

# Area Market Survey Summary

Listings as of 02/04/16 at 3:34pm

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

**Active**

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
\$200,000 thru \$249,999	2	92	<b>Minimum</b>	\$225,000	<b>Maximum</b> \$2,500,000
\$250,000 thru \$299,999	3	131	<b>Average</b>	\$526,120	<b>Median</b> \$438,944
\$300,000 thru \$349,999	3	145			
\$350,000 thru \$399,999	3	70			
\$400,000 thru \$449,999	2	17			
\$450,000 thru \$499,999	5	84			
\$500,000 thru \$549,999	1	56			
\$550,000 thru \$599,999	1	24			
\$650,000 thru \$699,999	1	202			
\$750,000 thru \$799,999	1	9			
\$850,000 thru \$899,999	1	135			
\$2,500,000 thru \$2,749,999	1	142			
	<b>24</b>	<b>94</b>			

**Contingent**

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
\$120,000 thru \$139,999	1	83	<b>Minimum</b>	\$125,000	<b>Maximum</b> \$579,000
\$200,000 thru \$249,999	2	46	<b>Average</b>	\$377,746	<b>Median</b> \$399,000
\$250,000 thru \$299,999	1	56			
\$300,000 thru \$349,999	1	27			
\$350,000 thru \$399,999	2	146			
\$400,000 thru \$449,999	2	18			
\$450,000 thru \$499,999	2	235			
\$500,000 thru \$549,999	1	63			
\$550,000 thru \$599,999	1	153			
	<b>13</b>	<b>98</b>			

**Pending**

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
\$180,000 thru \$199,999	1	29	<b>Minimum</b>	\$189,000	<b>Maximum</b> \$563,000
\$200,000 thru \$249,999	1	211	<b>Average</b>	\$369,850	<b>Median</b> \$380,000
\$250,000 thru \$299,999	1	68			
\$350,000 thru \$399,999	2	147			
\$500,000 thru \$549,999	1	94			
\$550,000 thru \$599,999	1	31			
	<b>7</b>	<b>104</b>			

**Sold**

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
\$120,000 thru \$139,999	1	35	<b>Minimum</b>	\$131,000	<b>Maximum</b> \$1,045,000
\$180,000 thru \$199,999	1	82	<b>Average</b>	\$390,489	<b>Median</b> \$323,000
\$200,000 thru \$249,999	3	40			
\$250,000 thru \$299,999	3	64			
\$300,000 thru \$349,999	4	83			
\$350,000 thru \$399,999	1	28			
\$450,000 thru \$499,999	2	217			
\$600,000 thru \$649,999	3	83			
\$1,000,000 thru \$1,249,999	1	47			
	<b>19</b>	<b>80</b>			

**Last Month**

**Median \$353,000 - 8.50 %**  
**# SOLD 23 - 24.00 %**

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

## Market Statistics Report

Listings as of 02/04/16 at 3:34pm

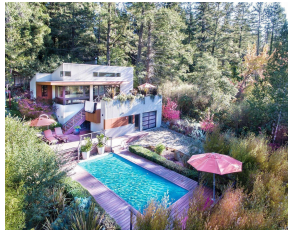
**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (1/1/2016 to 1/31/2016)

<b>Residential</b>	<b><u>2- Bedrooms</u></b>	<b><u>3 Bedrooms</u></b>	<b><u>4 Bedrooms</u></b>	<b><u>5+ Bedrooms</u></b>	<b><u>All Bedrooms</u></b>
<b>Active</b>					
<b>#Units</b>	16	17	3	1	37
<b>Average List Price</b>	\$363,181	\$441,400	\$1,115,963	\$875,000	\$473,989
<b>Average Market Time</b>	102	92	64	135	95
<b>Average Square Feet</b>	1019	1390	2437	2716	1350
<b>All Off Market</b>					
<b>#Units</b>	16	9	1	0	26
<b>Pending</b>					
<b>#Units</b>	4	3	0	0	7
<b>Average List Price</b>	\$362,750	\$379,317	\$0	\$0	\$369,850
<b>Average Market Time</b>	99	111	0	0	104
<b>Average Square Feet</b>	939	1261	0	0	1077
<b>Sold</b>					
<b>#Units</b>	12	6	1	0	19
<b>Dollar Value</b>	\$3,416,300	\$3,524,000	\$479,000	\$0	\$7,419,300
<b>Average List Price</b>	\$283,570	\$595,728	\$479,000	\$0	\$392,432
<b>Average Sold Price</b>	\$284,692	\$587,333	\$479,000	\$0	\$390,489
<b>Average Market Time</b>	73	83	142	0	80
<b>Average Square Feet</b>	798	1439	2126	0	1070
<b>% of List Price</b>	100.40	98.59	100.00	0.00	99.50
<b>Not Pending or Sold</b>					
<b>#Units</b>	0	0	0	0	0
<b>Average List Price</b>	\$0	\$0	\$0	\$0	\$0
<b>Average Square Feet</b>	0	0	0	0	0

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

**SOLD PRICE**

**527261 15997 Wright Ln Guerneville, 95446-9746 / B0700 S Single Family DOM/CDOM: 47/47 LP \$1,050,000**



**BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1221 R Lot Sz: 9583/0.2200 OLP: \$1,050,000**  
**Stories: Multi Lev YB: 2009 #Gar Sp: 1 #CP Sp: 0 APN: 071-130-036 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/14/15 PD: 01/01/16 COE: 01/14/16 SP: \$1,045,000 TIC: No 2nd Unit: No**

**Sale Cond: None**

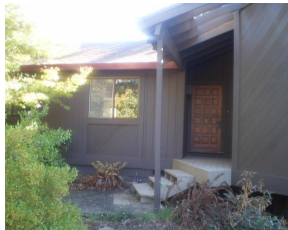
Contemporary, Custom, Extraordinary. Exclusive Wine Country Oasis is a one-of-a-kind expression of luxury resort-style living at the Russian River. A modern showplace featuring dramatic walls of glass, elegant open floorplan w/ ultra high-end finishes & exceptional indoor/outdoor flow. Commanding views combine with a total sense of privacy to create a lifestyle experience that is incomparable. Just minutes to town and world class wineries.

[Additional Pictures](#)

**Address:** Drake Road - Right on Wright Drive, Left on Wright Court.

**Subd:**

**526194 8645 Trenton Rd Forestville, 95436-9657 / B0700 S Single Family DOM/CDOM: 62/62 LP \$639,500**



**BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 1584 R Lot Sz: 85378/1.9600 OLP: \$639,500**  
**Stories: 1 Story,S YB: 1977 #Gar Sp: 1 #CP Sp: 1 APN: 083-160-035 HOA/\$: No**  
**U/B/L:**

**OMD: 11/07/15 PD: 01/08/16 COE: 01/08/16 SP: \$640,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Just remodeled custom built home in a private, nice and quiet location by Russian River on nearly 2 acres usable land! Upgrade include new kitchen, baths, stainless steel appliances, flooring, carpet, paint, pool liner and much more. Must see!

[Additional Pictures](#)

**Address:** River Road or Hwy 116 to Mirabel Road, west on Trenton rd turn into driveway next to mailbox.

**Subd:**

**527945 8067 Maple Ave Forestville, 95436-9644 / B0700 S Single Family DOM/CDOM: 39/39 LP \$625,000**



**BD: 3 BA: 2/1 FP: No Pool: No SqFt: 1344 R Lot Sz: 3999/0.0918 OLP: \$625,000**  
**Stories: 2 Story YB: 2006 #Gar Sp: 1 #CP Sp: 0 APN: 082-039-029 HOA/\$: No**  
**U/B/L:**

**OMD: 11/26/15 PD: 01/04/16 COE: 01/25/16 SP: \$625,000 TIC: No 2nd Unit: Yes**

**Sale Cond: None**

Elegant & Stylish Mini-Compound in Mirabel Heights! Newer construction 3BR/2.5BA main residence w/ lovely detached rear Cottage - perfect for extended family or additional income. Polished hardwood floors, brand new appliances, stone counters, rich tile & custom colors throughout. A pleasing & relaxed space for entertaining & enjoyment. Low maintenance yard & abundant storage in accessible attic + generous closets. 1 car garage. Superb location.

[Additional Pictures](#)

**Address:** River Road to Miracle - up on Park - 1st right on Maple.

**Subd:**

**517303 5701 Austin Creek Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 148/148 LP \$635,000**



**BD: 3 BA: 3 FP: Yes Pool: No SqFt: 1636 R Lot Sz: 16283/0.3738 OLP: \$635,000**  
**Stories: 3 Story YB: 1946 #Gar Sp: 0 #CP Sp: 0 APN: 106-020-006 HOA/\$: No**  
**U/B/L:**

**OMD: 08/20/15 PD: 01/17/16 COE: 01/29/16 SP: \$604,000 TIC: No 2nd Unit: Yes**

**Sale Cond: Offer As Is**

Fern Falls. An extraordinary compound. Natural waterfalls cascade down St. Elmo's Creek. A place for world travelers, nature lovers, romantics, family, & friends. Enjoy discreet outdoor spaces & unique decks. Explore carved rocks & pools in a stunning creek side setting. The house: eclectic remodeled delight of whimsy & fine finishes. Up a winding path is an artist studio. 2 parcels w/stream, waterfall,bank. One of a kind. Unbelievable. Yours.

[Additional Pictures](#)

**Address:** Hwy 116, Cazadero Hwy, Left Kramer to Austin Creek.

**Subd:**

**506110 6986 Mirabel Rd Forestville, 95436-9534 / B0700 S Single Family DOM/CDOM: 292/292 LP \$499,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1683 R Lot Sz: 10102/0.2319 OLP: \$600,000**  
**Stories: 1 Story YB: 1971 #Gar Sp: 2 #CP Sp: 0 APN: 083-120-038 HOA/\$: No**  
**U/B/L:**

**OMD: 03/19/15 PD: 01/05/16 COE: 01/13/16 SP: \$495,000 TIC: No 2nd Unit: No**

**Sale Cond: None**

Well maintained 2/2 with office, attached 2 car garage and permitted large RV storage facility with 2 roll up doors. Home is situated on almost 1/4 acre backing up to a beautiful little orchard! Fire sprinklers throughout house and both garages. Additional off street parking for boat and more than 1 RV or other toys. Sprinkler system and landscaping in front yard. Walk to downtown Forestville, public transportation across the street.

[Additional Pictures](#)

**Address:** Hwy 116 (Forestville) to Mirabel Road. Across the street from Forestville Youth Park.

**Subd:**

**518306 14560 Old Cazadero Rd Guerneville, 95446-9667 / B0700 S Single Family DOM/CDOM: 142/142 LP \$479,000**



**BD: 4 BA: 2 FP: Yes Pool: No SqFt: 2126 N Lot Sz: 10001/0.2296 OLP: \$610,000**  
**Stories: 2 Story YB: 1933 #Gar Sp: 0 #CP Sp: 0 APN: 072-080-052 HOA/\$: No**  
**U/B/L:**

**OMD: 07/27/15 PD: 12/16/15 COE: 01/08/16 SP: \$479,000 TIC: No 2nd Unit: Yes**

**Sale Cond: Offer As Is**

Welcome to your rustic creek side retreat. Two units, a classic 1930's style lodge upstairs, offering 3 bedrooms and 1 bath with large deck. Downstairs is a guest unit with 1 bedroom/1 bath perfect for in-laws or other guests. In addition, art studio or office area with great potential. It has functioned as a caregiver unit in the past. Two large storage sheds. Very flat and useable large parcel. Adjacent to creek frontage with natural setting.

[Additional Pictures](#)

**Address:** Highway 116 west of Guerneville, right on Old Cazadero Road, home on left.

**Subd:**

**528708 21836 Monte Vista Ter Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 28/28 LP \$385,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 776 R Lot Sz: 12632/0.2900 OLP: \$385,000**  
**Stories: 1 Story YB: 1961 #Gar Sp: 1 #CP Sp: 0 APN: 095-034-021 HOA/\$: No**  
**U/B/L:**

**OMD: 12/17/15 PD: 01/14/16 COE: 01/29/16 SP: \$395,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Gardener's delight! Captivating terraced yard surrounded by redwoods. Sit in your sunroom & overlook the garden. Inside: gleaming hardwood floors, skylights, & wood stove. Triple lot, nearly 1/3 of an acre recessed off the road for privacy. Discrete meditative spaces. Enjoy fruit trees & fern garden. A greenhouse, shed, 1 car garage, hot tub & deck complete your yard. Warm your heart w this fulltime cottage or vacation delight. Your house matters

[Additional Pictures](#)

**Address:** Moscow Rd-Starrett Hill- Sharp R Forest-vee rup-merge R onto Monte Vista Terrace on R

**Subd:**

**528199 11020 Sequoia Rd Forestville, 95436-9735 / B0700 S Single Family DOM/CDOM: 26/26 LP \$329,000**



**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 728 R Lot Sz: 7427/0.1705 OLP: \$329,000**  
**Stories: 1 Story YB: 1932 #Gar Sp: 0 #CP Sp: 0 APN: 081-051-002 HOA/\$: No**  
**U/B/L:**

**OMD: 12/04/15 PD: 12/30/15 COE: 01/15/16 SP: \$336,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Rustic 1932 Forestville Cottage with modern amenities. Located on a creekside lot, shrouded by redwoods, just a short walk to the river. Top to bottom remodel includes new roof, septic, on demand hot water along with upgraded kitchen and bath. Boasts granite counters, tile bath along with cathedral ceilings enhanced by natural knotty pine throughout for that classic Russian River charm. Close & convenient, its a great place to relax and unwind

[Additional Pictures](#)

**Address:** West of Hacienda Bridge off River Rd. at Westside to Sequoia

**Subd:**

**519329 15470 Hay Ln Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 102/102 LP \$324,970**



**BD: 3 BA: 1/1 FP: Yes Pool: No SqFt: 1410 R Lot Sz: 6299/0.1446 OLP: \$379,500**  
**Stories: 2 Story YB: 1985 #Gar Sp: 0 #CP Sp: 0 APN: 070-230-009 HOA/\$: No**  
**U/B/L:**

**OMD: 08/08/15 PD: 11/18/15 COE: 01/29/16 SP: \$325,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Great PRICE for fully RENOVATED 3BR,2BA home in Rio Nido! Charming cul-de-sac no maintenance yard, great drainage and NOT in flood zone. Spacious upstairs deck, relax w/coffee on patio off kitchen, enjoy cozy nights in your open family room with wood stove. Stroll down the hill to community swimming pool, Rio Nido's Roadhouse, the Russian River, post office, and even Pee Wee golf.

[Additional Pictures](#)

**Address:** River Rd->Canyon Two Rd->Canyon 3 Rd->Willow Rd->Bay Ave->Hay Ln

**Subd:**

**522373 26857 FREEZEOUT Rd Duncans Mills, 95430 / B0700 S Single Family DOM/CDOM: 111/111 LP \$349,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 816 R Lot Sz: 4792/0.1100 OLP: \$365,000**  
**Stories: 1 Story YB: 1962 #Gar Sp: 2 #CP Sp: 0 APN: 096-100-017 HOA/\$: No**  
**U/B/L:**

**OMD: 09/12/15 PD: 01/01/16 COE: 01/22/16 SP: \$323,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

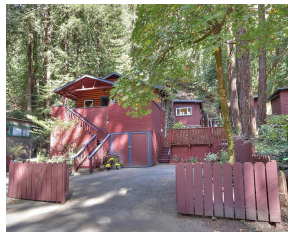
Near Historic Duncans Mills ,mid-century open concept kitchen/LR/dining area,vaulted ceiling,fireplace w/insert;2BD-1BA,private,stable,quiet neighborhood,deck,river view & public river access,off-st.pkg + 2-car garage;Medallion home all electric except propane heat;new floor coverings,interior paint,light fixtures;cable/wi-fi ready;stove,fridge, washer/dryer included. Ready for updates and your personal touches.Back to Sonoma Land Trust property

[Additional Pictures](#)

**Address:** HWY 116, LEFT ON MOSCOW, RIGHT ON FREEZEOUT RD

**Subd:**

**523360 15280 Canyon 3 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 91/91 LP \$299,039**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 600 R Lot Sz: 5001/0.1148 OLP: \$299,039**  
**Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-230-076 HOA/\$: No**  
**U/B/L:**

**OMD: 10/09/15 PD: 01/08/16 COE: 01/22/16 SP: \$305,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

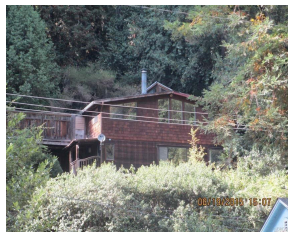
Quaint Russian River cottage maintained by owner for 40 years, this charming home features 2 bedrooms and 1 bathroom, plus an additional room for guest or office. Updated with dual-pane windows and new flooring. Deck and patio spaces are perfect for outdoor entertaining. Ideal for that weekend getaway or full-time residence and conveniently located near Rio Nido entertainer & recreation, the Russian River, and lively downtown Guerneville.

[Additional Pictures](#)

**r: River Road to Canyon 2 Road to Canyon 3 Road**

**Subd:**

**522647 17420 Guernewood Ln Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 97/97 LP \$299,900**



**BD: 3 BA: 1/1 FP: Yes Pool: No SqFt: 1438 N Lot Sz: OLP: \$329,000**  
**Stories: 3 Story YB: 1931 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-003 HOA/\$: No**  
**U/B/L:**

**OMD: 09/18/15 PD: 12/24/15 COE: 01/08/16 SP: \$285,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is, REO**

Lovely home with outstanding woodwork & craftsmanship. Upper level offers open living room/kitchen/dining area, master bedroom with stained glass accents & master bath. Sunny deck off of the dining area is perfect spot to enjoy the privacy of the setting. Lower level has 2 bedrooms, half bath & laundry. Underneath has room for storage or workshop. Fresh interior paint, new kitchen appliances, new carpet & vinyl make this gem move-in ready!

[Additional Pictures](#)

**r: Hwy 116 to Guernewood Lane**

**Subd:**

**528399 5 Tower Rd Cazadero, 95421-9700 / B0700 S Single Family DOM/CDOM: 49/164 LP \$279,900**



**BD: 2 BA: 2 FP: No Pool: No SqFt: 767 R Lot Sz: 88427/2.0300 OLP: \$279,900**  
**Stories: 2 Story YB: 2000 #Gar Sp: 0 #CP Sp: 0 APN: 105-020-002 HOA/\$: No**  
**U/B/L:**

**OMD: 12/07/15 PD: 01/25/16 COE: 01/28/16 SP: \$279,900 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is, REO**

Newer built Cazadero 2 story Chalet. This is a good one needs work but the bones are there for sure. Great floor plan for small sq footage. Very high open living area that looks up to master bedroom and private study area. 2 bedroom 2 full baths. Over 2 acres. Very private, A must see. Needs work but you shall be rewarded for it. Fish pond with waterfall.

[Additional Pictures](#)

**r: Hwy 116 to Cazadero Hwy drive approx 2 miles. Right on Tower Rd.**

**Subd:**

**527930 14830 Old Cazadero Rd Guerneville, 95446-9668 / B0700 S Single Family DOM/CDOM: 47/47 LP \$249,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 576 R Lot Sz: 4356/0.1000 OLP: \$249,000**  
**Stories: 2 Story YB: 1968 #Gar Sp: 0 #CP Sp: 0 APN: 072-070-061 HOA/\$: No**  
**U/B/L:**

**OMD: 11/25/15 PD: 01/11/16 COE: 01/11/16 SP: \$271,000 TIC: No 2nd Unit: No**

**Sale Cond: None**

Really sweet little house in a great area. Big fenced in yard located on the creek, bonus room downstairs. Great starter home or investment.

[Additional Pictures](#)

**r: Hwy 116 to Old Cazadero Road**

**Subd:**

**525456 6100 Austin Creek Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 62/62 LP \$254,000**



**BD: 1 BA: 1 FP: No Pool: No SqFt: 618 R Lot Sz: 8002/0.1837 OLP: \$249,000**  
**Stories: 1 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 106-070-039 HOA/\$: No**  
**U/B/L:**

**OMD: 10/21/15 PD: 12/22/15 COE: 01/29/16 SP: \$244,000 TIC: No 2nd Unit: No**

**Sale Cond: Other**

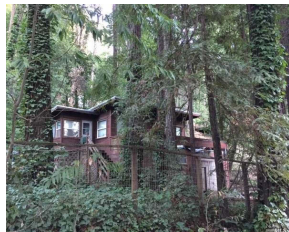
Your little cabin in the woods awaits! Darling property on a large lot which receives ample sun. Ample decking allows you to enjoy the summer's sunshine and winter's seasonal creeks in privacy. Property has one bedroom and a bonus room, which could make a fantastic den or small home theater. The perfect place to get away from the hustle and bustle of the city.

[Additional Pictures](#)

**r: Cazadero Highway into town of Cazadero. Then, hard left on Austin Creek Road.**

**Subd:**

**528921 11060 Terrace Dr Forestville, 95436-9768 / B0700 S Single Family DOM/CDOM: 9/9 LP \$250,000**



**BD: 2 BA: 1 FP: No Pool: No SqFt: 784 R Lot Sz: 4539/0.1042 OLP: \$250,000**  
**Stories: 1 Story YB: 1954 #Gar Sp: 1 #CP Sp: 0 APN: 082-280-026 HOA/\$: No**  
**U/B/L:**

**OMD: 12/21/15 PD: 12/30/15 COE: 01/06/16 SP: \$242,500 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Cozy redwood cabin with open beam ceilings. Basement with shower for getting the sand off your feet. Make this your primary home, retreat or maybe a VRBO! Plenty of room to roam. Close to Summerhome Park Beach and Hacienda Beach. 10 minute drive to the Historic town of Guerneville. Home needs TLC, sold As Is

[Additional Pictures](#)

**r: River Rd, Forest Hills, Right on Old River Rd/Summerhome Park Rd, Left on Ogburn, Right on Terrace Subd:**

**527937 5940 Cazadero Hwy Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 48/48 LP \$204,900**



**BD: 1 BA: 2 FP: Yes Pool: No SqFt: 780 R Lot Sz: 1612/0.0370 OLP: \$204,900**  
**Stories: 2 Story YB: 1907 #Gar Sp: 0 #CP Sp: 0 APN: 106-090-075 HOA/\$: No**  
**U/B/L:**

**OMD: 11/25/15 PD: 01/12/16 COE: 01/15/16 SP: \$204,900 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is, REO**

Cozy cabin in Cazadero close to downtown. Austin Creek runs along the rear of the property and private decks allow you to sit back and relax while taking in all the natural beauty. Bedroom downstairs with wood stove and slider to a private deck.

[Additional Pictures](#)

**r: Highway 116 to Downtown Cazadero Subd:**

**526285 14477 Memory Ln Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 82/82 LP \$209,000(Auc)**



**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 584 R Lot Sz: 4948/0.1136 OLP: \$209,000**  
**Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 070-310-020 HOA/\$: No**  
**U/B/L:**

**OMD: 10/28/15 PD: 01/18/16 COE: 01/19/16 SP: \$189,000 TIC: No 2nd Unit: No**

**Sale Cond: REO**

Auction Property. Come see this cozy charmer in Rio Nido area. Close to community pool and the river, this one bedroom one bath home features a wood stove and carved beams on the ceiling.

[Additional Pictures](#)

**r: River Road to Canyon Two Road. Immediate right onto Memory Lane Subd:**

**527974 21853 Russian River Ave Villa Grande, 95486 / B0700 S Single Family DOM/CDOM: 35/35 LP \$95,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 860 R Lot Sz: 6399/0.1469 OLP: \$95,000**  
**Stories: 1 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-054-001 HOA/\$: No**  
**U/B/L:**

**OMD: 11/30/15 PD: 01/04/16 COE: 01/05/16 SP: \$131,000 TIC: No 2nd Unit: No**

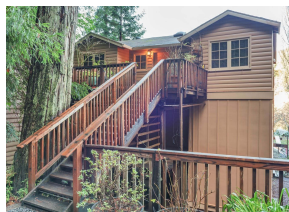
**Sale Cond: None**

Opportunity knocks! First time on the market; family cabin on a flat, double lot in Villa Grande built in 1910. This contractor's special is waiting for you to love it and make it your own. Redwoods, blackberries, short distance to the river, house has never flooded - there is so much right about this location! Are you ready for a cabin up the river'?

[Additional Pictures](#)

**r: River Rd (Hwy 116) to Bohemian Hwy to R on Main St to R on Moscow Rd, R on Russian River Rd Subd:**

**528953 16890 Neeley Rd Guerneville, 95446-9781 / B0700 P Single Family DOM/CDOM: 31/31 LP \$563,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 862 R Lot Sz: 17498/0.4017 OLP: \$563,000**  
**Stories: 1 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 071-200-016 HOA/\$: No**  
**U/B/L:**

**OMD: 12/22/15 PD: 01/22/16 COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Captivating river front views! Charming cabin has original details & new custom bath. Your yard w/ a large sunny garden sweep down to the river. Stroll to your dock, or sit & dine near the river's edge. Step onto your deck for a soak in the hot tub, & gaze at the river. Snuggle up to the roaring pellet stove in the living room. Raised above flood, w/plenty of storage. Near the new gourmet Guerneville. It's all about the river. It's a good life!

[Additional Pictures](#)

**r: Hwy 116 - Neeley. House on Right Subd:**

**526404 26810 freezeout Rd Duncans Mills, 95430 / B0700 P Single Family DOM/CDOM: 94/94 LP \$549,950**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1250 O Lot Sz: 4082/0.0937 OLP: \$549,950**  
**Stories: 1 Story YB: 1958 #Gar Sp: 0 #CP Sp: 0 APN: 096-100-006 HOA/\$: No**  
**U/B/L:**



**OMD: 10/31/15 PD: 02/02/16 COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: None**

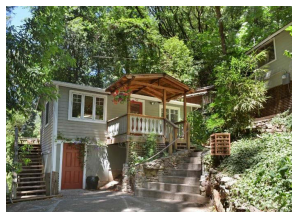
Two for one Riverfront! charming 2 bedroom home with a detached guest cottage. Fabulous views. 3 sets of French doors open on to an expansive deck overlooking a large level backyard to the water. detached 1 bedroom cottage is perfect for the extended family. Recent upgrades include pine ceilings, windows and doors, custom stone fireplace designed to depict the Russian river. Full time, weekend getaway or vacation rental, this one is perfect!

[Additional Pictures](#)

**r:** Hwy 116 west to Moscow Rd right on Freezeout Rd.

**Subd:**

**514328 11055 Dell Ave Forestville, 95436-9739 / B0700 P Single Family DOM/CDOM: 210/210 LP \$399,000**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1200 N Lot Sz: 16200/0.3719 OLP: \$499,000**  
**Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 081-042-009 HOA/\$: Yes/\$150.00/Year**  
**U/B/L:**



**OMD: 06/28/15 PD: 01/29/16 COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: None**

An enchanting property offering a 2bed/1ba cottage, a separate 1bed/1ba cottage, both on separate utility meters and an artist studio on a 1/3 acre. VRBO or full time rental. This irresistible gathering of bungalows can be found only a short distance to your private beach access. This humble estate is sure to charm you year round.

[Additional Pictures](#)

**r:** River Road under bridge at corner of Westside, Sequoia to Dell

**Subd:**

**522409 10661 Woodside Dr Forestville, 95436-9795 / B0700 P Single Family DOM/CDOM: 84/84 LP \$380,000**  
**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1296 R Lot Sz: 18700/0.4293 OLP: \$380,000**  
**Stories: 1 Story YB: 1957 #Gar Sp: 0 #CP Sp: 1 APN: 081-190-016 HOA/\$: No**  
**U/B/L:**



**OMD: 09/11/15 PD: 12/04/15 COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Notice Of Def, Offer As Is**

Quiet, SERENE, secluded property in DESIRABLE area with great SUN. Home does need work but could be absolutely fabulous with the right energy. Definitely worth taking a look at.

[Additional Pictures](#)

**r:** River Rd to Scenic Dr. Immediate rt on Old River. Left on Canyon Rd. At the 'T' on top, turn left.

**Subd:**

**527575 17498 Riverside Dr Guerneville, 95446-9063 / B0700 P Single Family DOM/CDOM: 68/68 LP \$289,000**  
**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 825 R Lot Sz: 1398/0.0321 OLP: \$289,000**  
**Stories: 2 Story YB: 1937 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-057 HOA/\$: No**  
**U/B/L:**



**OMD: 11/18/15 PD: 01/25/16 COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

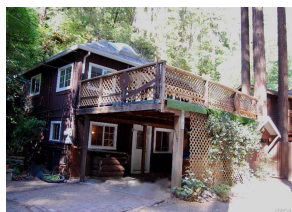
Stylish and charming turn-key vacation rental. Perfect second home or full time starter. Great neighborhood walk-able to town, river, restaurants. Bonus! A brand new tiny house is tucked in to the deal. Ready for fun on the river.

[Additional Pictures](#)

**r:** About a mile past Guerneville turn left on Riverside. See remarks before showing.

**Subd:**

**516096 15190 WILLOW Rd Guerneville, 95446 / B0700 P Single Family DOM/CDOM: 211/211 LP \$219,000**  
**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 772 R Lot Sz: 5001/0.1148 OLP: \$235,000**  
**Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 1 APN: 070-230-037 HOA/\$: No**  
**U/B/L:**



**OMD: 07/02/15 PD: 02/01/16 COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is, None**

Classic River cottage, yr-round or vacation getaway w/original knotty pine interior. Walk to public pool, river, Historic Rio Nido Lodge, short drive to downtown Guerneville. French doors to 2nd storey large sunny deck. Newer kitchen counters, sink, cabinet fronts, new carpets upstairs, concrete parking pad, Stackable washer/dryer, copper plumbing, skylites, lockable storage shed, silic covered deck, a Honda EX1000 generator; you're all set for the year

[Additional Pictures](#)

**r:** RIVER ROAD, RIO NIDO RD, CANYON SEVEN, WILLOW

**Subd:**

**524563 14619 Eagles Nest Ln Guerneville, 95446-8021 / B0700 P Single Family DOM/CDOM: 29/29 LP \$189,000**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1334 R Lot Sz: 9148/0.2100 OLP: \$189,000**  
**Stories: 2 Story YB: 1919 #Gar Sp: 0 #CP Sp: 0 APN: 070-294-013 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/04/15 PD: 11/02/15 COE: SP: \$ TIC: No 2nd Unit: Yes**

**Sale Cond: Offer As Is**

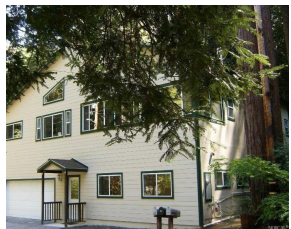
Fixer duplex on double lot. Not for the faint of heart, property not financeable in present condition but Great potential. 2 units, city sewer and water, no flood. Wonderful covered porch with fabulous views. Remnants of yesteryear charm. lower unit is livable and has everything the but kitchen sink! live while you work on the rest. Walk to river, Rio Nido pool, restaurant, etc.

[Additional Pictures](#)

**r:** River Rd to Eagles nest. First house on left.

**Subd:**

**509146 14990 Cherry St Guerneville, 95446-9615 / B0700 CN Single Family DOM/CDOM: 285/285 LP \$475,000**



**BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: A Lot Sz: 5998/0.1377 OLP: \$499,900**  
**Stories: 2 Story YB: Against #Gar Sp: 2 #CP Sp: 0 APN: 072-040-046 HOA/\$: No**  
**U/B/L:**  
**OMD: 04/25/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Stunning custom home in a quiet neighborhood. Recently remodeled/rebuilt from the bottom to the top with Custom Oak Cabinetry throughout, great entertainment room large enough for a pool table, wet bar, wine cellar, laundry room and 1/2 bath. This home features include tiled floors in all bathrooms, wood in kitchen and dining room, ceiling fans, french doors, hot tub off master and two car garage. This beautiful home is move in ready, a must see!

[Additional Pictures](#)

**r:** River Rd. (Hwy 116) R. on Lover's Lane, R. on Cherry Street OR go Old Caz Rd. turn L. at the top.

**Subd:**

**519049 17523 Summit Ave Guerneville, 95446 / B0700 CN Single Family DOM/CDOM: 185/185 LP \$450,000**



**BD: 3 BA: 2 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**  
**U/B/L:**

**OMD: 08/03/15 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**

**Sale Cond: Short Sale**

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.

[Additional Pictures](#)

**r:** Hwy 116 to Old Monte Rio to Park to Summit Ave.

**Subd:**

**500472 18433 Old Monte Rio Rd Guerneville, 95446-9674 / B0700 CN Single Family DOM/CDOM: 21/21 LP \$420,000**



**BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1496 R Lot Sz: 2400/0.0551 OLP: \$420,000**  
**Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 072-270-024 HOA/\$: No**  
**U/B/L:**

**OMD: 01/14/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

Situated amongst the beautiful redwoods this exquisite wine country retreat has it all. Features include 3 bdms, 2 1/2 baths. Two of the bdms have en suite baths. The third bdrm is very flexible as it has a separate entrance that is a ideal for long/short term guests. Charming remodeled kitchen w/ample storage. The L/R has a wood-burning frplc & views. Laundry rm, office area & outdoor storage shed complete this amazing home. Not to be missed!

[Additional Pictures](#)

**r:** Hwy 116 West of Guerneville, Right on Cnopius, Left on Old Monte Rio Road.

**Subd:**

**517772 500 Kalinda Rd Cazadero, 95421 / B0700 CN Single Family DOM/CDOM: 175/175 LP \$399,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 675 R Lot Sz: 1738480/39.9100 OLP: \$425,000**  
**Stories: 2 Story YB: 1992 #Gar Sp: 0 #CP Sp: 0 APN: 107-320-026 HOA/\$: Yes/\$760.00/Year**  
**U/B/L:**

**OMD: 08/13/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Prime 39+ acre parcel with great views and sun. There is a modest 2BR/1BA house under construction with large addition. This is a major contractor special, but there is much to work with and from. Wonderful privacy and retreat-like beauty about 15 min. from Cazadero, 55 min. from Sebastopol and 2+ hours to San Francisco. Off grid with generators and solar possibilities. Old Barn has concrete slab with electric and water/septic hookups.

[Additional Pictures](#)

**r:** Will need assistance with directions.

**Subd:**



**528363 14840 Willow Rd Guerneville, 95446 / B0700 CN Single Family DOM/CDOM: 63/63 LP \$249,900**



**BD: 3 BA: 1 FP: No Pool: No SqFt: 1598 R Lot Sz: 5001/0.1148 OLP: \$270,000**  
**Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 070-261-022 HOA/\$: No**  
**U/B/L:**  
**OMD: 12/03/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is,REO**

Escape to this cute river hide-a-way. So much potential with this 3 bedroom 1 bath home (per tax records). Covered porch in front opens to the living room that has a spot to install a comfy heat stove. Upstairs has bonus areas to spread out. Under the house flows a seasonal creek to enjoy when sitting on your private deck. Needs a little TLC but the result will be well worth the investment.

[Additional Pictures](#)

Address: River Road to Canyon Two to Wood to Willow

Subd:

**500336 14960 Outlet Dr Guerneville, 95446-8601 / B0700 CN Single Family DOM/CDOM: 29/29 LP \$239,900**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 919 R Lot Sz: 3485/0.0800 OLP: \$239,900**  
**Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 1 APN: 070-160-034 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/06/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is,REO**

Great fixer opportunity in Guerneville! This 2 bedroom 2 bath cabin is approximately 950 square feet and has good bones. There is a cozy wood free standing stove in the living room and some updated stainless appliances in the kitchen. Wood floors and ceiling fans in the living room and the master bathroom has a jetted tub with glass block surround. Bring your tool box, but this HomePath home is well worth the investment.

[Additional Pictures](#)

Address: River Road to Outlet Drive

Subd:

**521482 16270 Rio Nido Rd Guerneville, 95446-9567 / B0700 CC Single Family DOM/CDOM: 153/153 LP \$579,000**



**BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1677 N Lot Sz: 110642/2.5400 OLP: \$579,000**  
**Stories: 2 Story YB: 1946 #Gar Sp: 0 #CP Sp: 0 APN: 069-140-007 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/04/15 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**

**Sale Cond: Offer As Is**

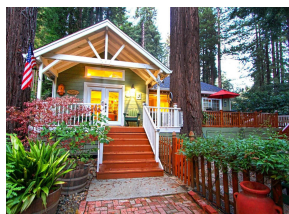
Beautiful redwood studded acreage with two homes. Minutes from Armstrong Woods State Park and wonderfully eclectic downtown Guerneville. Plenty of space for parking cars, boat and RV. Seller states the one of a kind farmhouse style main house was handcrafted in the 40's with lumber milled from the property. Additional bonus of a detached one bedroom one bath unit makes this a perfect income or family compound property.

[Additional Pictures](#)

Address: River Road to Armstrong Woods Road to Rio Nido Road

Subd:

**528245 21925 Russian River Ave Villa Grande, 95462 / B0700 CC Single Family DOM/CDOM: 63/63 LP \$535,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1296 R Lot Sz: 6098/0.1400 OLP: \$535,000**  
**Stories: 1 Story YB: 2001 #Gar Sp: 0 #CP Sp: 0 APN: 095-043-004 HOA/\$: No**  
**U/B/L:**  
**OMD: 12/03/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Adorable cottage style home in Villa Grande. 2 bedroom plus office/TV room and 2 bath. Open living area/vaulted ceilings and lovely rock fireplace. Wood floors throughout. Built in bookshelves and wall of windows to bring in tons of natural light. Kitchen features large island with built in gas cooktop and plenty of counter space. Beautiful wrap around deck and gazebo for entertaining. Nicely landscaped garden space. Wine cellar and tasting area.

[Additional Pictures](#)

Address: Moscow Rd to Russian River Ave.

Subd:

**501182 17325 Park Ave Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 14/14 LP \$439,900**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1560 N Lot Sz: 13199/0.3030 OLP: \$439,900**  
**Stories: 2 Story YB: 1943 #Gar Sp: 0 #CP Sp: 0 APN: 072-150-010 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/21/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**

**Sale Cond: Offer As Is**

The new and old combine to make this a year round home or vacation get away. The 2br/1ba main level has been beautifully remodeled with elegant touches in the kitchen and bath. The downstairs 1br/1ba unit is accessible through the main unit or by the slider door downstairs. Also tastefully remodeled with a full kitchen and private deck off the living room. Both units have laundry hookups and there is plenty of off street parking.

[Additional Pictures](#)

Address: 116 to Old Monte Rio to Park

Subd:

**524783 30700 Seaview Rd Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 117/117 LP \$399,000**



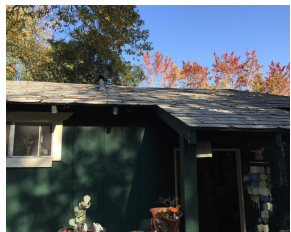
**BD:** 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1212 R **Lot Sz:** 378972/8.7000 **OLP:** \$399,000  
**Stories:** 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 109-480-024 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/08/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

This 8+ wooded acres is located on a Cazadero ridge just above Timber Cove. The home features a 3 bedroom/1 bath, 1212 sq ft home on a newer(2007) concrete perimeter foundation with large deck. Partially completed floor, trim, paint & closet drywall. Other features include garden space & shed, water tower, pond(was previously used as water source),old carport/shed and plenty of room for RV/Boats or heavy equipment.

[Additional Pictures](#)

**Address:** Hwy 1 to Timber Cove Rd to Seaview Rd. Driveway is at intersection of Timber Cove Rd. & Seaview Rd. **Subd:**

**528536 8205 Spring Dr Forestville, 95436-9646 / B0700 CC Single Family DOM/CDOM: 56/56 LP \$280,000**



**BD:** 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 700 R **Lot Sz:** 6499/0.1492 **OLP:** \$280,000  
**Stories:** 1 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-010-003 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 12/10/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

Quaint Home in Mirabel Heights! Bathroom and some kitchen updates done about 4 years ago. Features open kitchen a relaxing deck off of the kitchen and a fenced yard. Needs some TLC. Good location, walk to the Russian River, Speers Market and public transportation. The Price is right don't wait.

[Additional Pictures](#)

**Address:** River Rd, Grape, Left on Park, Left Spring **Subd:**

**527321 15131 Drake Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 83/83 LP \$125,000**



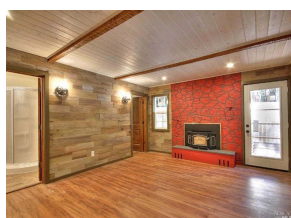
**BD:** 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 370 N **Lot Sz:** 5009/0.1150 **OLP:** \$125,000  
**Stories:** 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 071-070-060 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 11/13/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Short Sale

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

[Additional Pictures](#)

**Address:** From Forestville: Highway 116 to Drake (make rt) From Guerneville: take Hwy 116 to Drake (make left) **Subd:**

**500236 19386 Hidden Valley Rd Guerneville, 95446-9672 / B0700 CR Single Family DOM/CDOM: 27/27 LP \$319,000**



**BD:** 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 728 R **Lot Sz:** 5001/0.1148 **OLP:** \$319,000  
**Stories:** 1 Story **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-060-023 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 01/08/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

Remodeled and Ready! This house has been remodeled throughout and is perfect as a first home or investment purchase. Recent upgrades include new roof, PEX plumbing, windows, doors, floors, kitchen cabinets, granite countertops, and much more. No septic systems here, house is on public sewer. Clean and comfortable at an affordable price.

[Additional Pictures](#)

**Address:** River Rd/116 to Lover's Lane. Right on Cherry. Left on Hidden Valley. **Subd:**

**522078 6941 Ellen Ln Forestville, 95436 / B0700 A Farms/Ranch DOM/CDOM: 142/142 LP \$2,500,000**



**BD:** 4 **BA:** 3/1 **FP:** No **Pool:** Yes **SqFt:** 3700 O **Lot Sz:** 699138/16.0500 **OLP:** \$2,750,000  
**Stories:** Multi Lev **YB:** 1971 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 084-031-041 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 09/15/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

Gorgeous completely remodeled private hilltop view home with huge income from long term grape contracted through 2025. The 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.

[Additional Pictures](#)

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

**523314 24951 Hwy 116 Duncans Mills, 95430 / B0700 A Single Family DOM/CDOM: 135/135 LP \$875,000**  
**BD: 5 BA: 2 FP: Yes Pool: No SqFt: 2716 R Lot Sz: 31002/0.7117 OLP: \$975,000**  
**Stories: 2 Story YB: 1890 #Gar Sp: 0 #CP Sp: 0 APN: 096-160-012 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/22/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**



[Additional Pictures](#)

**Directions:** West on highway 116 from Monte Rio, take first right past fire station.

**Subd:**

**501298 6728 COVEY Rd Forestville, 95436-9584 / B0700 A Single Family DOM/CDOM: 9/9 LP \$769,000**  
**BD: 3 BA: 4 FP: No Pool: No SqFt: 2592 R Lot Sz: 20212/0.4640 OLP: \$769,000**  
**Stories: 2 Story YB: 1986 #Gar Sp: 2 #CP Sp: 0 APN: 083-100-032 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/26/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

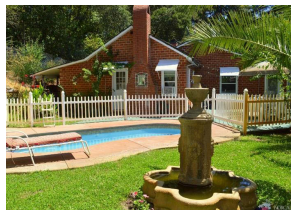


Home set back on .46 acre country parcel beyond secure gated entry - overlooks established landscape/oak trees/fully fenced + private rear yard - Downtown Forestville close & convenient. FR combo now includes spacious dining area off upgraded kitchen. Amenities include: Newer dishwasher, roof, carpeting + more. Game/rumpus room with kitchen/bath & separate entrances(many possible uses). Extra Lg garage. Lots of parking. (see confid.remarks)

[Additional Pictures](#)

**Directions:** From No.Sebastopol take Hwy 116 - Turn R on Covey Rd.(just before downtown Forestville)L side of St. **Subd:**

**517492 12866 River Rd Guerneville, 95446-9277 / B0700 A Single Family DOM/CDOM: 202/202 LP \$675,000**  
**BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1461 R Lot Sz: 39400/0.9045 OLP: \$675,000**  
**Stories: 1 Story YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 070-370-002 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/15/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



Located in the HEART OF WINE COUNTRY! Spacious 3 bdrm, 3 bath home on close to an acre. Too many upgrades too mention. Entertain guests with a pool party OR an evening sitting in front of the outdoor fireplace. Outside: Pool, hot tub, sauna, patios, deck. Inside: Remodeled kitchen and baths, sunroom, fireplaces, two master suites. Close to Russian River and wineries. The GOOD LIFE!

[Additional Pictures](#)

**Directions:** River Rd, just east of Oddfellows. Turn in at Sonoma Orchard Inn. Property is on your immediate left **Subd:**

**500460 16083 Fern Way Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 24/24 LP \$589,000**  
**BD: 1 BA: 2/1 FP: Yes Pool: No SqFt: 1765 N Lot Sz: 43996/1.0100 OLP: \$589,000**  
**Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 0 APN: 072-340-030 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/11/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



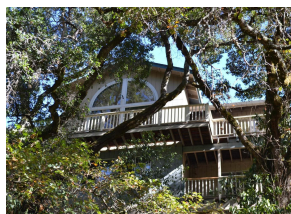
This unique home has it all, privacy, sun, and a full acre with a seasonal creek and waterfalls. Relax outside with over 1000 sq feet of outdoor living space including sunny roof deck, large back deck with forest views, and covered porch overlooking native plants garden. Inside, the spacious and versatile layout offers many options with an open living room, home offices, and large family room. On a private drive. New roof in 2015.

[Additional Pictures](#)

**Directions:** Hwy 116 to Old Cazadero Road to Fern, right on private drive.

**Subd:**

**528542 9575 Argonne Way Forestville, 95436-9384 / B0700 A Single Family DOM/CDOM: 56/56 LP \$519,000**  
**BD: 2 BA: 2/1 FP: No Pool: No SqFt: 2974 R Lot Sz: 21780/0.5000 OLP: \$519,000**  
**Stories: 3 Story YB: 1995 #Gar Sp: 2 #CP Sp: 0 APN: 082-061-069 HOA/\$: No**  
**U/B/L:**  
**OMD: 12/10/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: REO**



Huge price cut. Zillow Zestimate \$696,912! Built in 1995 this nearly 3000 sf house sits on a big sunny 1/2 acre lot with beautiful views out every window. In need of much TLC, this home is a fantastic opportunity, with huge kitchen beautiful views and privacy, large loft, big bonus room, huge master suite, tons of parking and room for RV, close to Steelhead Beach. Well worth the work needed to make this property shine!

[Additional Pictures](#)

**Directions:** River Rd to Trenton (across from Steelhead beach), left on Argonne

**Subd:**

**500124 8382 Trenton Rd Forestville, 95436-9201 / B0700 A Single Family DOM/CDOM: 21/21 LP \$495,000**



**BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1420 R Lot Sz: 3049/0.0700 OLP: \$495,000**  
**Stories: Multi Lev YB: 2004 #Gar Sp: 2 #CP Sp: 0 APN: 082-039-044 HOA/\$: No**  
**U/B/L:**  
**OMD: 01/14/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Trendy Trenton Your custom home is a gateway to wine country living. Think elegant pinot noir. Crisp, clean open floor plan. Hints of smoky warmth from the gas stove. Spacious master bedroom. EZ commute to the bay area & into wine country for enticing flavors of work & fun. Compact low maintenance backyard for entertaining. Walk to Speers market, & to the beach. Close to schools. Great access to outdoor fun. Gold medal winner! Your house matters

[Additional Pictures](#)

**Location:** Mirabel Road to Trenton (near Speers Market.)

**Subd:**

**501306 17526 Orchard Ave Guerneville, 95446-9157 / B0700 A Single Family DOM/CDOM: 8/8 LP \$482,000**



**BD: 3 BA: 2 FP: No Pool: No SqFt: 1326 R Lot Sz: 3001/0.0689 OLP: \$482,000**  
**Stories: 2 Story YB: 1994 #Gar Sp: 0 #CP Sp: 1 APN: 071-230-017 HOA/\$: No**  
**U/B/L:**

**OMD: 01/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

Marvelous Vacation Beach Bungalow in the SUN w/ BEACH ACCESS! Newer Craftsman home offers contemporary style & quality comfort that's low maintenance & move-in ready. Handsome tiered decks create intimate outdoor entertaining space. Raised beds are ready for your seasonal herbs & vegetables. Above Flood, Muni Sewer, Close to Recreation, Dining, Wine Tasting & Sonoma Coast. This is your early-bird opportunity to secure a prime place at the River!

[Additional Pictures](#)

**Location:** Neeley Road to Orchard Ave, Just past River Lane on Right.

**Subd:**

**515653 26690 116 Hwy Duncans Mills, 95430 / B0700 A Single Family DOM/CDOM: 216/216 LP \$480,000**



**BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 776 N Lot Sz: 26136/0.6000 OLP: \$535,000**  
**Stories: 2 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 096-090-031 HOA/\$: No**  
**U/B/L:**

**OMD: 07/03/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Notice Of Def**

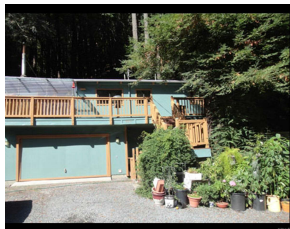
Riverfront dream home on a .6 sunny acre. Open floor plan with expansive windows taking in the river view and hills beyond. Downstairs is a large multipurpose room and workshop area and terrific walk in storage room plus a separate bonus room. Requires a Cash buyer.

[Additional Pictures](#)

**Location:** 1.1 mile west of Moscow Rd. on south side of Hwy 116.

**Subd:**

**520606 835 Cazadero Hwy Cazadero, 95421-9716 / B0700 A Single Family DOM/CDOM: 169/169 LP \$459,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1545 O Lot Sz: 77972/1.7900 OLP: \$479,000**  
**Stories: 2 Story YB: 1977 #Gar Sp: 1 #CP Sp: 0 APN: 097-230-005 HOA/\$: Yes/\$150.00/Mo**  
**U/B/L:**

**OMD: 08/19/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Located on Austin Creek in the Sonoma redwoods, this home on 1.79 acres will delight with its cathedral ceilings, custom wine bar, 2 large master bedrooms, skylights, 2 bathrooms, and large deck. Includes full creek access, mere minutes from the ocean entertainment, and other activities, this home is located in the Russian River Resort Area. This home is also ideal as vacation rental property.

[Additional Pictures](#)

**Location:** Take Hwy 116, follow through Monte Rio, continue toward Jenner, turn right down Cazadero Hwy

**Subd:**

**501565 10665 River Rd Forestville, 95436-9749 / B0700 A Single Family DOM/CDOM: 8/8 LP \$450,000**



**BD: 1 BA: 1/1 FP: No Pool: No SqFt: U Lot Sz: 2622/0.0602 OLP: \$450,000**  
**Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 082-241-003 HOA/\$: No**  
**U/B/L:**

**OMD: 01/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

This historic building, said to be the original train station, is located near the Korbel Winery on the way to Guerneville and the Coast. The hardwood floors combined with the knotty pine walls and ceilings create an ambiance of warmth and history. High traffic location with great visibility from River Road. Studio apartment with its separate entrance and parking offers a work live-in option or additional income.

[Additional Pictures](#)

**Location:** Just on the east side of the Hacienda Bridge, next to Berry's Market on the corner of Forest Hills Rd

**Subd:**

**300873**      **20260-20260 willow Rd**      **Monte Rio, 95462-9757 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 17/17      **LP**      \$448,888



**BD:** 4    **BA:** 2    **FP:** No    **Pool:** No    **SqFt:** 1976 R    **Lot Sz:** 5662/0.1300    **OLP:** \$448,888  
**Stories:** 2 Story    **YB:** 1976    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 095-221-022    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 01/18/16    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

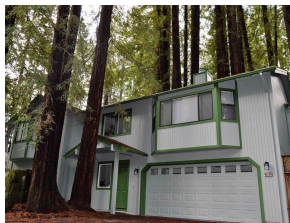
Tucked into the lush Russian River landscape, this enchanting, vastly remodeled 4-bedroom, 2 bath home has everything you're seeking: An open living, dining and kitchen area with top-grade hardwood floor and lighting, updated baths with designer fixtures and natural-stone tile, a home office/den that can double as guest quarters and two decks immersed in nature that make this wonderful property ideal for intimate or large family gatherings.

[Additional Pictures](#)

**r:** 116 to River Bend to Elm to Willow

**Subd:**

**300855**      **16730 Center Way**      **Guerneville, 95446-9796 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 17/17      **LP**      \$429,000



**BD:** 3    **BA:** 2    **FP:** No    **Pool:** No    **SqFt:** 1700 N    **Lot Sz:** 5227/0.1200    **OLP:** \$429,000  
**Stories:** 2 Story    **YB:** 1991    **#Gar Sp:** 2    **#CP Sp:** 0    **APN:** 071-192-027    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 01/18/16    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

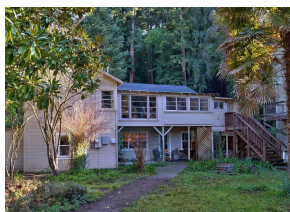
Nestled in the towering redwoods and within walking distance to the Russian River. This contemporary home was built in 1991 and recently renovated. The 3 BR/2 BA home features new exterior paint, bathroom cabinets/quartz counter/shower/mirror, window blinds, & light fixtures. Most outlets, switches & door/closet hardware replaced. Central heat. 3 skylights. Lots of storage 2 car garage with garage door opener!! Turn-key property.

[Additional Pictures](#)

**r:** Hwy 116 to Neeley Rd to Center Way/Guernewood Rd

**Subd:**

**528355**      **10671 Grays Ct**      **Forestville, 95436-9731 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 32/32      **LP**      \$399,000



**BD:** 4    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1634 R    **Lot Sz:** 3920/0.0900    **OLP:** \$405,000  
**Stories:** 2 Story    **YB:** 1950    **#Gar Sp:** 2    **#CP Sp:** 0    **APN:** 082-243-019    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 01/03/16    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** None

Great Forestville location with large corner lot, plenty of sun and parking. Walking distance to beautiful Russian River beaches, grocery store and bus stop. This property features a large three bedroom one bath up with nice size deck off of the kitchen, plus laundry room. Downstairs is a one bedroom, one bath upgraded.

[Additional Pictures](#)

**r:** River Rd to L on Grays Rd to Grays Ct. Park in driveway on Grays Rd side of house.

**Subd:**

**525852**      **14500 Cherry St**      **Guerneville, 95446-9319 / B0700**      **B A**      **Single Family**      **DOM/CDOM:** 104/104      **LP**      \$389,000



**BD:** 3    **BA:** 2    **FP:** No    **Pool:** No    **SqFt:** 915 R    **Lot Sz:** 11252/0.2583    **OLP:** \$389,000  
**Stories:** 1 Story    **YB:** 1922    **#Gar Sp:** 0    **#CP Sp:** 2    **APN:** 072-140-052    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/23/15    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

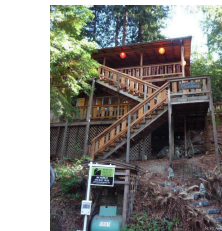
This charming 20's cottage has open wood beam ceilings, fir floors, covered porch with french doors from the living room. Kitchen has been updated with granite countertops, tile floors, open deck and new dishwasher. Bathrooms have been remodeled with new fixtures and tile surround and floors. Shower is oversized. Additional parcel makes total property over 1/3 acre. Carport is partially enclosed and can fit two cars.

[Additional Pictures](#)

**r:** Hwy 116 West, right on Lovers Lane, Right onto Cherry Street.

**Subd:**

**527817**      **11885 Ridge Way**      **Forestville, 95436 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 73/73      **LP**      \$377,000



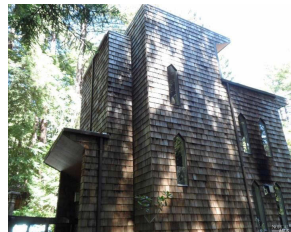
**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1007 O    **Lot Sz:** 9148/0.2100    **OLP:** \$377,000  
**Stories:** 2 Story    **YB:** 1920    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 081-271-053    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 11/23/15    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Welcome to this Original 1920's Charming Cottage in the Exclusive and Highly Desirable Summer Home Park offering 3 Bedrm & 2 Bath. Just a short walk to Community Center, Museum, Theatre and sunny Sandy Beach. Huge covered porch for outdoor living, wood burning cobble-stone fireplace in spacious living room. Bonus-room perfect for guests or crafts-room. Outdr. BBQ an level area (3rd bdrm. has no closet & 2nd bath has shower-stall access from outdr.

[Additional Pictures](#)

**r:** 101 to River Rd.Lft@Forest Hills Rd.Rt.@ Old River Rd.to SummerHomePark Rd.Lft@Laurel to Ridge W      **Subd:**

**505535 11 Silvia Dr Cazadero, 95421-9633 / B0700 A Single Family DOM/CDOM: 322/322 LP \$345,000**



**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 1072 R Lot Sz: 9801/0.2250 OLP: \$375,000**  
**Stories: 3 Story, YB: 1976 #Gar Sp: 0 #CP Sp: 0 APN: 097-220-050 HOA/\$: No**  
**U/B/L:**

**OMD: 03/13/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

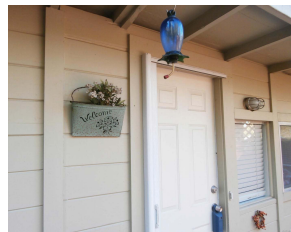
Architectural Delight! Custom built home situated on a serene country parcel. This multi level home has 1 bedroom plus a second floor loft that serves nicely as a second bedroom. Split bath with separate shower room. Soaring two story open beamed ceiling. Custom woodwork throughout. Nice sized deck to entertain on or just sit and enjoy nature. Walk to Austin Creek. This could be your Castle in the woods!

[Additional Pictures](#)

**r: Hwy 116 to Austin Creek Road to Silvia.**

**Subd:**

**525709 11781 Ridge Dr Guerneville, 95446-9182 / B0700 A Single Family DOM/CDOM: 104/104 LP \$339,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 735 R Lot Sz: 7248/0.1664 OLP: \$339,000**  
**Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 085-132-023 HOA/\$: No**  
**U/B/L:**

**OMD: 10/23/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

This quiet and peaceful cottage, nestled in the woods, just minutes from town. Located on a dead-end street, there is no traffic noise to disturb the tranquility. The large deck overlooking the forest makes an ideal place to entertain or just enjoy your morning meditation. Pride of ownership is evident in this sweet retreat. Full time or get-away... this will be the place you long to come home to.

[Additional Pictures](#)

**r: Hwy 116 (Pocket Canyon) to Tunstall. All the way to the top. Right onto Ridge Dr.**

**Subd:**

**501391 17875 Santa Rosa Ave Guerneville, 95446-9626 / B0700 A Single Family DOM/CDOM: 9/9 LP \$300,000**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1188 R Lot Sz: 10402/0.2388 OLP: \$300,000**  
**Stories: Multi Lev YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 072-214-021 HOA/\$: No**  
**U/B/L:**

**OMD: 01/26/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**

**Sale Cond: Offer As Is**

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.

[Additional Pictures](#)

**r: 2 miles west on River Road, right on Cnopius, right on Old Monte Rio Rd, Left on Santa Rosa Ave.**

**Subd:**

**518752 16233 3rd St Guerneville, 95446 / B0700 B A Single Family DOM/CDOM: 181/181 LP \$295,000**



**BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1066 R Lot Sz: 2448/0.0562 OLP: \$315,000**  
**Stories: 1 Story YB: 1928 #Gar Sp: 1 #CP Sp: 0 APN: 070-030-038 HOA/\$: No**  
**U/B/L:**

**OMD: 08/01/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

Classic Craftsman-style Cottage in the center of town. Easy living, just steps to everything that's fun and happening in Guerneville. Nice big layout with three bedrooms and large eat-in kitchen. High ceilings and original charm. Enjoy extra income from the rented garage & lower level.

[Additional Pictures](#)

**r: HWY 116 to Armstrong Woods Rd - RIGHT - 1st LEFT on 3rd - Mid Block on LEFT**

**Subd:**

**524049 14676 Canyon 1 Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 98/98 LP \$280,000**



**BD: 3 BA: 1 FP: Yes Pool: No SqFt: 912 R Lot Sz: 4792/0.1100 OLP: \$295,000**  
**Stories: 1 Story, YB: 1930 #Gar Sp: 0 #CP Sp: 1 APN: 070-280-024 HOA/\$: No**  
**U/B/L:**

**OMD: 10/29/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

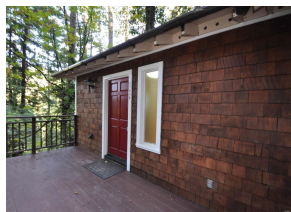
Located in the peaceful Russian River/Rio Nido area. Close to downtown Guerneville, wonderful local wineries and more! Quietly located at the end of the road, this comfortable 3 bedroom 1 bath home offers an outdoor deck providing the pleasure of indoor and outdoor living, larger size kitchen for this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

[Additional Pictures](#)

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

**Subd:**

**524588 17930 Old Monte Rio Rd Guerneville, 95446-9026 / B0700 A Single Family DOM/CDOM: 114/232 LP \$278,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1016 R Lot Sz: 2178/0.0500 OLP: \$280,000**  
**Stories: Other YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 072-220-012 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/13/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Charming hillside cottage! If you are looking for quiet privacy in Guerneville this is it! Mostly updated and ready to move in!

[Additional Pictures](#)

**r:** River Rd past Guerneville, Right turn onto Old Monte Rio Rd.

**Subd:**

**526159 15657 OLD RIVER Rd Guerneville, 95446-9545 / B0700 A Single Family DOM/CDOM: 100/100 LP \$229,000**



**BD: 2 BA: 1 FP: No Pool: No SqFt: 784 R Lot Sz: 5998/0.1377 OLP: \$260,000**  
**Stories: 1 Story YB: 1954 #Gar Sp: 0 #CP Sp: 2 APN: 070-100-034 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/27/15 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

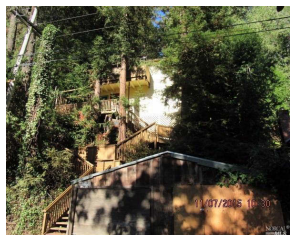
The perfect starter home for first time home buyers! This cozy home is located in a quiet Guerneville neighborhood. The 784 sq ft interior offers 2 bedroom and 1 bathroom, a living room, spacious kitchen, and dining area. Step out on to the large deck and take in all the nature and beautiful mountain views! With a little clean-up, this could be a gem. Dont miss out!

[Additional Pictures](#)

**r:** Drive on river road, left on Bonita Ave, Left on Old River RD, DESTINATION ON LEFT.

**Subd:**

**527276 15670 Old River Rd Guerneville, 95446-9545 / B0700 A Single Family DOM/CDOM: 83/83 LP \$225,000**



**BD: 2 BA: 1 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**  
**U/B/L:**  
**OMD: 11/13/15 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: REO**

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.

[Additional Pictures](#)

**r:** Turn off River Road onto Bonita then left onto Old River Road to property on right up the hill.

**Subd:**