 5201/0.1194 **OLP:** \$210,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-114-011 **HOA/\$:** No
OMD: 06/17/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Charming Tiny House! If you are looking for a unique weekend retreat or studio, look no further. This charming creekside bungalow sits high above the street nestled in the redwoods. Always cool during the summer and magic in the winter. The owner has cared for the cottage with love. Upgrades include a concrete perimeter foundation and a steel roof with seamless gutters. New on demand water heater.
DIR: Bohemian Hwy to Starrett Hill Dr, l on Middle, r on Rio Vista, l on Huckleberry, r on Highland. **UBL:** **Subd:** **TBM:** , 21614258

10978 Summerhome Park Rd  **XSt:** Old River Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 68/68 **LP:** \$139,940
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 723 R **Lot Sz:** 6447/0.1480 **OLP:** \$144,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-130-027 **HOA/\$:** No
OMD: 04/27/16 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Upside potential!! Currently the best priced home on the market in the Russian River Area. Additional basement area for storage, etc.
DIR: Old River Road to Summerhome Park Road **UBL:** **Subd:** **TBM:** , 21609260

Client 5-Up Residential

Listings as of: 07/04/2016 1:12 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2016 to 6/30/2016)

15131 Drake Rd



XSt: Leasowe Guerneville / B0700 A Single Family DOM/CDOM: 225/225 LP: \$105,000
BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 370 N Lot Sz: 5009/0.1150 OLP: \$125,000
Stories: 1 Story YB: 1941 #Gar Sp: 0 #CP Sp: 2 APN: 071-070-060 HOA\$: No
OMD: 11/13/15 PD: COE: SP: TIC: No 2nd Unit: No

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

DIR: From Forestville: Highway 116 to Drake (make rt) From Guerneville: take Hwy 116 to Drake (make left) UBL: Subd: TBM: 361, D3 21527321

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