

Area Market Survey Summary

Listings as of 07/09/14 at 12:40pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold
(6/1/2014 to 6/30/2014)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
\$50,000 thru \$59,999	1	1	Minimum	\$55,000	Maximum \$3,495,000
\$80,000 thru \$89,999	1	22	Average	\$507,600	Median \$375,000
\$90,000 thru \$99,999	1	72			
\$100,000 thru \$119,999	1	7			
\$140,000 thru \$159,999	3	415			
\$160,000 thru \$179,999	1	40			
\$180,000 thru \$199,999	1	74			
\$200,000 thru \$249,999	8	63			
\$250,000 thru \$299,999	13	92			
\$300,000 thru \$349,999	9	72			
\$350,000 thru \$399,999	7	63			
\$400,000 thru \$449,999	11	45			
\$450,000 thru \$499,999	9	75			
\$500,000 thru \$549,999	2	33			
\$550,000 thru \$599,999	2	39			
\$600,000 thru \$649,999	2	64			
\$650,000 thru \$699,999	1	226			
\$700,000 thru \$749,999	2	50			
\$750,000 thru \$799,999	2	107			
\$950,000 thru \$999,999	3	169			
\$1,250,000 thru \$1,499,999	1	57			
\$1,750,000 thru \$1,999,999	1	30			
\$2,000,000 thru \$2,249,999	1	16			
\$2,500,000 thru \$2,749,999	1	79			
\$3,250,000 thru \$3,499,999	1	151			
	85	83			

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
\$140,000 thru \$159,999	2	158	Minimum	\$140,000	Maximum \$765,000
\$180,000 thru \$199,999	4	31	Average	\$366,838	Median \$329,000
\$200,000 thru \$249,999	4	66			
\$250,000 thru \$299,999	4	104			
\$300,000 thru \$349,999	6	46			
\$350,000 thru \$399,999	4	43			
\$400,000 thru \$449,999	3	48			
\$450,000 thru \$499,999	4	64			
\$500,000 thru \$549,999	1	68			
\$550,000 thru \$599,999	3	44			
\$650,000 thru \$699,999	1	41			
\$750,000 thru \$799,999	1	20			
	37	60			

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
Information has not been verified, is not guaranteed, and is subject to change.
Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
Copyright ©2014
U.S. Patent 6,910,045

Area Market Survey Summary

Listings as of 07/09/14 at 12:40pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
\$250,000 thru \$299,999	1	33	Minimum	\$285,000	Maximum \$775,000
\$300,000 thru \$349,999	1	271	Average	\$432,500	Median \$388,000
\$350,000 thru \$399,999	2	82			
\$400,000 thru \$449,999	1	52			
\$750,000 thru \$799,999	1	159			
	6	113			

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>		
\$30,000 thru \$39,999	1	87	Minimum	\$35,000	Maximum \$799,000
\$100,000 thru \$119,999	1	147	Average	\$398,020	Median \$390,000
\$140,000 thru \$159,999	1	63			
\$200,000 thru \$249,999	1	26			
\$250,000 thru \$299,999	4	38			
\$300,000 thru \$349,999	2	53			
\$350,000 thru \$399,999	5	66			
\$400,000 thru \$449,999	3	64			
\$450,000 thru \$499,999	3	33			
\$500,000 thru \$549,999	2	27			
\$650,000 thru \$699,999	2	221			
\$700,000 thru \$749,999	1	28			
\$750,000 thru \$799,999	1	95			
	27	67			

LAST MONTH:

MEDIAN: \$332,000 (+ 17.47%)

SOLD: 20 (+ 35%)

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
Information has not been verified, is not guaranteed, and is subject to change.
Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.

Copyright ©2014
U.S. Patent 6,910,045

Market Statistics Report

Listings as of 07/09/14 at 12:42pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	75	40	5	2	122
Average List Price	\$364,972	\$594,067	\$841,580	\$687,750	\$464,910
Average Market Time	76	74	64	144	76
Average Square Feet	912	1744	2318	2477	1268
All Off Market					
#Units	23	10	0	0	33
Pending					
#Units	3	3	0	0	6
Average List Price	\$502,333	\$362,667	\$0	\$0	\$432,500
Average Market Time	154	73	0	0	113
Average Square Feet	1343	1399	0	0	1371
Sold					
#Units	20	7	0	0	27
Dollar Value	\$7,801,785	\$2,944,750	\$0	\$0	\$10,746,535
Average List Price	\$393,735	\$433,800	\$0	\$0	\$404,122
Average Sold Price	\$390,089	\$420,679	\$0	\$0	\$398,020
Average Market Time	66	71	0	0	67
Average Square Feet	972	1481	0	0	1104
% of List Price	99.07	96.98	0.00	0.00	98.49
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

28235 King Ridge Rd



XSt: Cazadero Highway Cazadero / B0700 S Farms/Ranches DOM/CDOM: 95/95 LP: \$799,000
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 1543 O Lot Sz: 1742400/40.0000 OLP: \$799,000
 Stories: 1 Story YB: 2004 #Gar Sp: 1 #CP Sp: 0 APN: 109-340-014 HOA/S: No
 OMD: 03/13/14 PD: 06/16/14 COE: 06/16/14 SP: \$799,000 TIC: No 2nd Unit: No

Rolling Hills of stunning, breathtaking beauty make up this forty acres full of majestic mountains and tantalizing vineyards. Over Seven acres covered with flourishing Pinot Noir and Syrah. This amazing two bedroom, one bathroom home sits above the fog offering heavenly views and gorgeous sunsets! It is off the grid and functions on Solar energy with battery packs and a generator. Sunny, open space just perfect for a garden and a spacious deck.

DIR: River Road West, right on Cazadero Highway to King Ridge Road to property UBL: Subd: TBM: , 21405103

15899 Old Cazadero Rd



XSt: Camino Del Arroyo Guerneville / B0700 S Single Family DOM/CDOM: 28/28 LP: \$725,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: Yes SqFt: 1268 R Lot Sz: 12998/0.2984 OLP: \$725,000
 Stories: 1 Story YB: 1964 #Gar Sp: 0 #CP Sp: 0 APN: 072-320-006 HOA/S: No
 OMD: 05/09/14 PD: 06/06/14 COE: 06/13/14 SP: \$726,000 TIC: No 2nd Unit: No

This Sexy MidCentury escape is heralded with privacy, sun&panoramic views. With approx. 1.24 acres of incredible solitude,set amongst the mountain tops, blanketed w redwoods&oaks, is a pool sparkling under the sun. This is arguably a stand out showcase house that features a remodeled kitchen&bathrooms; 2 loft bdrms; a tall wall of glass and end of road privacy. Short distance to fine dining, wineries, art galleries and many RR activities.

DIR: Old Caz Rd,RT@T & past Camino Del Arroyo up S curve,LFT onto gravel rd (Water Tank here)to property. UBL: Subd: TBM: , 21410131

11175 Hwy 116



XSt: Mays Canyon Guerneville / B0700 S Single Family DOM/CDOM: 88/88 LP: \$739,500
 BD: 2 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 1500 O Lot Sz: 182952/4.2000 OLP: \$739,500
 Stories: 1 Story YB: 1921 #Gar Sp: 2 #CP Sp: 0 APN: 085-150-008 HOA/S: No
 OMD: 03/20/14 PD: 06/16/14 COE: 06/17/14 SP: \$687,500 TIC: No 2nd Unit: No

Set amongst the redwoods on a sunny private 4+ acre knoll this newly renovated home features new windows, doors, flooring, new kitchen with granite counters, new cabinets, appliances, lighting & plumbing fixtures. Exposed beam ceiling and rustic stone fireplace. New forced air heating system. 550 sf finished basement(not included in sf)could be wine cellar. 2 bd plus ofc/den. Sunny knoll with privacy. Spring water system with 3000 gallon storage.

DIR: West on Hwy 116 past Mays Canyon Dr. Right up lane to fork. Keep right. UBL: Subd: TBM: 361, F4 21405734

11335 116 Hwy



XSt: Mays Canyon Guerneville / B0700 S Single Family DOM/CDOM: 354/354 LP: \$695,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1054 R Lot Sz: 760993/17.4700 OLP: \$695,000
 Stories: 1 Story YB: 1924 #Gar Sp: 0 #CP Sp: 0 APN: 085-110-008 HOA/S: No
 OMD: 06/17/13 PD: 06/27/14 COE: 06/27/14 SP: \$650,000 TIC: No 2nd Unit: No

Imagine your own homestead with mature orchards and fully equipped gardens. This property sits upon a knoll of full sunshine yet surrounded by towering redwoods. Easy access to your own personal retreat with barn. Perfect for hobby vineyard, horses or just plain relaxation. Home is older and in need of repair. Property has 4 bedroom septic approved. Build your own home with granny. 2 wells. Close to the Russian River and the heart of wine country

DIR: Hwy 116 2.5 miles south of Guerneville .1 mile north of Mays Canyon rd. Code for gate in lock box UBL: Subd: TBM: , 21313716

15515 Riverside Dr



XSt: Bonita Ave. Guerneville / B0700 S Single Family DOM/CDOM: 16/16 LP: \$540,000
 BD: 2 BA: 1/1 RMS: 5 FP: Yes Pool: No SqFt: 1207 R Lot Sz: 6970/0.1600 OLP: \$540,000
 Stories: 1 Story YB: 1952 #Gar Sp: 2 #CP Sp: 0 APN: 070-120-049 HOA/S: No
 OMD: 06/04/14 PD: 06/20/14 COE: 06/20/14 SP: \$540,000 TIC: No 2nd Unit: No

Elevated riverfront home with vacation-rental history. 2BR, 1.25BA, with separate Laundry Room, unfinished ground-level Basement, expansive partially finished above-ground Basement/storage area, and partially finished Bonus Room over attached two-car Garage. Enclosed front Patio; riverview Balcony/Deck off Living Room; steps down to River's edge with small landing.

DIR: River Rd. to Bonita Ave. to Riverside Dr. eastward. UBL: Subd: TBM: , 21413937

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

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

Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.

Copyright ©2014
 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 2

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

12440 Mays Canyon Rd



XSt: Hwy 116 Guerneville / B0700 S Single Family DOM/CDOM: 37/37 LP: \$565,000
 BD: 3 BA: 2/1 RMS: FP: Yes Pool: No SqFt: 2010 R Lot Sz: 54450/1.2500 OLP: \$565,000
 Stories: 2 Story YB: 1956 #Gar Sp: 0 #CP Sp: 1 APN: 071-270-019 HOA/S: No
 OMD: 04/27/14 PD: 06/03/14 COE: 06/05/14 SP: \$515,000 TIC: No 2nd Unit: No

Enjoy peace and serenity half way between downtown Forestville and Guerneville. Sunny 1950's vintage custom home beautifully maintained with forest views, a sun drenched front deck, custom cabinetry throughout, terraced garden beds and a 1400sq ft separate workshop that has endless possibilities! Possible to split the home with private second entry.

DIR: Hwy 116 to Mays Canyon Rd

UBL: Subd: TBM: 21407916

1014 Redwood Ct



XSt: Redwood Drive Monte Rio / B0700 S Single Family DOM/CDOM: 29/29 LP: \$499,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1152 R Lot Sz: 7000/0.1607 OLP: \$499,000
 Stories: 1 Story YB: 1975 #Gar Sp: 1 #CP Sp: 0 APN: 094-250-033 HOA/S: No
 OMD: 05/08/14 PD: 06/06/14 COE: 06/10/14 SP: \$487,000 TIC: No 2nd Unit: No

FAIRWAY TO HEAVEN. Iconic Northwood Golf Course home on the 9th Hole. Entertainers delight! Glorious decks, redwoods & fabulous garden. Soaring ceiling, tall windows, open floor plan. The stone fireplace has a wood stove & reclaimed wood mantel. New stove, dishwasher, carpet, tub & tile, paint. Clean. Views of 9th hole green. Watch the golfers approach & putt the toughest hole on the course. Perfect year round comfort or vacation home. Tee up!

DIR: Hwy 116 to Redwood Drive to Redwood Court

UBL: Subd: TBM: 21409937

13 Madrone Dr



XSt: Magic Mountain Cazadero / B0700 S Single Family DOM/CDOM: 36/36 LP: \$479,000
 BD: 1 BA: 2 RMS: FP: No Pool: No SqFt: 1113 V Lot Sz: 46174/1.0600 OLP: \$479,000
 Stories: 2 Story YB: 1962 #Gar Sp: 0 #CP Sp: 2 APN: 097-240-059 HOA/S: Yes/\$1,155.00/Ye
 OMD: 04/03/14 PD: 05/09/14 COE: 06/11/14 SP: \$480,000 TIC: No 2nd Unit: No

Mid-Century Modern remodeled for the 21st century. Views! 1 bedroom & den on 1.06 acres. A sense of space, clean, crisp lines, high ceilings & soaring windows. Colors of nature & light abound within & without. Exotic hardwood floors, new galley kitchen, a glorious deck for watching the world slip by, all with a sense of privacy. The perfect Haiku. This house is dangerously sexy. One of the best views in the county high above the Russian River.

DIR: Cazadero Highway to Magic Mountain Left on Madrone

UBL: Subd: TBM: 21406765

19428 Redwood Dr



XSt: Golf Ct. Monte Rio / B0700 S Single Family DOM/CDOM: 34/34 LP: \$469,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1950 R Lot Sz: 11761/0.2700 OLP: \$469,000
 Stories: 2 Story YB: 1978 #Gar Sp: 3 #CP Sp: 0 APN: 094-200-036 HOA/S: No
 OMD: 05/09/14 PD: 06/12/14 COE: 06/18/14 SP: \$465,000 TIC: No 2nd Unit: No

Enjoy a Beautiful Golf Course Setting perched upon your sunny deck. Conveniently located near the Russian River, ON the Northwood Golf Course and close to Coastal Activities. A well maintained large home with a double garage, plenty of room for all your hobbies & toys. Golf Cart, kayaks, bicycles. 3 bed 2 baths up and 2 bonus rooms & bath down. 1950 sq.ft upstairs, and the bonus space downstairs, plenty of room to bring your friends and family.

DIR: Hwy 116 west. left on first Redwood Dr. Second house on Right. Middle of second Fairway.

UBL: Subd: TBM: 21410119

6785 Nash Rd



XSt: Hughes Road Forestville / B0700 S Single Family DOM/CDOM: 43/43 LP: \$425,500
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 1140 R Lot Sz: 43560/1.0000 OLP: \$425,500
 Stories: 1 Story YB: 1958 #Gar Sp: 2 #CP Sp: 1 APN: 083-072-039 HOA/S: No
 OMD: 05/01/14 PD: 06/13/14 COE: 06/26/14 SP: \$443,400 TIC: No 2nd Unit: No

Two bedrooms, one bath, plus bonus room. Home is approximately 1,140 square feet, lot is approximately 1 acre. Detached 2 gar garage and carport. Detached laundry room/well house. Views of surrounding hills and vineyards. Cellar. Awaits your cosmetic touches!

DIR: Covey Road to Van Keppel. Right on Hughes, left on Nash Road.

UBL: Subd: TBM: 21409191

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 3

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)


8061 Maple Ave XSt: Park Forestville / B0700 S Single Family DOM/CDOM: 131/131 LP: \$449,000
 BD: 3 BA: 2/1 RMS: FP: No Pool: No SqFt: 1560 R Lot Sz: 4251/0.0976 OLP: \$498,000
 Stories: 2 Story YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 082-039-022 HOA/S: No
 OMD: 02/05/14 PD: 06/16/14 COE: 06/17/14 SP: \$435,000 TIC: No 2nd Unit: No



Charming vintage remodeled 3/2 home in Mirable Heights. Hardwood & Tile floors. Radiant zoned heating for your comfort. Step from the dining area to the covered patio & back yard for easy entertaining. Attached deck on the Master invites you to enjoy morning coffee there. Numerous windows invite the outdoors in from every room. Walk or bike to Russian River or Forestville. Just minutes to 101

DIR: River Road West to Trenton Rd to Mirabel Ave Right on Park Ave. to first right Maple Ave. (small sign) UBL: Subd: TBM: 362, E5 21402284


16295 Valley Ln XSt: Watson Guerneville / B0700 S Single Family DOM/CDOM: 17/17 LP: \$369,900
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1188 R Lot Sz: 11347/0.2605 OLP: \$369,900
 Stories: 1 Story YB: 1963 #Gar Sp: 0 #CP Sp: 2 APN: 069-240-009 HOA/S: No
 OMD: 05/26/14 PD: 06/12/14 COE: 06/18/14 SP: \$421,000 TIC: No 2nd Unit: No



Happy Valley. One level mid-century home that was extensively remodeled in 2006-7. At that time: totally new kitchen, 2 new baths, new opening skylight, interior walls plastered, Morso insert in fireplace, new roof and ceiling insulation, windows, tankless water heater, FA heat and much more. Located on a private lane with loads of sun and privacy. Bonus outbuilding for projects, etc. 2 bay carport. Super neighborhood- walk to school or SNR Center

DIR: Armstrong Woods Road to Watson to Valley. UBL: Subd: TBM: 361, B1 21411857


17350 Riverside Dr XSt: Hwy 116 Guerneville / B0700 S Single Family DOM/CDOM: 30/30 LP: \$410,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1335 R Lot Sz: 5750/0.1320 OLP: \$410,000
 Stories: 1 Story YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-043 HOA/S: No
 OMD: 04/30/14 PD: 05/30/14 COE: 06/19/14 SP: \$394,000 TIC: No 2nd Unit: No



Beautiful Russian River home with abundant light, vaulted ceilings, sky lights, a pleasing open floor plan and an expansive front deck allowing extra room for parties and gatherings. New \$5,000 heating system just installed. Perfect location one mile from downtown Guerneville and walking distance to Russian River beaches. Make this your full time residence, vacation rental or weekend retreat. It is time to enjoy life on the River!

DIR: Hwy 116, west of the town of Guerneville by approximately 1 mile, left on Riverside Drive UBL: Subd: TBM: 361, A5 21409388


16361 Wright Dr XSt: Glenda Guerneville / B0700 S Single Family DOM/CDOM: 38/38 LP: \$368,000
 BD: 2 BA: 1/1 RMS: 5 FP: Yes Pool: No SqFt: 1104 R Lot Sz: 6935/0.1592 OLP: \$368,000
 Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 071-120-038 HOA/S: No
 OMD: 05/15/14 PD: 06/22/14 COE: 06/24/14 SP: \$390,000 TIC: No 2nd Unit: No



Charming Vintage home in choice neighborhood....Classic River bungalow w/distinctive wood finishes and bath and deck with sweeping view of ridges and forests. Sunny parcel w/room for gardens. Great sense of privacy. What's not to love!

DIR: Hwy 116 to Drake Rd. Right on Wright Dr. UBL: Subd: TBM: 361, D3 21411048

15852 Sunshine Ct XSt: Birkhofer Guerneville / B0700 S Single Family DOM/CDOM: 46/46 LP: \$378,700
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 2195 N Lot Sz: 7841/0.1800 OLP: \$378,700
 Stories: 1 Story YB: 2007 #Gar Sp: 2 #CP Sp: 0 APN: 071-310-016 HOA/S: No
 OMD: 04/30/14 PD: 06/18/14 COE: 06/24/14 SP: \$383,250 TIC: No 2nd Unit: No



Auction Property. Good location at the end of a cul-de-sac. Close to downtown and the river.


DIR: 116 to Drake Road to Birkhofer to Sunshine UBL: Subd: TBM: , 21409573

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

15464 Armstrong Woods Rd XSt: Rio Nido Road Guerneville / B0700 S Single Family DOM/CDOM: 165/165 LP: \$395,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 84506/1.9400 OLP: \$395,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 069-200-071 HOA/S: No
 OMD: 12/15/13 PD: 05/29/14 COE: 06/18/14 SP: \$380,000 TIC: No 2nd Unit: No
 Fabulous 1.94 acre corner parcel. Sunny location. Large home needs some TLC.



DIR: Armstrong Woods Road to corner of Rio Nido Rd. UBL: Subd: TBM: , 21326789

15560 Monte Rosa Ave XSt: Fern Way Guerneville / B0700 S Single Family DOM/CDOM: 53/53 LP: \$369,900
 BD: 3 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1320 R Lot Sz: 8999/0.2066 OLP: \$369,900
 Stories: 1 Story YB: 1978 #Gar Sp: 0 #CP Sp: 1 APN: 072-031-080 HOA/S: No
 OMD: 04/12/14 PD: 06/04/14 COE: 06/11/14 SP: \$372,500 TIC: No 2nd Unit: No
 Country charmer. Fabulous single level home with many garden areas, creekside location and great floor plan. Large country kitchen, solar tubes, on demand hot water heater, forced air heat plus wood stove. Well maintained with great privacy in a good neighborhood. Off street parking for trailers,boats,what have you. This one will not last long.




DIR: Old Cazadero Rd to Fern Way turn right on Monte Rosa UBL: Subd: TBM: , 21407595

26310 Highway 116 Hwy XSt: Moscow Road Duncans Mills / B0700 S Single Family DOM/CDOM: 71/71 LP: \$300,000
 BD: 1 BA: 1 RMS: 4 FP: No Pool: No SqFt: 560 N Lot Sz: 6098/0.1400 OLP: \$300,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 2 APN: 096-090-016 HOA/S: No
 OMD: 03/27/14 PD: 06/06/14 COE: 06/12/14 SP: \$305,000 TIC: No 2nd Unit: No
 Sparkling River Frontage with Private Dock. Lovingly cared for home & property has been in the same family for generations. Sparkling & Glorious setting + abundant wildlife will take your breath away. Tiered decks, rolling grounds, vibrant views + generous outdoor entertainment space. Major structural upgrades including engineered foundation & septic. Raised above flood. Perfect distance to Duncans Mills; Dining, Shops & premium Wine Tasting!




DIR: HWY 116 toward Coast, just past town of Duncan's Mills. On left. UBL: Subd: TBM: , 21406187

15524 Riverside Dr XSt: Bonita Guerneville / B0700 S Single Family DOM/CDOM: 35/35 LP: \$299,000
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 896 R Lot Sz: 4500/0.1033 OLP: \$299,000
 Stories: 1 Story YB: 1980 #Gar Sp: 1 #CP Sp: 1 APN: 070-120-070 HOA/S: No
 OMD: 05/19/14 PD: 06/23/14 COE: 06/30/14 SP: \$302,385 TIC: No 2nd Unit: No
 Pride of ownership is evident in this sparkling property. With the updated kitchen and bath, all the hard work has been done for you already. The big, sunny, yard is perfect for your garden. You have started already with the apricot, apple and pear trees in place.



DIR: River Rd to Bonita. One block, left on Riverside to 15524. UBL: Subd: TBM: , 21411220

21886 Monte Vista Ter XSt: River Way Monte Rio / B0700 S Single Family DOM/CDOM: 57/57 LP: \$289,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 11326/0.2600 OLP: \$289,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 095-022-049 HOA/S: No
 OMD: 04/17/14 PD: 06/13/14 COE: 06/18/14 SP: \$284,000 TIC: No 2nd Unit: No
 Mid century modern cabin in the woods. Open beam ceilings and lots of glass to view the magical setting. Direct vent gas heater plus cozy wood stove. Nice trex deck and large lot. Walking distance from one of the Russian River's premier beaches this home's tranquil location will capture your imagination. Waiting for your finishing touches but could be that home away from home you've been seeking.



DIR: Moscow Road to River Way continue on Mesa Grande and it becomes Monte Vista Terrace UBL: Subd: TBM: , 21408094

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

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

Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.

Copyright ©2014


U.S. Patent 6,910,045

Client 5-Up Residential


Listings as of: 07/09/2014 12:43 pm

Page: 5


Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

16493 Rio Nido Rd  **XSt:** Armstrong Woods Road **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 30/30 **LP:** \$289,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1116 R **Lot Sz:** 8102/0.1860 **OLP:** \$289,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 069-200-042 **HOA/\$:** No
OMD: 05/07/14 **PD:** 06/06/14 **COE:** 06/11/14 **SP:** \$273,000 **TIC:** No **2nd Unit:** No
 Inviting cottage with the Red door welcomes you into this home with two larger sized bedrooms and bath. Spacious Living Room with pass through to kitchen. Good combination of sun and shade on a level lot. Large fenced back yard. Now is the time to plant yummy vegetables and pretty up the grounds with flowers.


DIR: West on River Road, Right on Armstrong, Right on Rio Nido Road. **UBL:** **Subd:** **TBM:** , 21410094

10561 River Rd  **XSt:** RIVER DRIVE **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$295,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1160 R **Lot Sz:** 11761/0.2700 **OLP:** \$295,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-242-005 **HOA/\$:** No
OMD: 05/11/14 **PD:** 06/18/14 **COE:** 06/26/14 **SP:** \$272,500 **TIC:** No **2nd Unit:** No
 Lovely Russian River area property located near the Hacienda Bridge. This property has two bedrooms and two baths ~ A large living room and dining room, a refurbished spacious deck area and a family room off the kitchen. (that could be used as a third bedroom). The property also includes two ground level storage areas as part of the raised building. There is a big yard suitable for planting. The lot size is over 1/4 acre.


DIR: RIVER ROAD - PROPERTY LOCATED JUST BEFORE HACIENDA BRIDGE COMING FROM EAST. **UBL:** **Subd:** **TBM:** , 21410464

8430 Nazielle Rd  **XSt:** Champs De Elysee **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$235,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 680 R **Lot Sz:** 6155/0.1413 **OLP:** \$235,000
Stories: 2 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-082-005 **HOA/\$:** No
OMD: 05/18/14 **PD:** 06/12/14 **COE:** 06/16/14 **SP:** \$250,000 **TIC:** No **2nd Unit:** No
 High Up On a Hill, This Bewitching country Hobbit House sits at the end of a private lane. Two bedroom, one bath house is fenced with fetching gates on the outside and craftsman touches on the inside. Lots of extra indoor room.

DIR: River Rd to Champs. 2nd veer there is a row of mailboxes on right. St sign on tree. Look for arrows. **UBL:** **Subd:** **TBM:** , 21411191

9444-9455 Fairwood Rd  **XSt:** Westside **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 26/233 **LP:** \$213,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 700 N **Lot Sz:** 10001/0.2296 **OLP:** \$213,000
Stories: 3 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-116-014 **HOA/\$:** No
OMD: 05/15/14 **PD:** 06/10/14 **COE:** 06/20/14 **SP:** \$213,000 **TIC:** No **2nd Unit:** No
 Contractor's special on approx. 1/2 Acre. End of road private and serene. A meadow on one side and forest on the other. Tons on sun, plenty of space for gardens and fruit trees. Huge bottom level workshop, second level ready for your imagination, top story living space with skylights, electrical and plumbing done.Great views. Multi level decks and plenty of parking. All waiting for someone to finish it!

DIR: Old River Rd, right on Westside, past boat and mailboxes on left, next right turn then right again. **UBL:** **Subd:** **TBM:** 362, C4 21410993

14415 Camino Del Arroyo  **XSt:** Old Cazadero Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 63/63 **LP:** \$145,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 736 R **Lot Sz:** 7501/0.1722 **OLP:** \$145,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-330-007 **HOA/\$:** No
OMD: 04/04/14 **PD:** 06/06/14 **COE:** 06/09/14 **SP:** \$140,000 **TIC:** No **2nd Unit:** No
 Cute bungalow with your own personal creek views, ready for your personal touches and improvements. Contractors welcome. Slippery deck.

DIR: Old Cazadero road to Camino Del Arroyo. Turn Rt. follow road to real estate arrow and go down drive. **UBL:** **Subd:** **TBM:** , 21407099

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 6

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

17997 Old Monte Rio Rd



XSt: Hwy 116 Guerneville / B0700 S Single Family DOM/CDOM: 147/147 LP: \$134,900
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 932 R Lot Sz: 9026/0.2072 OLP: \$183,900
 Stories: 2 Story, Mul YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 072-220-011 HOA/S: No
 OMD: 01/10/14 PD: 06/06/14 COE: 06/09/14 SP: \$103,000 TIC: No 2nd Unit: No

Incomplete remodel and opportunities abound, however not for the faint of heart. There are a lot of original qualities to this 19?? river home. Multiple stories with attic/loft space. Beautiful free standing gas stove in living room and newer kitchen cabinets. Several decks overlooking the Redwoods with filtered river views. On demand water heater and some dual windows. Offers a since of privacy and space to park 1 car ~ unsure if dedicated.

DIR: Hwy 116 to Old Monte Rio Road

UBL: Subd: TBM: 21400635

11494 Terrace Dr



XSt: Ice Box Canyon Forestville / B0700 S Single Family DOM/CDOM: 87/342 LP: \$34,900
 BD: 1 BA: 1 RMS: 2 FP: No Pool: No SqFt: 392 N Lot Sz: 10542/0.2420 OLP: \$79,350
 Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 081-162-065 HOA/S: No
 OMD: 04/01/14 PD: 06/27/14 COE: 06/27/14 SP: \$35,000 TIC: No 2nd Unit: No

This is an unfinished home on a 10542 sq. foot lot. Sitting at the end of street. Sunlight, deck and partially completed home. What more could you ask for? Buyers should check out the file at the Sonoma County Permit & Resource Department.

DIR: River Rd to Forrest Hills to Summerhome Park to Ice Box Canyon to Terrace to Upper Terrace,stay to R

UBL: Subd: TBM: 21406876

12368 Westside Rd



XSt: Hwy 116 Forestville / B0700 P Single Family DOM/CDOM: 159/159 LP: \$775,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1500 O Lot Sz: 16988/0.3900 OLP: \$847,000
 Stories: 2 Story YB: 1905 #Gar Sp: 0 #CP Sp: 0 APN: 081-052-009 HOA/S: No
 OMD: 01/24/14 PD: 07/02/14 COE: SP: TIC: No 2nd Unit: No

Nestled in the treetops in the famed Russian River Valley wine region lies a classy vacation getaway or beautiful second home. Elegantly remodeled with style and sophistication, this 2 bedroom 2 bath home features an additional bonus room, expansive deck with river views, great room with stone fireplace, gourmet kitchen and beautifully landscaped gardens. Remodel includes new foundation, roof and everything in between.

DIR: Hwy 116 turn right on to Westside Rd just after crossing the Hacienda bridge

UBL: Subd: TBM: 21401523

15770 Morningside Dr



XSt: Woodland Guerneville / B0700 P Single Family DOM/CDOM: 52/52 LP: \$419,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1472 R Lot Sz: 3485/0.0800 OLP: \$419,000
 Stories: 2 Story YB: 1990 #Gar Sp: 1 #CP Sp: 0 APN: 070-080-091 HOA/S: No
 OMD: 05/16/14 PD: 07/07/14 COE: SP: TIC: No 2nd Unit: No

Sun! Sun! Sun! This contemporary house, set atop the much sought after Guerneville Highlands, is ready to be enjoyed by a new owner. This home enjoys privacy yet is mere seconds away from downtown, Guerneville's vibrant restaurants, and social scene. Relax on the deck, or enjoy the spacious family room, with its wood beamed ceiling. This house offers both privacy and ample room to entertain.

DIR: Armstrong Woods Rd. Rt. at Woodland, Lft @ T junction, past Sunset, Rt. on Morningside Dr.

UBL: Subd: TBM: 21410594

20605 King Ridge Rd



XSt: Caz Hwy/Ft. Ross Rd Cazadero / B0700 P Single Family DOM/CDOM: 31/31 LP: \$392,000
 BD: 2 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 1240 R Lot Sz: 12284/0.2820 OLP: \$392,000
 Stories: 1 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 107-090-006 HOA/S: No
 OMD: 06/07/14 PD: 07/08/14 COE: SP: TIC: No 2nd Unit: No

Creek Fun! Sun and water! Secluded location along Austin Creek, this 2 bedroom plus lofts and sprawling deck and yard area promise you an experience in wonderland. Rustic style architecture blends with the natural surroundings, yet the appeal of wood floors, granite kitchen counter, spacious master bedroom & wood stove pamper you.

DIR: Cazadero Hwy, thru Cazadero & take right at stop onto King Ridge. Property about 2 miles from stop

UBL: Subd: TBM: 340, B4 21413190

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

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

Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.

Copyright ©2014

U.S. Patent 6,910,045


Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 7

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

14696 Rio Nido Rd XSt: River Road Guerneville / B0700 P Single Family DOM/CDOM: 133/133 LP: \$384,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1376 R Lot Sz: 5000/0.1148 OLP: \$415,000
 Stories: Other YB: 2002 #Gar Sp: 4 #CP Sp: 0 APN: 070-293-023 HOA/S: No
 OMD: 01/27/14 PD: 06/20/14 COE: SP: TIC: No 2nd Unit: No



Tired of the bidding wars in the city? Only 13 beautiful, easy miles to Hwy 101 and 73 miles to SF, come and see this beautiful home in the redwoods. Great decks for entertaining, a beautifully updated kitchen with granite countertops and tile backsplash, forced air heat and wood burning stove, hardwood flooring, upstairs laundry room and a 4+ car garage! Home was built in 2002 and has only had one owner. Great vacation or full time home.

DIR: River Road-turn right on Rio Nido Road. 6 houses down on the left. UBL: Subd: TBM: , 21401589


21500 Rio Vista Ter XSt: Middle Terrace Monte Rio / B0700 P Single Family DOM/CDOM: 271/271 LP: \$340,000
 BD: 2 BA: 1/1 RMS: 5 FP: No Pool: No SqFt: 1288 N Lot Sz: 3049/0.0700 OLP: \$414,000
 Stories: 2 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-157-003 HOA/S: No
 OMD: 10/02/13 PD: 07/01/14 COE: SP: TIC: No 2nd Unit: No



Sleek & Stylized Modern Residence re-designed by Architect Chris Rose blends urban sophistication with Wine Country appeal. Fabulous interiors include 'floating' walkway that connects impressive entry to living space inside. Soaring floor to ceiling windows create an immediate connection to nature with Russian River views. Attic offers bonus Loft Space or Studio. Romantic Breakfast Deck is also perfect for evening Wine Tastings. Captivating!

DIR: Monte Rio @ Fire Station up & Left on Middle Way, Right on Rio Vista Terrace to end UBL: Subd: TBM: , 21322341


15120 Canyon 2 Rd XSt: River Road Guerneville / B0700 P Single Family DOM/CDOM: 33/33 LP: \$285,000
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1350 R Lot Sz: 6970/0.1600 OLP: \$273,000
 Stories: Multi Level YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 070-257-003 HOA/S: No
 OMD: 05/25/14 PD: 06/27/14 COE: SP: TIC: No 2nd Unit: Yes



Russian River Escape with Income! Sensational Opportunity to own this quaint Duplex offering 2BR/1BA up w/separate studio down. Set in the woods toward the end of the road, this charming 1920's cottage is the perfect get away. Custom wood work, great windows and sense of privacy. Efficient & bright studio is perfect as a rental or for guests. Off street parking for 2 cars and comfortable sitting deck. Laundry on site. Investment Opportunity!

DIR: River Road to Canyon Two UBL: Subd: TBM: , 21411875


8595 Trenton Rd XSt: Mirabel Forestville / B0700 CN Single Family DOM/CDOM: 16/16 LP: \$599,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1592 N Lot Sz: 67518/1.5500 OLP: \$599,000
 Stories: 1 Story YB: 1966 #Gar Sp: 1 #CP Sp: 0 APN: 083-160-053 HOA/S: No
 OMD: 06/23/14 PD: COE: SP: TIC: No 2nd Unit: Yes



Located at the end of a tree lined country lane on 1.55 fenced view acres, this updated single story home plus detached legal 1BR/1BA granny unit exudes warmth and charm. Features such as fireplace, newer stainless appliances, custom shelving, remodeled bath, hardwood floors, new Marvin windows, new exterior paint and sheds and storage outbuilding make this west county home a destination!

DIR: Mirabel to Trenton. West on Trenton at Speers Market. First left on lane to property at dead end. UBL: Subd: TBM: , 21414536

11755-11757 River Rd XSt: Wilshire Forestville / B0700 CN Single Family DOM/CDOM: 82/82 LP: \$576,500
 BD: 6 BA: 6 RMS: 17 FP: Yes Pool: No SqFt: 2125 R Lot Sz: 20112/0.4617 OLP: \$576,500
 Stories: 1 Story, 2 S YB: 2006 #Gar Sp: 3 #CP Sp: 0 APN: 070-380-014 HOA/S: No
 OMD: 04/18/14 PD: COE: SP: TIC: No 2nd Unit: Yes



Country property with wonderful Cape Cod style home with open floor plan granite counter tops, custom counter tops, stainless steel appliances. 3 good size bedrooms and baths and Master suite has a jacuzzi tub. Private deck off the back lots of room to entertain or garden. Both homes have hot water on demand. Cottage is fully equipped and has a ramp. Both homes were built in 2006. Come enjoy Korbel Winery and all the Russian River has to offer. FUN

DIR: River Rd to just before Wilshire Rd across the street from Russian River Pub. Before Korbel Winery. UBL: Subd: TBM: 361, G3 21408468

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 8

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

17574 Summit Ave
XSt: Park **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$414,900
BD: 3 **BA:** 3 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1808 R **Lot Sz:** 6316/0.1450 **OLP:** \$414,900
Stories: 2 Story **YB:** 1989 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-173-006 **HOA\$:** No
OMD: 06/06/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



This 3 bedroom 3 bath custom home sits on a sunny hilltop location. Tucked away behind a privacy fence, there are several decks to relax and entertain. The living room and kitchen are upstairs and 3 spacious bedrooms are on the main floor off the formal entryway. The master suite has a jetted tub and beautiful wood stove and a private garden retreat outside the French doors. Needs a little TLC and a personal touch to shine again.

DIR: Hwy 116 to Old Monte Rio Road, R on Park and L on Summit at the top of the steep hill on right side **UBL:** **Subd:** **TBM:** , 21413351

8550 Park Ave
XSt: Mirabel **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 301/301 **LP:** \$299,000
BD: 3 **BA:** 2/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1692 R **Lot Sz:** 3655/0.0839 **OLP:** \$330,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-041-012 **HOA\$:** No
OMD: 09/11/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes



Price reduced! This Forestville home is just under 1700 sqft, actually lives as 4 Bd 2 1/2 Ba. Fireplace insert, open fir plan, dining room slider leads to patio. Finished basemen has a bedroom, full Ba, liv rm and laundry rm. 1 Blk to bus. Walk to Speers and down town. Forest. Hard to find home with city services in a country setting so close to town. 10 Mins to Hwy 101. Bring any reasonable offer!!

DIR: River Rd to Mirabel Ave., rt on Park Ave. or Mirabel Rd to Mirabel Ave. turns into Park Ave. **UBL:** **Subd:** **TBM:** 362, E5 21320888

10860 Ogburn Ln
XSt: Old River Road **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$199,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 615 R **Lot Sz:** 6482/0.1488 **OLP:** \$199,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-260-012 **HOA\$:** No
OMD: 06/24/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Good location, wrap around deck with views.

DIR: River Road West left at Forest Hill, Right on Old River, Left on Ogburn **UBL:** **Subd:** **TBM:** , 21414704

136 Magic Mountain Rd
XSt: Cazadero Highway **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 20/20 **LP:** \$765,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 2178 O **Lot Sz:** 50094/1.1500 **OLP:** \$765,000
Stories: 1 Story **YB:** 2004 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 097-250-017 **HOA\$:** Yes/\$1,297.00/Ye
OMD: 05/19/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Elevated, Majestic, Commanding-MILLION DOLLAR VIEWS! Pristine California Modern Residence set in absolute paradise & offers an expansive open floorplan perfect for extraordinary entertaining. Soaring Great Room, acid stained concrete floors, custom maple cabinets, stainless Jenn-Air appliances, porcelain tile, solid core 8ft. doors. Everything about this property shines. Hobby Barn, Organic Garden & Orchard... Easily Raise Your Expectations !

DIR: HWY 116 toward coast, RIGHT on Cazadero Highway, .25 miles LEFT on Magic Mountain - to top. **UBL:** **Subd:** **TBM:** , 21411223

14477 Southern Ave
XSt: Drake Rd **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 41/184 **LP:** \$690,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 2745 R **Lot Sz:** 37897/0.8700 **OLP:** \$690,000
Stories: Multi Level **YB:** 1995 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-010-015 **HOA\$:** No
OMD: 05/29/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Large Gracious Retreat is 2BR+Den+ lwr level Office. Artistic Sanctuary has been thoughtfully upgraded. Shimmering Oak floors, New Zealand wool carpeting, Custom paint & textured walls, Cedar Hot Tub w/ ionizer & Infrared Sauna. Expressive details throughout incl. gorgeous picture windows & dramatic structural columns to the sky. Large view deck overlooks orchard. Secluded trail leads thru woods to the Russian River. Your Own Royal Palace!

DIR: Drake Road to the end, bear off to the right. All the way down to end on right (thru small vineyard) **UBL:** **Subd:** **TBM:** , 21410975


Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 9

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)


2340 Cazadero Hwy XSt: Brush Creek Cazadero / B0700 CC Single Family DOM/CDOM: 34/34 LP: \$599,000
 BD: 3 BA: 4 RMS: FP: No Pool: No SqFt: 2358 R Lot Sz: 10454/0.2400 OLP: \$599,000
 Stories: Multi Level YB: 1955 #Gar Sp: 2 #CP Sp: 0 APN: 105-301-005 HOA/\$: No
 OMD: 06/05/14 PD: COE: SP: TIC: No 2nd Unit: No



Beautiful, fully functioning Russian River Area vacation rental located on Austin Creek! This 3 bedroom + huge bonus/game room, 4 bath home is recently remodeled with new designer lighting, granite counter tops, stainless steel appliances, tile flooring, and new carpet and paint throughout. Outdoor entertainment area features a fire pit, hot tub, and direct access to Austin Creek. Incredibly peaceful property in the redwoods.

DIR: River Rd to Cazadero HWY. UBL: Subd: TBM: 21412860


7353 Covey Rd XSt: Anderson Road Forestville / B0700 CC Single Family DOM/CDOM: 68/68 LP: \$549,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1152 R Lot Sz: 26998/0.6198 OLP: \$579,000
 Stories: 2 Story YB: 1974 #Gar Sp: 2 #CP Sp: 2 APN: 083-260-035 HOA/\$: No
 OMD: 05/02/14 PD: COE: SP: TIC: No 2nd Unit: No



Surrounded by a private songbird sanctuary, this custom-built 3 bedroom, 2 bath home awaits you at the end of a secluded country lane. Enjoy the inviting master suite, cozy kitchen, wood burning fireplaces, beautiful ironwood decks, and nearly new, fully-fenced horse pasture with stable and turnout. Completely landscaped, fully fenced backyard w/ fruit trees, seasonal creek, small vineyard, and a bonus workshop / game room. This home has it all.

DIR: Go down Johnson Lane off Covey Road and follow the signs to 7353 - address is 7353 Covey Road UBL: Subd: TBM: 21409738


5931 Van Keppel Rd XSt: Covey Rd Forestville / B0700 CC Single Family DOM/CDOM: 21/21 LP: \$499,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1139 R Lot Sz: 12009/0.2757 OLP: \$449,000
 Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 083-072-011 HOA/\$: No
 OMD: 06/18/14 PD: COE: SP: TIC: No 2nd Unit: No



Sweet cottage in a country setting with privacy and view. Located near the end of the road on a level .27 acre parcel in a desirable area of Forestville. Redwood grove and southern exposure for gardening and fruit trees. Open beam ceiling, hardwood floors and fireplace. Country kitchen. Move in ready with extensive remodel/addition in 2011. Ideal for retreat or year round living.

DIR: Hwy 116 to Covey Rd to Van Keppel Rd. UBL: Subd: TBM: 362, F7 21413929


920 AUSTIN CREEK Rd XSt: Silvia Dr Cazadero / B0700 CC Single Family DOM/CDOM: 143/230 LP: \$495,000
 BD: 2 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 1900 N Lot Sz: 43996/1.0100 OLP: \$584,950
 Stories: 2 Story YB: 2007 #Gar Sp: 1 #CP Sp: 0 APN: 097-070-038 HOA/\$: No
 OMD: 02/13/14 PD: COE: SP: TIC: No 2nd Unit: No



Settled in the Majestic Redwoods on 1 ACRE this home has everything you would love in a dream vacation getaway or primary residence! This unique 2007 semi-custom built home with extraordinary upgrades including granite kitchen counters, cherry cabinets & high ceilings throughout. 1 bedroom PLUS DEN (Large room currently used as a BR/no closet), PLUS LARGE OPEN LOFT upstairs! Incredible FOUR SEASONS SUNROOM with windows & views galore! RV/Boat Park

DIR: Hwy 116 to Austin Creek Rd., up road slightly less than 1 mile. Property on Right/No Sign. UBL: Subd: TBM: 21402983

15940 Old Cazadero Rd XSt: Camino Del Arroyo Guerneville / B0700 CC Single Family DOM/CDOM: 38/38 LP: \$485,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 816 R Lot Sz: 10454/0.2400 OLP: \$485,000
 Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 072-320-024 HOA/\$: No
 OMD: 06/01/14 PD: COE: SP: TIC: No 2nd Unit: No



Truly lovely secluded home, yet close to town. Currently a successful vacation rental. Mid century modern with open floor plan and beamed ceilings. Sit in the hot tub on the spacious deck and enjoy the view. Ready to move into and enjoy. Laundry, workshop, storage, downstairs.

DIR: Highway 116 rt on Old Cazadero Rd. past Camino Del Arroyo around bend driveway to the right. UBL: Subd: TBM: 21412560

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 10

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

16658 Watson Rd XSt: Armstrong Woods Rd Guerneville / B0700 CC Single Family DOM/CDOM: 54/54 LP: \$475,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1708 R Lot Sz: 16988/0.3900 OLP: \$485,000
 Stories: 2 Story YB: 1995 #Gar Sp: 0 #CP Sp: 1 APN: 069-310-001 HOA\$: No
 OMD: 05/16/14 PD: COE: SP: TIC: No 2nd Unit: No



Extraordinary vineyard views from this solid home in need of TLC. Large square footage and three bedrooms- all with views. Perched on the hill above Korbel's vineyard this home has privacy and many amenities. Fix it up and make it your castle. Rooftop deck with Views.

DIR: Armstrong Woods Rd to Watson Rd. House on right opposite vineyards. UBL: Subd: TBM: 21410762

14006 Fern Rd XSt: Hwy 116 Guerneville / B0700 CC Single Family DOM/CDOM: 93/93 LP: \$429,900
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 2004 R Lot Sz: 4643/0.1066 OLP: \$449,900
 Stories: 2 Story YB: 1928 #Gar Sp: 3 #CP Sp: 0 APN: 072-120-024 HOA\$: No
 OMD: 04/07/14 PD: COE: SP: TIC: No 2nd Unit: No



Stunningly remodeled DUPLEX. A redwood retreat. Not in Flood. Near Downtown Guerneville. Mere seconds by car to downtown Guerneville's restaurants, bars and Johnson's Beach. Lots of room and flexible living. Live and/or rent. Ultimate in function and flexibility. Large storage area downstairs too.

DIR: Hwy 116 just past downtown Guerneville. Turn right on Fern Rd. UBL: Subd: TBM: 21407366

16780 Armstrong Woods Rd XSt: Sweetwater Springs Rd Guerneville / B0700 CC Single Family DOM/CDOM: 17/17 LP: \$425,000
 BD: 3 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 2150 N Lot Sz: 9714/0.2230 OLP: \$425,000
 Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 069-330-004 HOA\$: No
 OMD: 06/22/14 PD: COE: SP: TIC: No 2nd Unit: No



Armstrong Woods Lodge Style Home. This sunny sprawling ranch features approx 2150 sf of river living within walking distance to Armstrong Woods Park. Great room has open beam ceilings and freestanding stove for ambiance. There are 3 bedrooms/1.5 baths and a den/study/office. The backyard has a large cargo container that is great for a workshop/storage and backs to a seasonal creek. There is a garden area and a rustic garden shed. Room for RV

DIR: River Road/HWY 116 to Armstrong Woods Road UBL: Subd: TBM: 21410989

16316 Valley Ln XSt: Laughlin Guerneville / B0700 CC Single Family DOM/CDOM: 46/46 LP: ↓ \$399,900
 BD: 2 BA: 2 RMS: FP: No Pool: No SqFt: 1170 R Lot Sz: 12990/0.2982 OLP: \$425,000
 Stories: 2 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 069-270-007 HOA\$: No
 OMD: 05/24/14 PD: COE: SP: TIC: No 2nd Unit: No



This gem sits on a level 1/4+ acre in desirable Armstrong Valley. Granite counters, gas burning stove and stainless appliances. Large rear deck off of dining and kitchen with distant mountain views. The master bedroom offers it's own private deck. Garage area, laundry room and bonus room are on ground level. Large garden area with plenty of room to add a pool.

DIR: River Rd. to Armstrong Woods Rd. to Laughlin to Valley Ln. UBL: Subd: TBM: 21411862

14866 Cherry St XSt: Hidden Valley Road Guerneville / B0700 CC Single Family DOM/CDOM: 83/83 LP: \$395,000
 BD: 3 BA: 3 RMS: FP: No Pool: No SqFt: 1743 B Lot Sz: 6237/0.1432 OLP: \$525,000
 Stories: 2 Story YB: 2005 #Gar Sp: 1 #CP Sp: 1 APN: 072-070-034 HOA\$: No
 OMD: 04/17/14 PD: COE: SP: TIC: No 2nd Unit: No



Custom built two story home with three master suites. Bright kitchen with granite counters, custom cabinets, all appliances including washer and dryer in garage. Wood flooring in kitchen and living room. Beam ceiling with fire sprinkler. Two bedrooms on the main floor. Third suite upstairs with work station area. One car attached garage with interior access. Corner lot, full sun with additional parking. Across from Hulbert Creek, close to downtown.

DIR: Driving West on River Road, turn right on Lovers Lane follow the road to Cherry and Hidden Valley Rd UBL: Subd: TBM: 21407639

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 11

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

103 Sunrise Mountain Rd



XSt: Caz Hwy Cazadero / B0700 CC Single Family DOM/CDOM: 26/26 LP: \$369,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1664 R Lot Sz: 60984/1.4000 OLP: \$369,000
 Stories: 1 Story YB: 1969 #Gar Sp: 1 #CP Sp: 0 APN: 105-120-026 HOA/\$: Yes/\$860.00/Ye
 OMD: 06/13/14 PD: COE: SP: TIC: No 2nd Unit: No

Sunrise Mtn retreat snuggled in the redwoods. This 1.4 acre property features 3 bedroom/2 bath house with wood burning fireplace, central heat/AC and yes, a garage. Open floor plan with large living room and separate dining room with multiple attached decks for entertaining under the stars.

DIR: Hwy 116 to Cazadero Hwy to Sunrise Mtn Rd UBL: Subd: TBM: 21413817

26520 Freezeout Rd



XSt: Moscow Rd Monte Rio / B0700 CC Single Family DOM/CDOM: 15/15 LP: \$359,000
 BD: 2 BA: 1/1 RMS: 5 FP: Yes Pool: No SqFt: A Lot Sz: 6517/0.1496 OLP: \$359,000
 Stories: 1 Story YB: 1946 #Gar Sp: 0 #CP Sp: 0 APN: 096-100-069 HOA/\$: No
 OMD: 06/24/14 PD: COE: SP: TIC: No 2nd Unit: No

River views near the village of Duncans Mills. The charming 2 bedroom-1 bath cottage offers Maple floors, stone hearth fireplace and touches of vaulted pine paneling. Light and bright w/ beautiful greenbelt and water views. The detached art studio has its own bath and is accessed across the 300 sq. ft (approx.) sun deck. Just steps to the river and minutes to the ocean beaches, Open-Space hiking, biking and kayaking.

DIR: Hwy 116 to Duncans Mills. Left on Moscow Rd across the river. Immediate right on Freezeout Rd. UBL: Subd: TBM: 21414412

14920 Willow Rd



XSt: River Road Guerneville / B0700 CC Single Family DOM/CDOM: 61/61 LP: \$339,000
 BD: 3 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 1200 R Lot Sz: 3920/0.0900 OLP: \$349,000
 Stories: 2 Story YB: 1993 #Gar Sp: 0 #CP Sp: 0 APN: 070-251-011 HOA/\$: No
 OMD: 05/09/14 PD: COE: SP: TIC: No 2nd Unit: Yes

Beautiful, remodeled 3/2 with converted garage. All new appliances, flooring, windows, electrical and plumbing. Close to town, river and amenities. Great vacation rental, weekend retreat or main residence.

DIR: River Rd to Canyon 2 to Willow UBL: Subd: TBM: 21410428

16609 Armstrong Woods Rd



XSt: Sweet Water Springs Rd Guerneville / B0700 CC Single Family DOM/CDOM: 20/20 LP: \$329,000
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 752 R Lot Sz: 260053/5.9700 OLP: \$329,000
 Stories: 1 Story YB: 1948 #Gar Sp: 1 #CP Sp: 0 APN: 069-140-046 HOA/\$: No
 OMD: 06/19/14 PD: COE: SP: TIC: No 2nd Unit: Yes

Walking Distance to Armstrong Woods State Park. 5.97acres of nature trails w/remodeled home.1 bedroom 1 bath main house w/ Bamboo floors & an office as well as a second building w/bath that could be guest accommodations or whatever your imagination can dream up. Colored concrete floors are a show room for your talents. Electric Privacy gate w/ off street secure parking and a 1 car garage. So many amenities that brings this property to life.

DIR: River Road west. Right on Armstrong Wds Rd. Approx 1.5 miles UBL: Subd: TBM: 21413997

16725 Center Way



XSt: Neeley Guerneville / B0700 CC Single Family DOM/CDOM: 32/32 LP: \$325,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1026 R Lot Sz: 5249/0.1205 OLP: \$325,000
 Stories: 2 Story YB: 1955 #Gar Sp: 1 #CP Sp: 0 APN: 071-193-004 HOA/\$: No
 OMD: 06/07/14 PD: COE: SP: TIC: No 2nd Unit: No

Classic 1955 Russian River Cabin nestled in the redwoods. Only 1 family has ever owned this home. 2 parcels total .36 acre of park-like setting. Take a walk back in time when you enter this meticulous home featuring Knotty Pine walls, wood flooring and fireplace. Master bedroom looks out at the forest. 2nd BR has a deck. Large deck off kitchen provides lots of room for entertaining. Full basement below. Short walk to the neighborhood beach.

DIR: HWY 116 to Neeley to Center Way UBL: Subd: TBM: 21410997


Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 12

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

17525 Neeley Rd



XSt: Highway 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 80/80 **LP:** \$319,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1122 R **Lot Sz:** 6534/0.1500 **OLP:** \$349,000
Stories: 1 Story **YB:** 1926 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-230-058 **HOA/S:** No

OMD: 04/20/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Live every day like you are on vacation! This home on desirable Neeley Road has it all; it is exceptionally close to the Russian River, only minutes by car to downtown Guerneville's vibrant bar and restaurant scene, is on municipal services (no septic!), and has a Section 1 Certification. Simply turn the key and begin enjoying.

DIR: From Highway 116, proceed about 1 and 1/2 miles down Neeley Road. House on left. **UBL:** **Subd:** **TBM:** , 21407977

10548 River Dr




XSt: River Road **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$315,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 731 R **Lot Sz:** 7501/0.1722 **OLP:** \$315,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-210-003 **HOA/S:** No

OMD: 06/13/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy the best of both worlds, redwoods and sunshine, for this nicely kept, 2 bdrm + den (w/closet), 1 bath home built in 1930's. House backs to County property along the Russian River near Mom's Beach. New interior & exterior paint. Good size kitchen, living room and bathroom which are all fairly updated. Covered front porch wood deck. Nice rear deck w/ views of river. Lots of basement area for storage and great amount of level area for parking.

DIR: Take River Road to River Drive (just east of Hacienda Bridge). Property backs to the river area. **UBL:** **Subd:** **TBM:** 362, B3 21413718

14330 Old Cazadero Rd




XSt: Hwy. 116/Laurel **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$304,900
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 3999/0.0918 **OLP:** \$329,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-090-029 **HOA/S:** No

OMD: 05/16/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Outdoor decking wraps completely around this nicely remodeled home. Get ready for the sunshine this house has to offer. Large garage for cars and extra storage. It's a short walk into the Guerneville town eateries and to Russian River's recreations. Wineries surround our town, come and get it !

DIR: River Road to Old Cazadero Road. House on Left. **UBL:** **Subd:** **TBM:** , 21410999

21572 Highland Ter




XSt: Mesa **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 18/18 **LP:** \$299,999
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 700 R **Lot Sz:** 9130/0.2096 **OLP:** \$299,999
Stories: 1 Story **YB:** 1928 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-102-028 **HOA/S:** No

OMD: 06/21/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This is a sweet cozy retreat to get-a-way from it all. Behind the fencing you will walk down to a lush natural landscaping, large deck with an inviting hot tub. This craftsman style home offers a warm wood burning fireplace, cozy bedroom, bonus room for quests and a bright living room and kitchen. Bathroom has been updated with a great shower. Large pantry by kitchen with a stackable washer and dryer. Currently being used as a vacation rental

DIR: Main St. to Starrett to Monte Vista to Mesa and Rt on Highland. **UBL:** **Subd:** **TBM:** , 21414454

14640 Old Cazadero Rd



XSt: Laurel **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 55/55 **LP:** \$279,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 912 R **Lot Sz:** 12502/0.2870 **OLP:** \$299,000
Stories: 1 Story **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-070-017 **HOA/S:** No

OMD: 05/15/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

First time on the market. This charming and original creek front cabin is one of a kind. Over 250 feet of creek front. Lovingly maintained by a religious order for the past forty years and now ready for your special touch.

DIR: Highway 116 to Old Cazadero Road. **UBL:** **Subd:** **TBM:** , 21411027

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 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 (6/1/2014 to 6/30/2014)

14671 Eastern Ave XSt: Drake Guerneville / B0700 CC Single Family DOM/CDOM: 40/40 LP: \$259,000
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 748 R Lot Sz: 3999/0.0918 OLP: \$259,000
 Stories: 1 Story YB: 1949 #Gar Sp: 1 #CP Sp: 0 APN: 071-024-014 HOA/\$: No
 OMD: 05/30/14 PD: COE: SP: TIC: No 2nd Unit: No



Charming two bedroom, one bath cottage on a flat and sunny lot. Views of orchards behind property. First time on the market since construction. One car detached garage. Newer deck in back and composition shingle roof (approx. 3-4 years). Public utilities. Dual pane windows. Make this charmer yours!

DIR: Hwy 116 to Drake Road to Eastern. Near end on right. UBL: Subd: TBM: , 21412368

14794 Cherry St XSt: Lovers Lane Guerneville / B0700 CC Single Family DOM/CDOM: 153/153 LP: \$245,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 957 R Lot Sz: 4792/0.1100 OLP: \$245,000
 Stories: 1 Story YB: 1941 #Gar Sp: 0 #CP Sp: 0 APN: 072-070-037 HOA/\$: No
 OMD: 02/06/14 PD: COE: SP: TIC: No 2nd Unit: No



Diamond in the rough. This cute home is waiting for your personal touch! Large yard and storage under the home.

DIR: HWY 116 to Lovers Lane to Cherry Street UBL: Subd: TBM: , 21402324

15076 Old River Rd XSt: Outlet Guerneville / B0700 CC Single Family DOM/CDOM: 39/39 LP: \$230,000
 BD: 3 BA: 1 RMS: 5 FP: No Pool: No SqFt: 720 R Lot Sz: 4665/0.1071 OLP: \$230,000
 Stories: 2 Story YB: 1930 #Gar Sp: 3 #CP Sp: 0 APN: 070-150-027 HOA/\$: No
 OMD: 05/31/14 PD: COE: SP: TIC: No 2nd Unit: No



Invest in rental property or move in yourself! This sweet Russian River bungalow atop a spacious garage/workshop is centrally located -- and holds a large shop, beautiful redwoods and large fenced yard.

DIR: River Rd to Outlet Dr to Old River Rd UBL: Subd: TBM: , 21412481

11870 Hillcrest Ave XSt: Laurel Forestville / B0700 CC Single Family DOM/CDOM: 11/11 LP: \$219,000
 BD: 3 BA: 1 RMS: FP: Yes Pool: No SqFt: 1008 R Lot Sz: 5001/0.1148 OLP: \$219,000
 Stories: 1 Story YB: 1901 #Gar Sp: 0 #CP Sp: 0 APN: 081-271-015 HOA/\$: Yes/\$400.00/Ye
 OMD: 06/28/14 PD: COE: SP: TIC: No 2nd Unit: No



Step back in time! This charming home was built by the owners grandfather in the early 1900's and has given much enjoyment and great memories to the family for generations. Come and make your own memories in this wonderful Summerhome Park home! This sunny home has 3 bedrooms, claw foot tub in bathroom, spacious living room with fireplace and large dining area with plenty of room for family and friends.

DIR: Summerhome Park Rd. to Laurel, to Hillcrest. UBL: Subd: TBM: , 21415075

17552 River Ln XSt: Neeley Guerneville / B0700 CC Single Family DOM/CDOM: 61/61 LP: \$209,900
 BD: 1 BA: 1 RMS: 2 FP: No Pool: No SqFt: 690 N Lot Sz: 0 OLP: \$269,900
 Stories: 1 Story YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 071-230-001 HOA/\$: No
 OMD: 05/09/14 PD: COE: SP: TIC: No 2nd Unit: No



Your affordable vacation home awaits. Just in time for summer fun on the river. Super clean and completely ready to go! This home has new carpet and paint and really looks great.

DIR: Hwy 116, rt Neeley, rt Orchard, rt River Lane and then the next left. UBL: Subd: TBM: , 21410408

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 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 (6/1/2014 to 6/30/2014)

12400 Westside Rd XSt: River Road Forestville / B0700 CC Single Family DOM/CDOM: 30/30 LP: \$199,000
 BD: 1 BA: 1 RMS: 3 FP: Yes Pool: No SqFt: 850 R Lot Sz: 9583/0.2200 OLP: \$199,000
 Stories: 2 Story YB: 1901 #Gar Sp: 0 #CP Sp: 0 APN: 081-052-006 HOA\$: No
 OMD: 06/09/14 PD: COE: SP: TIC: No 2nd Unit: No



The views are fantastic from this classic turn of the 19th century cabin overlooking the Russian River and Hacienda Bridge. Fantastic summer getaway near Summerhome Park. Open beam ceiling in family room, nice wood accents and large deck overlooks the river. Added bonus of a few off street parking spaces.

DIR: River Rd (S/W end of Hacienda Bridge) turn R onto Westside UBL: Subd: TBM: , 21413367

21529 Starrett Hill Dr XSt: Main St. Monte Rio / B0700 CC Single Family DOM/CDOM: 32/32 LP: \$195,000
 BD: 3 BA: 2 RMS: 5 FP: No Pool: No SqFt: 1168 R Lot Sz: 5663/0.1300 OLP: \$195,000
 Stories: 2 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-154-030 HOA\$: No
 OMD: 06/07/14 PD: COE: SP: TIC: No 2nd Unit: No



This unique cabin is set in the gorgeous town of Monte Rio in the majestic redwoods. This classic River home has vaulted ceilings, a deck, a newly remodeled kitchen, and an additional room set above the house on the hill. This house is has an open, spacious aura to it and an adorable spiral staircase. It is set on Starett Hill within walking distance of the Russian River. It offers privacy and community and is close to town.

DIR: Main St right on Starrett Hill Dr. UBL: Subd: TBM: , 21413199

14926 Canyon 1 Rd XSt: Canyon 2 Guerneville / B0700 CC Single Family DOM/CDOM: 46/46 LP: \$195,000
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: A Lot Sz: 3485/0.0800 OLP: \$195,000
 Stories: 2 Story, Mul YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-280-001 HOA\$: No
 OMD: 05/24/14 PD: COE: SP: TIC: No 2nd Unit: Yes



Russian River charm. Home has 2 units, upstairs has 1 bed 1 bath, kitchen and living room, downstairs has with a 1 bedroom 1 bath, kitchen and living area. Off street deeded parking for 2 cars, storage and plenty of light. It is close to the pool and picnic area.

DIR: River Rd to Canyon 2 Rd, pass Rio Nido Inn on lft, take 2nd rt for Canyon 1 Rd. Its a loop. UBL: Subd: TBM: , 21411883

10306 Old River Rd XSt: Scenic Forestville / B0700 CC Single Family DOM/CDOM: 114/114 LP: \$147,000
 BD: 1 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 568 R Lot Sz: 2949/0.0677 OLP: \$89,000
 Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 082-201-003 HOA\$: No
 OMD: 03/17/14 PD: COE: SP: TIC: No 2nd Unit: No



Perfect starter home or investment in desirable Forestville. The home is surrounded by beautiful Redwoods. Nice hardwood floors, cute kitchen and bathroom. Cozy family room with high ceilings and fireplace.

DIR: River Rd to Scenic to Old River Rd. UBL: Subd: TBM: , 21405425

9340 Rio Vista Rd XSt: River Road Forestville / B0700 CC Single Family DOM/CDOM: 202/202 LP: \$140,000
 BD: 2 BA: 1/1 RMS: 5 FP: No Pool: No SqFt: 1260 R Lot Sz: 6098/0.1400 OLP: \$140,000
 Stories: 2 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 082-121-047 HOA\$: No
 OMD: 12/19/13 PD: COE: SP: TIC: No 2nd Unit: No



This home is a fixer with enormous potential for a creative new owner. 2 bedroom plus extra rooms without closets. Home is in the woods with a serene setting. Limited parking up above and walk down stairs to house. Private yet close to town.


DIR: West on River Rd to Rio Vista. Rio Vista is one big one-way horseshoe. Go rt at base follow around. UBL: Subd: Mirabel Heights TBM: , 21326998

Client 5-Up Residential


Listings as of: 07/09/2014 12:43 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 (6/1/2014 to 6/30/2014)

5850 Anderson Rd

XSt: Covey **Forestville / B0700** **A** **Farms/Ranches** **DOM/CDOM:** 151/151 **LP:** \$3,495,000
BD: 3 **BA:** 4 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 5200 A **Lot Sz:** 507038/11.6400 **OLP:** \$3,850,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-040-084 **HOA/S:** No
OMD: 02/08/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 Mediterranean Village 2 electronic gates. End of quiet country road. Spectacular views 5,165 sq/ft 2 story custom home, 3000 bottle wine cellar, 360 sq/ft Studio, 546 sq/ft Cabana next to 40 ft salt water, solar heated pool. 440 sq/ft office building, 1,518 sq/ft barn/lush landscaping. 7 acres Gold Ridge Soil, suitable for planting world class Pinot Noir. Close to shopping, 20 minutes to Healdsburg, 1+ hour to San Francisco.

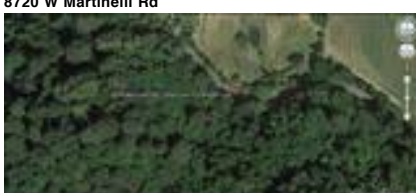
DIR: River Road West, pass Farm House Inn, next left, next left Covey, Left Anderson to end gate on left **UBL:** **Subd:** **TBM:** , 21402576

9224 Carols View Ln

XSt: Anderson **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 79/79 **LP:** \$2,595,000
BD: 4 **BA:** 3/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 3433 B **Lot Sz:** 196020/4.5000 **OLP:** \$2,950,000
Stories: 2 Story **YB:** 2009 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 083-020-084 **HOA/S:** No
OMD: 04/21/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 This 3400+ sq ft 4BD/ 3.5BA estate includes every amenity for sophisticated in/outdoor living w/ incredible views, walking paths, state of the art kitchen, screened-in outdoor kitchen, open living room w/ dramatic 12 ft ceilings, retractable movie screen & sleek gas fireplace. 2nd floor has private guest quarters w/ large family room & exercise space. It's remarkably private, yet w/ easy access to downtown Healdsburg.


DIR: River Rd exit off HWY 101, left on Trenton, left on Anderson, left on Carols View **UBL:** 083-020-084 **Subd:** **TBM:** , 21407694

21310 Highway 116

XSt: Foothill Drive **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$2,195,000
BD: 3 **BA:** 3/1 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 2770 R **Lot Sz:** 710464/16.3100 **OLP:** \$2,195,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 6 **#CP Sp:** 0 **APN:** 094-070-006 **HOA/S:** No
OMD: 06/23/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 Steeped in history, is a magical place, affectionately known by locals as Brackenwood Estate. Set on the banks of the Russian River, this 16 acre property is adorned with beautiful main home and multiple other dwellings. This is the ideal family compound, with pool overlooking the river, tennis court, log cabin rec center, shop, multiple garages, pasture with stable, creek and orchard. Hundreds of towering redwoods complete this amazing property

DIR: Hwy 116 west of Monte Rio, on left after Foothill. **UBL:** **Subd:** **TBM:** , 21413531

8720 W Martinelli Rd

XSt: River Road **Forestville / B0700** **A** **Farms/Ranches** **DOM/CDOM:** 30/30 **LP:** \$1,825,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1500 N **Lot Sz:** 1840410/42.2500 **OLP:** \$1,825,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-220-002 **HOA/S:** No
OMD: 06/09/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Rare 213 beautiful hilltop acres consisting of 5 parcels. The other 4 parcels are: 081-230-008, 081-230-006, 081-170-015 and 083-230-011. This property has great potential with many building sites, trails and views. Approx. 1,500 sqft older 2 bdrm 2 bath bungalow. Water provided from the Russian River Water Agency. Lines already hooked up to 4 separate meters. Conveniently located within 5 minutes of Forestville, 10 minutes from highway 101.

DIR: River Road Approximately 10 miles left onto Martinelli, right onto Vellutini Road **UBL:** **Subd:** **TBM:** , 21413592

7561 covey Rd

XSt: Trenton Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 57/57 **LP:** \$1,295,000
BD: 2 **BA:** 2/1 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 117176/2.6900 **OLP:** \$1,295,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-020-090 **HOA/S:** No
OMD: 05/13/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Artfully designed with a sophisticated style that combines classic vintage details with tasteful contemporary design. Organic elements, natural stone and wood, interesting textures and soothing colors blend harmoniously. Beautiful French doors open to tranquil decks and a serene garden patio. Enchanting English style gardens and pathways. 2BR+ office/or additional guest BR. The provincial charm of this wine country home defines country!

DIR: Hwy 116 N to Covey. Address posted on sign at paved drive on Rt go to end & veer left. No sign **UBL:** **Subd:** **TBM:** , 21410742

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045


Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 16

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

8910 Hwy 116




XSt: Skyline Ranch Forestville / B0700 A Single Family DOM/CDOM: 170/170 LP: \$999,000
 BD: 3 BA: 3 RMS: FP: Yes Pool: Yes SqFt: 3067 R Lot Sz: 3157229/72.4800 OLP: \$1,275,000
 Stories: 2 Story YB: 1988 #Gar Sp: 2 #CP Sp: 0 APN: 084-230-015 HOA/S: No

OMD: 01/20/14 PD: COE: SP: TIC: No 2nd Unit: No

Live the life of a 21st century country squire! This Tudor-inspired retreat sits quietly on 72+ acres and offers excellent interior comforts, a pool, hot tub, and a workshop that will make friends and family green with envy. All of this privacy comes near to the end of a paved private driveway, shared by only a few houses. Property is still only minutes away from Forestville, the Russian River, and all that Western Sonoma County has to offer.

DIR: Hwy 116. Turn at 8910 address marker. UBL: Subd: TBM: , 21401205

24951 hwy 116 Rd




XSt: Mill Pond Road Duncans Mills / B0700 A Single Family DOM/CDOM: 64/238 LP: \$975,000
 BD: 3 BA: 2 RMS: 9 FP: Yes Pool: No SqFt: 3099 A Lot Sz: 0 OLP: \$975,000
 Stories: 2 Story YB: 1880 #Gar Sp: 0 #CP Sp: 0 APN: 096-160-012 HOA/S: No

OMD: 05/06/14 PD: COE: SP: TIC: No 2nd Unit: No

Nestled in one of the most scenic valleys, historic Duncan House is an authentic two-story homestead built in 1880. Overlooking the historic hamlet of antique shops, art galleries, wine tasting, restaurants, and just a short walk to the Russian River. Previously a B&B, this beautifully remodeled home includes 3bd, 2ba, formal dining, library and parlour room with fireplace; plus unique great room with original wood stove and separate workshop.

DIR: US 101 take exit 494 for River Road to hwy 116. House will be on your RT as you enter Duncan Mills. UBL: Subd: TBM: , 21410060

2425 Pool Ridge Rd




XSt: Gabes Rock off 116 by Safeway Guerneville / B0700 A Single Family DOM/CDOM: 274/274 LP: \$950,000
 BD: 3 BA: 2 RMS: 8 FP: Yes Pool: No SqFt: 2411 R Lot Sz: 2526044/57.9900 OLP: \$1,100,000
 Stories: 2 Story YB: 1993 #Gar Sp: 4 #CP Sp: 0 APN: 069-160-027 HOA/S: No

OMD: 10/08/13 PD: COE: SP: TIC: No 2nd Unit: No

Full Time, 2nd home, Retreat location? Sustainable Living on Private Secluded Ridge Top Retreat 57+ sunny acres up gated road 2.8 miles from downtown lies this uniquely amazing eco friendly, energy efficient property. Spacious Custom Home off the grid! Solar system manages electrical needs with generator & gel cell battery backup system. Excellent water quantity/quality & VIEWS! The living and use options are endless. 2nd unit zoned

DIR: 116 west of Safeway to Gabes Rck which turns into Pool Ridge after locked gate. 2.8 mi from 116 UBL: Subd: TBM: , 21323120

12130 Hwy.116 Hwy




XSt: Hwy. 116 Guerneville / B0700 A Single Family DOM/CDOM: 205/729 LP: \$799,000
 BD: 6 BA: 6/1 RMS: FP: Yes Pool: No SqFt: 2829 R Lot Sz: 87120/2.0000 OLP: \$799,000
 Stories: 2 Story YB: 1891 #Gar Sp: 0 #CP Sp: 0 APN: 085-070-010 HOA/S: No

OMD: 12/16/13 PD: COE: SP: TIC: No 2nd Unit: Yes

Successful Turnkey Bed & Breakfast in the Russian River area of the Sonoma Wine Country. This charming, well-maintained home offers 5 guest rooms with private baths, plus owner's quarters,cozy living areas, and wrap around porch. Nestled in the Redwoods, this property is minutes to shopping, restaurants, wineries, and the Sonoma Coast.

DIR: Go west on Hwy. 116 past the town of Forestville. Property on left. UBL: Subd: TBM: , 21326698

18955 King Ridge Rd



XSt: Cazadero Highway Cazadero / B0700 A Single Family DOM/CDOM: 8/8 LP: \$794,000
 BD: 3 BA: 2 RMS: 7 FP: Yes Pool: Yes SqFt: 1828 R Lot Sz: 99317/2.2800 OLP: \$794,000
 Stories: 2 Story YB: 1963 #Gar Sp: 0 #CP Sp: 1 APN: 106-260-035 HOA/S: No

OMD: 07/01/14 PD: COE: SP: TIC: No 2nd Unit: No

Rare offering of Privacy & Seclusion on Austin Creek. Large Manor style home set on rolling acreage, perfect for memorable entertaining & undisturbed relaxation. Glorious In-ground pool w/ terraced viewing, hot tub & bar. Unusual character & versatility provides; forest shade & blazing sun, grand scale & intimate spaces; creek & poolside indulgence; full-scale in & outdoor living - all beautifully interconnected for your absolute pleasure.

DIR: Cazadero Highway thru town, bear right on King Ridge - right at fork. Private Drive on Left UBL: Subd: TBM: , 21415208

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

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

Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.

Copyright ©2014

U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 17

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

7233 Malone Rd XSt: Trenton Road Forestville / B0700 A Single Family DOM/CDOM: 50/50 LP: \$749,000
 BD: 3 BA: 2/1 RMS: FP: Yes Pool: No SqFt: 2010 R Lot Sz: 107593/2.4700 OLP: \$825,000
 Stories: 2 Story YB: 1979 #Gar Sp: 2 #CP Sp: 0 APN: 083-020-057 HOA\$: No
 OMD: 05/20/14 PD: COE: SP: TIC: No 2nd Unit: No



Stunning views of Mt. St. Helena and the Santa Rosa Valley from this immaculate 3 bedroom, 2 1/2 bath home. One bedroom upstairs, two bedrooms downstairs with an additional family room. Private country setting in a gated community. Close to Forestville with easy accessibility to Santa Rosa. Original owners.

DIR: River Road to Trenton to Malone Road. Road is gated. UBL: Subd: TBM: , 21411354

14501 Southern Ave XSt: Drake Rd Guerneville / B0700 A Single Family DOM/CDOM: 50/50 LP: ↓ \$724,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1245 R Lot Sz: 40075/0.9200 OLP: \$750,000
 Stories: 2 Story YB: 1988 #Gar Sp: 2 #CP Sp: 0 APN: 071-010-012 HOA\$: No
 OMD: 05/20/14 PD: COE: SP: TIC: No 2nd Unit: No



Gorgeous remodel, almost an acre of sun drenched useable land with an easy walk to the River. New Roof, New cement siding, New kitchen with island, Bosch appliances and a 5 burner stove. Pastoral views from the spa, the outdoor kitchen, outdoor shower. 2 Car Finished Garage. You really can't wait any longer.

DIR: Take Drake Rd one drive way past Eastern Ave on the right. UBL: Subd: TBM: , 21411414

18765-A Old Cazadero Rd XSt: None Guerneville / B0700 A Single Family DOM/CDOM: 226/226 LP: \$699,000
 BD: 1 BA: 2 RMS: 3 FP: Yes Pool: No SqFt: A Lot Sz: 1501078/34.4600 OLP: \$860,000
 Stories: 2 Story YB: Against Co. Policy #Gar Sp: 2 #CP Sp: 0 APN: 106-210-014 HOA\$: No
 OMD: 11/25/13 PD: COE: SP: TIC: No 2nd Unit: Yes



Satisfy your dream of owning land in beautiful West Sonoma County. Private location (behind 3 gates), yet only ~6mi. (~20min. drive) from downtown Guerneville. 34+ acres with seasonal creeks, mixed forest, wildlife, hiking, and plateaus for gardening and camping. Cozy main house with loft bedroom and studio/granny unit over Garage, totaling ~1200sf of living space. Detached Workshop with woodstove. Backup solar; water well with 7 storage tanks.

DIR: Hwy 116 to Old Cazadero Rd., ~5mi. to locked gate at 18681, then ~1mi. along shared dirt driveway. UBL: Subd: TBM: 340, F6 21325928

19060 Sunny Dr XSt: Ridgecrest Drive Guerneville / B0700 A Single Family DOM/CDOM: 101/101 LP: \$637,000
 BD: 4 BA: 3 RMS: 9 FP: Yes Pool: No SqFt: 3392 R Lot Sz: 15002/0.3444 OLP: \$637,000
 Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 094-170-060 HOA\$: No
 OMD: 03/30/14 PD: COE: SP: TIC: No 2nd Unit: No



Big Grande House on Top of the Hill. Fantastic opportunity to own one of the largest Vacation Homes at the Russian River. Coveted Northwood Heights location with plenty of room for upside. Formal Living Room, fantastic Great Room and upstairs Family Room with fireplace. Four generous bedrooms, three full baths and a full service kitchen for entertaining. Outdoor space has plenty of room for recreation or a pool? BIG Russian River Living!

DIR: HWY 116 West to Northwood Golf Crse, RIGHT on Ridgecrest and UP - right on Sunny, house on the LEFT UBL: Subd: TBM: , 21406320

11895 Westside Rd XSt: River Road Forestville / B0700 A Single Family DOM/CDOM: 26/26 LP: ↓ \$619,000
 BD: 3 BA: 3 RMS: FP: Yes Pool: No SqFt: 1712 R Lot Sz: 190357/4.3700 OLP: \$632,000
 Stories: Multi Level, YB: 1999 #Gar Sp: 2 #CP Sp: 0 APN: 085-040-011 HOA\$: No
 OMD: 06/13/14 PD: COE: SP: TIC: No 2nd Unit: No



Contemporary + Gated Russian River Home on Premiere Wine Road to Healdsburg. Situated on a sunny & private knoll, this newer split level design offers front + rear decks + Piazza-style terrace. Large Master Suite with picturesque windows. An easy drive to world renowned tasting rooms & wineries that lead to Healdsburg and back, then take a stroll down to the Russian River for lazy relaxation or adventure... To the Good Life!

DIR: River Road to Hacienda Bridge onto Westside Road. +1/2 mile on LEFT. UBL: Subd: TBM: , 21413746

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

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

Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.

Copyright ©2014
 U.S. Patent 6,910,045


Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 18

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)


2360 Cazadero Hwy XSt: Tower Rd Cazadero / B0700 A Single Family DOM/CDOM: 8/8 LP: \$589,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1639 R Lot Sz: 10454/0.2400 OLP: \$589,000
 Stories: 2 Story YB: 1980 #Gar Sp: 2 #CP Sp: 0 APN: 105-301-004 HOA/S: No
 OMD: 07/01/14 PD: COE: SP: TIC: No 2nd Unit: No



This well maintained creek side home has a spacious great-room with cathedral ceilings, newer maple floors & charming view of Austin Creek. Recently updated, the kitchen has granite countertops, newer appliances, & Jenn-Air downdraft range. Milgard dual pane windows & other high end finishes along with newer roof & on-demand water heater, make this home move in ready. Large deck overlooking creek is perfect for entertaining or relaxing in the sun

DIR: Hwy 116 to Cazadero Hwy - property is 2.36 miles on right UBL: Subd: TBM: 360, D5 21414301


860 Austin Creek Rd XSt: River Road Cazadero / B0700 A Single Family DOM/CDOM: 69/69 LP: \$575,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 2080 R Lot Sz: 81893/1.8800 OLP: \$575,000
 Stories: Multi Level YB: 1974 #Gar Sp: 0 #CP Sp: 2 APN: 097-070-023 HOA/S: No
 OMD: 05/01/14 PD: COE: SP: TIC: No 2nd Unit: No



Serene and private. Solid and substantial. Nestled in a sunny clearing on 1.88 acres is this two level home in redwood paradise. Each level has a very large bedroom, bath and living room. Upper level has great room and a family room/bar as well as laundry room and deck. Above home is a garden area. This is a home for entertaining or for peaceful seclusion.

DIR: Highway 116/River Road west to Austin Creek. Look for 870 Austin Creek. UBL: Subd: TBM: , 21409618

6890 Covey Rd XSt: Davis Forestville / B0700 A Single Family DOM/CDOM: 35/35 LP: \$529,000
 BD: 2 BA: 2 RMS: 6 FP: No Pool: No SqFt: 1632 R Lot Sz: 13504/0.3100 OLP: \$549,000
 Stories: 1 Story YB: 1932 #Gar Sp: 1 #CP Sp: 0 APN: 083-120-077 HOA/S: No
 OMD: 06/04/14 PD: COE: SP: TIC: No 2nd Unit: No



Unbelievable Forestville home that you have to see to appreciate. Located just minutes from downtown, this large lot is completely fenced in and beautifully designed for outdoor living. The home itself offers 1632 square feet of recently remodeled living space. While it is a 2/2 on record, there is a separate den/office/? and a sitting room that can be used for quiet enjoyment, art, or whatever you can imagine. This is a must see. Don't miss out!

DIR: River Rd West, left on Trenton, left on Covey, property on a gravel road on the right hand side. UBL: Subd: TBM: , 21412898

11768 Laurel Dell Ave XSt: Hwy 116 Monte Rio / B0700 A Single Family DOM/CDOM: 30/30 LP: \$525,000
 BD: 2 BA: 2 RMS: 7 FP: No Pool: No SqFt: 1679 A Lot Sz: 8999/0.2066 OLP: \$525,000
 Stories: 1 Story YB: 1963 #Gar Sp: 1 #CP Sp: 0 APN: 096-180-041 HOA/S: No
 OMD: 06/09/14 PD: COE: SP: TIC: No 2nd Unit: No



Japanese Simplicity makes this unique home a wonderful space for enjoying the good life. Superb setting in the wide open space of Rien's Sandy Beach- Every window offers wonderful views. Serenity reigns supreme. Tile floors and a cook's kitchen with commercial grade range/oven. Two large bedrooms plus a bonus office/family space. Truly an unusual and special spot. One level living space. Formal dining room is a gem.

DIR: Hwy 116 to Laurel Dell. First home on the left. UBL: Subd: TBM: , 21413158

7295 Rancho Molino Trl XSt: Highway 116 Forestville / B0700 A Single Family DOM/CDOM: 201/201 LP: \$499,999
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1200 N Lot Sz: 307534/7.0600 OLP: \$545,000
 Stories: 1 Story YB: 1974 #Gar Sp: 2 #CP Sp: 0 APN: 084-031-009 HOA/S: No
 OMD: 12/20/13 PD: COE: SP: TIC: No 2nd Unit: No



Just over an hour north of San Francisco sits a 7 acre private weekend retreat or an everyday secluded place to call home. This Forestville property features a 2 bedroom, 2 bath double wide mobile home, horse stables for three, dog kennel/storage, and a huge workshop/garage. Patches of sun and shade surround the private setting. This is a great place to call HOME!

DIR: Hwy 116 west past Forestville, left on Ranch Molino Trail, look for red arrow. Left at For Sale Sign. UBL: Subd: TBM: , 21326957

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

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

Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.

Copyright ©2014

U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 19

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

3265 Cazadero Hwy



XSt: Austin Creek Rd Cazadero / B0700 A Single Family DOM/CDOM: 72/72 LP: \$499,000
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 704 R Lot Sz: 135036/3.1000 OLP: \$499,000
 Stories: 2 Story YB: 1979 #Gar Sp: 0 #CP Sp: 1 APN: 105-120-028 HOA/S: Yes/\$850.00/Ye
 OMD: 04/28/14 PD: COE: SP: TIC: No 2nd Unit: No

All you need. This park-like sun drenched forested 3.1 acre clearing with it's wonderful collection of abodes will Zen your sensibilities. Private outdoor living, views of Austin Creek, with BBQ, deck with hot tub, and shower all surrounded by sweet gardens. Main house with large entertainment deck, lower level laundry room, storage and parking. Several bonus outbuildings. Driveway off 3265 Cazadero Hwy, property goes up to Sunrise.

DIR: West on Hwy 116 (R) to 3265 Cazadero Hwy, up 3.265 miles driveway on left just past Verizon station. UBL: Subd: TBM: , 21407922

10377 scenic Dr



XSt: River Rd. Forestville / B0700 N A Single Family DOM/CDOM: 1/1 LP: \$497,500
 BD: 3 BA: 3 RMS: FP: Yes Pool: No SqFt: 2016 N Lot Sz: 26136/0.6000 OLP: \$497,500
 Stories: 2 Story YB: 1978 #Gar Sp: 1 #CP Sp: 2 APN: 082-143-072 HOA/S: No
 OMD: 07/08/14 PD: COE: SP: TIC: No 2nd Unit: No

Absolutely Exquisite Tree Top living in this Wine Country Architectural Dome Home and only 8 minutes from Hwy 101. Beautiful great room with beamed, vaulted ceilings, wrap around deck and lots of open space. Filled with light and scenery from every angle. Large hill lot with plenty of room from your neighbors. This is the home you have always wanted and can now afford.

DIR: River Rd past Mirabel to Left on Scenic (at Fort Cook) UBL: Subd: TBM: , 21415838

10372 Woodside Dr



XSt: Old River Rd Forestville / B0700 A Single Family DOM/CDOM: 51/51 LP: \$495,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1342 N Lot Sz: 43560/1.0000 OLP: \$495,000
 Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 0 APN: 082-191-084 HOA/S: No
 OMD: 05/19/14 PD: COE: SP: TIC: No 2nd Unit: No

Contemporary Hillside Retreat. Secluded yet close to everything.This 2 story-2 Bdrm,2 Bath home is nestled on an acre of nature at its best with striking views and lots of privacy. Also featured are multiple level outdoor spaces-each its own enchanting vignette. Fifteen mins. to 101, yet you feel you have made a great escape.Good storage and ample off street parking.Close to great dining,wineries and river beaches!

DIR: River Rd -Scenic-Rt on Old River Rd-Lft on Woodside UBL: Subd: TBM: 362, B3 21411279

18906 Hidden Valley Rd



XSt: Cherry Street Guerneville / B0700 A Single Family DOM/CDOM: 110/110 LP: \$495,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1296 R Lot Sz: 4400/0.1010 OLP: \$545,000
 Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 2 APN: 072-050-048 HOA/S: No
 OMD: 03/21/14 PD: COE: SP: TIC: No 2nd Unit: No

Two story quality remodeled home with gated drive along seasonal creek. Second story features master suite, fabulous hardwood flooring, 2 skylights, island kitchen with granite counters, quality cabinetry, Decor cook top and microwave, Kitchen Aid refrigerator and dishwasher. L/R with crown molding and free standing gas stove. First floor has great room, two bedrooms and one bath. Private deck w/sun, fully fenced with extra parking and storage.

DIR: Driving West on River Road, Turn right on Lovers Lane, to Cherry Street. Turn left on Hidden Valley. UBL: Subd: TBM: , 21405719

7700 Mirabel Rd



XSt: Lois Lane Forestville / B0700 A Single Family DOM/CDOM: 96/96 LP: \$474,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1611 R Lot Sz: 16470/0.3781 OLP: \$519,000
 Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 083-160-041 HOA/S: No
 OMD: 04/04/14 PD: COE: SP: TIC: No 2nd Unit: No

Don't miss this charming home nestled on a private 1/3 acre lot. The living room features wood burning fireplace and hardwood flooring. Plenty of kitchen storage and spacious great room w/Swedish fireplace. Don't miss the detached artist studio. Neat & clean with fresh interior paint.

DIR: Mirabel Road to Lois Lane - house fronts Lois Lane. UBL: Subd: TBM: , 21406527

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 20

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

16065 Brookdale Dr XSt: Armstrong Wds Rd Guerneville / B0700 A Single Family DOM/CDOM: 40/40 LP: \$469,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 2170 R Lot Sz: 14087/0.3234 OLP: \$499,000
 Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 2 APN: 069-220-012 HOA/S: No
 OMD: 05/30/14 PD: COE: SP: TIC: No 2nd Unit: No



Expansive ranch style home on 1/3 acre. Flat and Sunny corner lot. Light and Bright with great windows to the back yard. Hardwood floors under carpeting. House is 3 bedroom 2 bath and garage conversion adds another family room, bedroom and bathroom. New roof and well maintained. Home is in its original style looking for your own new design. Close to Town, Armstrong park and Guerneville School. Will you be the next owner for 58 yrs?

DIR: River Rd west, right on Armstrong woods rd, left on Brookdale Dr. UBL: Subd: TBM: , 21412410

17815 Old Monte Rio Rd XSt: River Rd Guerneville / B0700 A Single Family DOM/CDOM: 79/79 LP: \$469,000
 BD: 2 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 1000 O Lot Sz: 8712/0.2000 OLP: \$469,000
 Stories: 1 Story YB: 1932 #Gar Sp: 0 #CP Sp: 0 APN: 072-211-017 HOA/S: No
 OMD: 04/21/14 PD: COE: SP: TIC: No 2nd Unit: No



Adorable, elegant, warm & inviting are some words that capture the essence of this century old, River View home! Approximately 1000 sq.ft 2bd/2ba plus a loft, exposed beam ceilings, wrap around decks, updated kitchen, baths & windows, gorgeous gardens with specimen trees (watering controlled by weather sensors) beckon you to spend time enjoying wine country living. Home comes gorgeously furnished making it an easy decision. Not to be missed....

DIR: River Road becomes Hwy 116 and Right on Old Monte Rio Road. UBL: Subd: TBM: , 21408237

15532 Monte Rosa Ave XSt: Old Cazadero Rd Guerneville / B0700 A Single Family DOM/CDOM: 23/23 LP: \$459,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1192 R Lot Sz: 12001/0.2755 OLP: \$459,000
 Stories: 2 Story YB: 1980 #Gar Sp: 0 #CP Sp: 0 APN: 072-031-061 HOA/S: No
 OMD: 06/16/14 PD: COE: SP: TIC: No 2nd Unit: No



Tranquil Creekside Haven. Magical environs for this Country Colonial style home on large lot set among Redwoods, more flora and a seasonal creek! Delightful 2 story home presents casual/elegant modes. Great Cook's kitchen with SS Built-in KitchenAid refrigerator,dishwasher,Thermador range, stone counters; hot water on demand; central heat/air; fireplace; hottub under the stars & doors opening onto wonderful creekside deck! Serenity is found here!

DIR: Old Cazadero Rd, RT on Fern, RT on Monte Rosa UBL: Subd: TBM: 360, J3 21413971

15530 Monte Rosa Ave XSt: Old Cazadero Guerneville / B0700 A Single Family DOM/CDOM: 81/81 LP: \$449,900
 BD: 1 BA: 2/1 RMS: 6 FP: Yes Pool: No SqFt: 1686 A Lot Sz: 5227/0.1200 OLP: \$449,900
 Stories: 2 Story YB: 2002 #Gar Sp: 2 #CP Sp: 0 APN: 072-031-069 HOA/S: No
 OMD: 04/19/14 PD: COE: SP: TIC: No 2nd Unit: No



This Beautiful two level home is on a lovely SUNNY lot. Large master bedroom is on the first floor. Many upgraded amenities include granite counters, custom cherry cabinets, hickory flooring, high ceilings, tile baths, huge walk in master closet and a jetted tub in master suite. Indoor laundry room, front and rear decks to enjoy the lovely surroundings. It has 2 bonus rooms upstairs with their own full bath. A full two car garage for your toys.

DIR: Just past downtown Guerneville, turn right on old Cazadero, right on Fern and right on Monte Rosa. UBL: Subd: TBM: , 21407812

20196 Alder Rd XSt: Pebble Monte Rio / B0700 A Single Family DOM/CDOM: 9/9 LP: \$449,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 2278 R Lot Sz: 10123/0.2324 OLP: \$449,000
 Stories: 1 Story YB: 1943 #Gar Sp: 0 #CP Sp: 2 APN: 095-243-008 HOA/S: No
 OMD: 06/30/14 PD: COE: SP: TIC: No 2nd Unit: No



This large home has been meticulously maintained inside and out and features a versatile floor plan. Three generous bedrooms offers ample space for extended family living. Sunny flat lot with plenty of room for gardening and more. There's a shed plus detached laundry room and well as a separate bonus room, studio, office??? Just steps away from one of the nicest beaches in Monte Rio. Walking distance to Village Inn and the Monte Rio Theater.

DIR: Hwy 116 to UBL: Subd: TBM: 381, B1 21415128

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

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

Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.

Copyright ©2014

U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 21

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

17537 Orchard Ave



XSt: River Lane Guerneville / B0700 A Single Family DOM/CDOM: 13/13 LP: \$449,000
 BD: 4 BA: 2 RMS: FP: Yes Pool: No SqFt: 1950 B Lot Sz: 5001/0.1148 OLP: \$449,000
 Stories: 2 Story YB: 1996 #Gar Sp: 2 #CP Sp: 0 APN: 071-230-075 HOA/S: No
 OMD: 06/26/14 PD: COE: SP: TIC: No 2nd Unit: No

Wonderful Vacation Beach location, walking distance to a great Russian River Beach. Beautiful two story sunny home with large living room and open kitchen, laundry room with bathroom, two bedrooms and bath upstairs and two bedrooms and bath down with separate entrance. This home offers versatile usage under one roof. Covered decks front and back are ideal for relaxing and enjoying a glass of wine after a day on the River.

DIR: Hwy 116 to Neeley to Orchard UBL: Subd: TBM: 361, A5 21414901

21485 Fort Ross Rd



XSt: Donaho Rd Cazadero / B0700 A Single Family DOM/CDOM: 55/55 LP: \$449,000
 BD: 3 BA: 1/1 RMS: FP: No Pool: No SqFt: 1200 O Lot Sz: 1742400/40.0000 OLP: \$449,000
 Stories: 2 Story YB: 1990 #Gar Sp: 0 #CP Sp: 0 APN: 107-140-015 HOA/S: No
 OMD: 05/15/14 PD: COE: SP: TIC: No 2nd Unit: No

Beautiful, serene 40 acres, a perfect place for gardeners, writers, artists, hikers, stargazers and sun lovers. This custom handcrafted 3 bedroom, 1+ bath home is charming and peaceful. The property has 2 seasonal creeks 1 year round creek and is situated behind two locked gates at the end of the road. Great place to unwind, on the deck gazing at the magnificent views, listening to the sound of water, while the sun sets behind the ridge.

DIR: Hwy 116 to Cazadero Hwy to Fort Ross. Right at the big blue J on the tree. Map attached to listing. UBL: Subd: TBM: 339, F6 21410841

8245 Park Ave



XSt: Midrabel Ave Forestville / B0700 A Single Family DOM/CDOM: 79/79 LP: \$449,000
 BD: 3 BA: 3 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 6373/0.1463 OLP: \$470,000
 Stories: 2 Story YB: 1969 #Gar Sp: 0 #CP Sp: 0 APN: 082-035-023 HOA/S: No
 OMD: 04/21/14 PD: COE: SP: TIC: No 2nd Unit: No

Wonderful home with great views in Mirabel Heights. Large living room with great views. Upgraded kitchen and dining area. Three bedrooms each with their own full bathrooms. Short stroll to public beaches on the Russian River. Centrally located in Wine Country. Would be great for fulltime resident or vacation rental.

DIR: River Rd to Mirabel Ave to Park UBL: Subd: TBM: , 21407902

16505 Rio Nido Rd



XSt: Armstrong Woods Road Guerneville / B0700 A Single Family DOM/CDOM: 16/16 LP: \$439,000
 BD: 2 BA: 2 RMS: 7 FP: No Pool: No SqFt: 1425 R Lot Sz: 9060/0.2080 OLP: \$449,000
 Stories: 2 Story YB: 1961 #Gar Sp: 0 #CP Sp: 0 APN: 069-200-041 HOA/S: No
 OMD: 06/23/14 PD: COE: SP: TIC: No 2nd Unit: No

Picture yourself in this sparkling jewel of a cottage just minutes from Guerneville with all of the outdoor and cultural opportunities that the area has to offer. The river, the coast, fine restaurants, art galleries and wineries are all at hand. Enjoy thousands of acres of protected wilderness at nearby Armstrong Redwoods State Natural Reserve and Austin Creek State Recreation Area.

DIR: Armstrong Woods Road in Guerneville to Rio Nido Road. UBL: Subd: TBM: , 21414346

15226 Canyon 6 Rd



XSt: Canyon 7 Rd Guerneville / B0700 A Single Family DOM/CDOM: 19/19 LP: \$439,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1505 R Lot Sz: 18300/0.4201 OLP: \$439,000
 Stories: 2 Story YB: 1940 #Gar Sp: 2 #CP Sp: 0 APN: 070-220-049 HOA/S: No
 OMD: 06/20/14 PD: COE: SP: TIC: No 2nd Unit: No

This 1940's Craftsman Custom Re-Build with large expansive front porch provides wonderful entertainment on the garden. The modern open floor plan, and huge family room/master suite (optional 3rd bedroom), with large basement for expansion will thrill! This setting hits the garden party ideal for extraordinary entertaining with peaceful forest views! Sunny double size lot plus additional parcel offer's outdoor enjoyment. Canyon end Redwoods!

DIR: River Rd to Rio Nido, Canyon 7 then right on Canyon 6, up past Sequoia Rd sign/not thru road sign UBL: Subd: TBM: , 21413597

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 22

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

20101 Beech Ave



XSt: Foothill Drive Monte Rio / B0700 A Single Family DOM/CDOM: 61/61 LP: \$439,000
 BD: 2 BA: 1/1 RMS: 5 FP: Yes Pool: No SqFt: 1093 N Lot Sz: 7638/0.1753 OLP: \$469,000
 Stories: 2 Story, Oth YB: Against Co. Policy #Gar Sp: 1 #CP Sp: 0 APN: 094-080-014 HOA/S: No
 OMD: 05/09/14 PD: COE: SP: TIC: No 2nd Unit: No

Artisanal Restoration Retreat, Stellar execution. secret garden and pleasant views every window. '97 septic ,foundation and remodel done w permits , full sun ,high and dry + full solar array, solar paid! The detached garage has a wonderful studio above w 1/2 bath . Minutes to River,Wineries ,and Coast. zen hot tub garden. covered porches, an abundance of features. beautifully excited. Quiet ,dry,sunny!!!!

DIR: From 101 /River Rd.w. PastVacation Wonderland sign ,rt on Beech Ave.N.W. corner of Beech Foothill UBL: Subd: TBM: , 21410285

22834 Conifer Dr



XSt: Laurel Dell Ave. Monte Rio / B0700 A Single Family DOM/CDOM: 33/33 LP: \$419,995
 BD: 3 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1358 R Lot Sz: 8712/0.2000 OLP: \$425,000
 Stories: 1 Story YB: 1994 #Gar Sp: 2 #CP Sp: 0 APN: 096-211-014 HOA/S: No
 OMD: 06/06/14 PD: COE: SP: TIC: No 2nd Unit: No

Modern, accessible, country home has large level, grassy, fenced, and sunny backyard; deck with hot tub; forced-air heating; woodstove; newer flooring & appliances; upgraded septic; 4 skylights; 3 bedrooms and 2 full bathrooms; covered front porch; 2-car, attached garage. Perfect year-round or weekend home near quaint village of Duncans Mills. 6 miles to Ocean at Jenner.

DIR: River Rd./Hwy. 116 from GUE 6.5mi to Laurel Dell. Turn left; 1 blk. to Conifer; 3rd house on rt. UBL: Subd: TBM: , 21411949

10457 Woodside Dr



XSt: Old River Rd. Forestville / B0700 A Single Family DOM/CDOM: 74/74 LP: \$418,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 860 R Lot Sz: 6970/0.1600 OLP: \$425,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 1 APN: 082-180-060 HOA/S: No
 OMD: 04/26/14 PD: COE: SP: TIC: No 2nd Unit: No

Arriving@The Riverhouse"overlooking the rural landscape is awe inspiring&mood changing. It's more than just a change of scenery-It's an escape! Rustic Mid-Century home has all the advantages of indoor-outdoor living and the quirky charm of RR-Cal-Cool. Expansive sunny deck for great entertaining&relaxing. Views! Privacy,parking,storage rooms,Central Heat,wood burning fireplace insert. One hr from GG Bridge! Pop RR area Restaurants,Wineries,too!

DIR: River Rd to Scenic-Rt on Old River Rd, left on Woodside. UBL: Subd: TBM: 362, B3 21409043

54 Magic Mountain Rd



XSt: Cazadero Hwy Cazadero / B0700 A Single Family DOM/CDOM: 50/50 LP: \$400,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: Yes SqFt: 1332 R Lot Sz: 43560/1.0000 OLP: \$400,000
 Stories: 1 Story, Oth YB: 1964 #Gar Sp: 1 #CP Sp: 3 APN: 097-240-061 HOA/S: Yes/\$154.00/Mo
 OMD: 05/20/14 PD: COE: SP: TIC: No 2nd Unit: No

Absolutely beautiful canyon views! Partial remodeled home set on a beautiful and private acre! Also...included with this property is an additional acre of land with a separate APN and address for a total of two acres!!! Many, amenities and upgrades: Remodeled kitchen, living room, and dining room. Sun room leads out to the deck with expansive views of the canyon; Above ground pool with solar heating, expansive lawn and garden...Must See!!!

DIR: River Road to Cazadero Highway to Magic Mountain UBL: Subd: TBM: , 21411475

21839 Russian River Ave



XSt: Moscow Villa Grande / B0700 A Single Family DOM/CDOM: 6/6 LP: \$399,000
 BD: 2 BA: 3 RMS: FP: Yes Pool: No SqFt: 1017 R Lot Sz: 7841/0.1800 OLP: \$399,000
 Stories: 1 Story YB: 1920 #Gar Sp: 2 #CP Sp: 7 APN: 095-055-003 HOA/S: No
 OMD: 07/03/14 PD: COE: SP: TIC: No 2nd Unit: No

Live the Grande life! Fantastic opportunity to live in this sought after hamlet. 1920's cottage remodeled in 2010. Clean, sparkling, open floor plan, skylights, gas fireplace, deck. Sunny double lot & fully fenced yard. 2 blocks to the local beach. 2 car garage built 2011 with bonus studio creates flexibility in space & usage. Perfect vacation rental, full time living or family compound. 1st time on the market since the 1950's.Your house matters!

DIR: Moscow Road to Russian River Ave UBL: Subd: TBM: , 21415107

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 23

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

19055 Old Monte Rio Rd XSt: Hwy. 116 Guerneville / B0700 A Single Family DOM/CDOM: 81/81 LP: \$399,000
 BD: 2 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 1404 R Lot Sz: 29250/0.6715 OLP: \$425,000
 Stories: 2 Story YB: 1970 #Gar Sp: 2 #CP Sp: 0 APN: 094-170-037 HOA\$: No



OMD: 04/19/14 PD: COE: SP: TIC: No 2nd Unit: No

Spacious and private home nestled on over 1/2 acre sunny parcel. The living room features cathedral wood ceilings, a free standing fireplace and lots of windows to bring in the outdoors. The kitchen features a Jenn Aire stove and dishwasher. Interior has been freshly painted and has new carpet. Huge decks. Two car detached garage.

DIR: Hwy. 116 to Old Monte Rio Road. (access Old Monte Rio Road across the Hwy. from Northwood Golf. UBL: Subd: TBM: , 21408431

14801 Eagles Nest Rd XSt: River Road Guerneville / B0700 A Single Family DOM/CDOM: 137/137 LP: ↓ \$379,000
 BD: 3 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1300 N Lot Sz: 4214/0.0967 OLP: \$425,000
 Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 070-320-046 HOA\$: No



OMD: 02/22/14 PD: COE: SP: TIC: No 2nd Unit: No

Spectacular view of Russian River, vineyards, and hill beyond. Idyllic retreat in the redwoods w sunny Southern exposure. Knotty-pine walls, Exposed beam vaulted ceiling, stone fireplace, 3 decks, very Jack London-esq. Close to Guerneville, Korbel winery, boutique wineries, Armstrong Woods, River recreation, etc. Buy now & enjoy annual Jazz & Blues Festival. Be Inspired.

DIR: River Road to Eagles Nest. Up the hill until almost the end. UBL: Subd: TBM: , 21403497

1455 Cazadero Hwy XSt: Huckleberry Hights Cazadero / B0700 A Single Family DOM/CDOM: 21/21 LP: \$375,000
 BD: 3 BA: 1 RMS: FP: Yes Pool: No SqFt: 1176 R Lot Sz: 43560/1.0000 OLP: \$375,000
 Stories: Split Level YB: 1956 #Gar Sp: 1 #CP Sp: 0 APN: 097-050-041 HOA\$: No



OMD: 06/18/14 PD: COE: SP: TIC: No 2nd Unit: No

A serene getaway! Three bedrooms, one bath on an acre. Open and bright floor plan with skylights, wood stove, wall heater and attached one-car garage. Detached studio or sleeping room. Screened from road by gated entry. Laundry room and bonus space in garage.

DIR: Highway 116 to Cazadero Highway. Driveway on left. UBL: Subd: TBM: , 21413185

241 Farrell Dr XSt: Orchard Forestville / B0700 A Single Family DOM/CDOM: 26/26 LP: \$369,000
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 675 R Lot Sz: 8276/0.1900 OLP: \$379,000
 Stories: 1 Story YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 082-104-012 HOA\$: No



OMD: 06/13/14 PD: COE: SP: TIC: No 2nd Unit: No

Cozy cottage with many upgrades! New roof/kitchen/decks/bath/windows/fixtures and new fence. The parcel right next to it is selling together...a total of 15,000 plus sq ft lot. Additional finished space under house for storage and/or extra room. Plenty of parking space. Must see!

DIR: Champs De Elysses to the end, R at the T and R onto Farrell, house is at the end of Farrell. UBL: Subd: TBM: , 21413820

16611 Neeley Rd XSt: Center Way Guerneville / B0700 A Single Family DOM/CDOM: 141/141 LP: \$365,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1616 R Lot Sz: 3920/0.0900 OLP: \$379,000
 Stories: Multi Level YB: 1991 #Gar Sp: 1 #CP Sp: 0 APN: 071-194-010 HOA\$: No



OMD: 02/18/14 PD: COE: SP: TIC: No 2nd Unit: No

Architect designed split level home. Built in 1991, this home offers light and views from the large windows. Less than a mile from downtown Guerneville and a short walk to the River. Patio off kitchen. Attached 1 car garage. Bonus hidden storage room! Could be great with your cosmetic touches.

DIR: Highway 116 to Neeley Road. On left just after 3 way split. UBL: Subd: TBM: , 21402097

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 24

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

11281 Vellutini Rd



XSt: Martinelli road Forestville / B0700 A Single Family DOM/CDOM: 28/28 LP: \$350,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 720 R Lot Sz: 65776/1.5100 OLP: \$350,000
 Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 083-250-038 HOA/S: No
 OMD: 06/11/14 PD: COE: SP: TIC: No 2nd Unit: No

For a weekend get-away or year round living you will enjoy the beautiful scenic drive along the vineyards of Martinelli Road to arrive at this wooded retreat nestled among the redwood trees. Located just 5 minutes from downtown Forestville and Hwy 116, this 2 bedroom, 1 bath home features open beam ceilings, wood burning stove, seasonal creek and large outdoor living area perfect for entertaining.

DIR: River Road or Hwy 116 to Martinelli Rd to Vellutini Road. UBL: Subd: TBM: , 21413540

14576 Cherry St



XSt: Lover's Lane Guerneville / B0700 A Single Family DOM/CDOM: 16/16 LP: \$349,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 896 R Lot Sz: 9583/0.2200 OLP: \$349,000
 Stories: 2 Story YB: 1941 #Gar Sp: 1 #CP Sp: 0 APN: 072-140-058 HOA/S: No
 OMD: 06/23/14 PD: COE: SP: TIC: No 2nd Unit: No

Totally Charming Log-Cabin Style Home Nestled into a Wooded Hillside, Hot Tub, Fenced Garden, Remodeled Kitchen & Bath, Prime Location Close to Downtown Guerneville and River Beaches. Two bedroom, one bath located in Guerneville Park with plenty of room for entertaining on the expansive front porch or private patio with BBQ and hot tub. From the dining area, there's a staircase down to the laundry and game room (ping pong).

DIR: Hwy 116 to Lover's lane to Cherry UBL: Subd: TBM: 361, A4 21414571

10665 River Rd



XSt: Forest Hills Road Forestville / B0700 A Single Family DOM/CDOM: 79/79 LP: \$343,300
 BD: 0 BA: 0/2 RMS: 5 FP: No Pool: No SqFt: 900 N Lot Sz: 2622/0.0602 OLP: \$353,300
 Stories: Split Level YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 082-241-003 HOA/S: No
 OMD: 04/21/14 PD: COE: SP: TIC: No 2nd Unit: No

Where the River meets the Redwoods...charming building in Forestville. Corner lot with high visibility for retail use. Quaint front porch with an arched doorway, hardwood floors with knotty pine walls & ceilings. The building could be used as a LIVE/WORK opportunity, with two full baths, two separate entrances, generous light & a large deck for entertaining or? Great visibility & parking. Video tour available. Possible OWNER FINANCING!!

DIR: River Road, corner of Forest Hills Road. UBL: Subd: TBM: 361, H3 21410052

17245 Verba Ln



XSt: River Guerneville / B0700 A Condo/Coop DOM/CDOM: 250/250 LP: \$339,900
 BD: 2 BA: 3 RMS: FP: Yes Pool: No SqFt: 1392 R Lot Sz: 605/0.0139 OLP: \$369,000
 Stories: 4 or More St YB: 1989 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-030 HOA/S: Yes/\$375.00/Mo
 OMD: 11/01/13 PD: COE: SP: TIC: No 2nd Unit: No

Spectacular highly upgraded end unit condo w/ 3 bedrooms plus loft. Current configuration has one bedroom used as formal dining. Granite kitchen counters & newer appliances, beautiful marble & tile baths. One of the largest units in the charming Russian River front Dubrava complex nestled among the redwoods. Immaculate interior! Professionally maintained grounds, security gate, close to town & wineries, club house, direct river access & much more.

DIR: Dubrava Village on River side of 116 about 1/2 mile west of downtown. Gated entrance w/ flags UBL: Subd: TBM: , 21324608

14670 Cherry St



XSt: Lovers Lane Guerneville / B0700 A Single Family DOM/CDOM: 94/94 LP: \$335,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 4500/0.1033 OLP: \$335,000
 Stories: 1 Story YB: Against Co. Policy #Gar Sp: 0 #CP Sp: 0 APN: 072-070-073 HOA/S: No
 OMD: 04/06/14 PD: COE: SP: TIC: No 2nd Unit: No


This charming home shines with Pride of Ownership. Lovingly updated, this home features beautiful wood flooring, nicely appointed kitchen and upgraded bathroom. Large living room with skylight and open floor plan this home is ideal for year round living, weekend getaway or vacation rental. Come and enjoy all that the Russian River area has to offer. Creek access in some areas of the neighborhood.

DIR: Hwy 116 to Lovers Lane to Cherry UBL: Subd: TBM: , 21407204

Client 5-Up Residential

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

10671 Grays Ct




XSt: Old River Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 51/167 **LP:** \$332,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1634 R **Lot Sz:** 3920/0.0900 **OLP:** \$349,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 082-243-019 **HOA/\$:** No

OMD: 05/19/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

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 newly upgraded.

DIR: River Rd to Grey's Ct **UBL:** **Subd:** **TBM:** , 21411343

14990 Outlet Dr



XSt: Foothill Blvd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$329,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 750 N **Lot Sz:** 9583/0.2200 **OLP:** \$329,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-160-032 **HOA/\$:** No

OMD: 06/13/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Newly updated Russian River stylish cottage with vaulted ceilings and open floor plan. Extensive new deck, new kitchen, and new bath. Cozy fireplace for those winter nights. Large basement/workshop with washer/dryer and plenty of storage. High & dry above flood. Make it a great vacation retreat!

DIR: River Rd to Foothill Blvd to Outlet Dr **UBL:** **Subd:** **TBM:** , 21413788

10580 River Rd




XSt: River Dr **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$329,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 900 N **Lot Sz:** 3920/0.0900 **OLP:** \$359,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 082-220-021 **HOA/\$:** No

OMD: 05/29/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming river property in Forestville with style and sophistication! This appealing home has 2 bedrooms and 1 bath with an updated kitchen including new cabinets, hardwood flooring and SS appliances. A deck off the living room, large garage and under home storage too!. Upgrades include: tankless water heater, dual pane windows, high efficiency central heat, and composite stairs. Relax in the beautifully landscaped yard just blocks to the beach.

DIR: 101 N. to River Rd exit-Go west. Pass Steelhead beach, past River DR and property will be on rt. **UBL:** **Subd:** **TBM:** , 21412010

15557 Monte Rosa Ave




XSt: Fern **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 48/48 **LP:** \$316,500
BD: 3 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1072 R **Lot Sz:** 5001/0.1148 **OLP:** \$333,900
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-031-007 **HOA/\$:** No

OMD: 05/22/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Contemporary & Bright Bungalow in the Redwoods. Enjoy pure style & comfort, set in a great neighborhood. Special features include big open floorplan, vaulted ceilings with 11 giant skylights overhead, wood burning fireplace, stainless appliances, french doors that lead to a leisurely deck, dual paned windows, & central air + central heat, This home makes for a perfect full-time residence, wonderful part-time retreat or great vacation rental !

DIR: Old Cazadero Rd (all the way up & back) RT on Monte Rosa **UBL:** **Subd:** **TBM:** , 21411600

14180 Lovers Ln



XSt: Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$310,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 908 R **Lot Sz:** 5249/0.1205 **OLP:** \$310,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-140-019 **HOA/\$:** No

OMD: 05/23/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Picturesque creekfront cottage blends traditional River charm with modern convenience, walking distance to town and Beach. Very popular, active vacation rental Pure Joy. Turnkey, fully furnished. Gleaming knotty pine, shiny kitchen and baths, fabulous cover porch overlooking a charming backyard and seasonal creek. Charm, Charm, Charm.

DIR: Hwy 116 west to Lovers Ln. **UBL:** **Subd:** **TBM:** , 21411827

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 26

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

8193 Tyrone Rd XSt: Main Street Monte Rio / B0700 A Single Family DOM/CDOM: 55/55 LP: \$299,900
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 672 R Lot Sz: 6299/0.1446 OLP: \$299,900
 Stories: 2 Story YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 074-250-012 HOA/S: No
 OMD: 05/15/14 PD: COE: SP: TIC: No 2nd Unit: No



This adorable home has a new face lift. Seller has done alot of work to make it shine. Come and sit on your large deck or soak in the hot tub over looking Dutch Bill Creek. 2bed, 1bath wood burning stove in livingroom and large kitchen for entertaining. So much to enjoy plus bonus room below.

DIR: Hwy 116 West, Turn left cross bridge. Turn Right on Main Street left on Tyrone Rd. UBL: Subd: TBM: , 21410817

21496 Starrett Hill Dr XSt: Main Street Monte Rio / B0700 N A Single Family DOM/CDOM: 2/2 LP: \$299,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1578 R Lot Sz: 3119/0.0716 OLP: \$299,000
 Stories: 2 Story YB: 1924 #Gar Sp: 0 #CP Sp: 1 APN: 095-152-026 HOA/S: No
 OMD: 07/07/14 PD: COE: SP: TIC: No 2nd Unit: No



The Backyard With The Postcard View! Here is your chance to own a wonderful home with a beautiful view of the Russian River. The hard work has all been done; recent improvements include Septic Upgrade, Roof, Windows, and an Incredible Deck. The interior of the home is a blank canvas, awaiting only your imagination. Unfinished Basement. Don't miss the chance to purchase your own piece of paradise!

DIR: From Main Street in MR, drive up Starrett Hill, house will be on right. UBL: Subd: TBM: , 21415385

10676 Forest Hills Rd XSt: River Rd Forestville / B0700 A Single Family DOM/CDOM: 12/12 LP: \$299,000
 BD: 3 BA: 2 RMS: 6 FP: No Pool: No SqFt: 990 R Lot Sz: 6242/0.1433 OLP: \$299,000
 Stories: 2 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 082-252-025 HOA/S: No
 OMD: 06/27/14 PD: COE: SP: TIC: No 2nd Unit: No



Great Forestville location. Close to Mom's Beach, Berry's Market and the school bus stop. Solid home recently remodeled and upgraded.3 bedrooms and 2 baths separated into 2 living spaces. Upper level 2 bedrooms each with extra sunroom. Wood floors refinished throughout. Large living area with vaulted ceiling. Lower level has 1 bed/bath with cozy living area. Large level sunny lot beautifully fenced. Plenty of room for gardening.

DIR: River Rd to Forest Hills Rd. UBL: Subd: TBM: , 21414968

19855 Highway 116 Hwy XSt: Crescent Monte Rio / B0700 A Single Family DOM/CDOM: 54/224 LP: \$299,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 11339/0.2603 OLP: \$319,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 094-140-021 HOA/S: No
 OMD: 05/16/14 PD: COE: SP: TIC: No 2nd Unit: No



Sunny, private, views!!! What more could you ask for? Nicely updated in and out on a large private lot in Monte Rio. Plenty of parking, large storage/utility room. This two bedroom, one bath has been lovingly updated throughout and features plenty of outdoor entertainment areas. There is spacious decking off the living room and kitchen. Great year round living or getaway. It is move in ready!!!

DIR: Hwy 116 past Crescent on the right UBL: Subd: TBM: , 21411130

5655 Cazadero Hwy XSt: Hahn Rd Cazadero / B0700 A Single Family DOM/CDOM: 72/72 LP: \$299,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 783 R Lot Sz: 5850/0.1343 OLP: \$299,000
 Stories: 2 Story YB: 1924 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-012 HOA/S: No
 OMD: 04/28/14 PD: COE: SP: TIC: No 2nd Unit: No



Cazadero Creekview Cottage circa 1924. With the sight and sound of Austin Creek and Ridge Views off the front deck or solarium, this one has a forested charm. The sweet sunny garden in back of home, and entertainment deck in front, make for wonderful summertime enjoyment. Wood floors, cozy woodstove, and ceiling fans with paneling set it apart. The walk to Cazadero and forested streets nearby bring you into town or forest as you choose.

DIR: West on Hwy 116 to Cazadero Hwy(R), up 5.6 miles, house on left park in front near boulder. UBL: Subd: TBM: , 21407196

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 27

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

14652 Canyon 1 Rd



XSt: Canyon Two Guerneville / B0700 A Single Family DOM/CDOM: 113/113 LP: \$299,000
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1500 R Lot Sz: 3049/0.0700 OLP: \$299,000
 Stories: 3 Story YB: 1925 #Gar Sp: 0 #CP Sp: 1 APN: 070-280-031 HOA\$: No
 OMD: 03/18/14 PD: COE: SP: TIC: No 2nd Unit: No

Get Away just off of River Road in Rio Nido. Relax in this verdant setting, this charming cottage offers quiet retreat, classic finishes and modern amenities. The private downstairs en suite is great for company.

DIR: River Road to Canyon Two to Canyon One. No Sign. UBL: Subd: TBM: , 21405612

14200 Cherry St



XSt: Old Monte Rio Rd Guerneville / B0700 A Single Family DOM/CDOM: 95/95 LP: \$289,000
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1380 R Lot Sz: 2749/0.0631 OLP: \$319,000
 Stories: 2 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 072-150-022 HOA\$: No
 OMD: 04/04/14 PD: COE: SP: TIC: No 2nd Unit: No

Step back in time. With rustic features like knotty pine and wood frame windows, this home has the charm of a traditional Russian River cottage with some modern upgrades. This home gets great sun, is high above flood levels and even has a garage

DIR: Hwy 116 west right on Old Monte Rio Rd. Right on Cherry UBL: Subd: TBM: 361, A4 21407148

13044 Sosna Way



XSt: Verba Lane Guerneville / B0700 A Condo/Coop DOM/CDOM: 323/323 LP: \$280,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1392 R Lot Sz: 675/0.0155 OLP: \$329,000
 Stories: 3 Story YB: 1991 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-041 HOA\$: Yes/\$375.00/Mo
 OMD: 08/20/13 PD: COE: SP: TIC: No 2nd Unit: No

One-Of-Kind Re-Designed CUSTOM Town-Home. Nestled in the lush & lovely resort-style condo community of Dubrava Village: A Private Access, River Front Community= Swim, Boat, Trails & Clubhouse. Enjoy 2 En-Suite Bedrooms, Unique Walk-thru Kitchen that leads to FORMAL DINING/Office. Unusual Walk-off deck leads down to private garden + patio. 2 Car Deeded Parking. Zip to Town :: Shops, Cafes, Restaurants & Beaches. AMAZING Experience in the Redwoods!

DIR: HWY 116 thru town of Guerneville. On Left. UBL: Subd: TBM: , 21318934

17251 Verba Ln



XSt: Hwy 116 Guerneville / B0700 A Condo/Coop DOM/CDOM: 65/65 LP: \$279,950
 BD: 2 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 969 R Lot Sz: 605/0.0139 OLP: \$289,950
 Stories: 3 Story YB: 1989 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-033 HOA\$: Yes/\$375.00/Mo
 OMD: 05/05/14 PD: COE: SP: TIC: No 2nd Unit: No

Contemporary style end unit condo with security gate in lovely, lush setting with private river access. Two master suites, 2 full baths. Loft space, deck off dining area, skylights, patio, carport. Brazilian hardwood floors in open plan living & dining areas. Wood stove. Kitchen has electric stove, DW, disposal, fridge and view. Stackable washer & dryer incl. Clubhouse, sauna, workout space. HOA covers roof, ext. maint., landscape, insurance.

DIR: About 1/2 mile West of downtown Guerneville Safeway. Dubrava security gate on left at the flags. UBL: Subd: TBM: 385, A5 21409927

14694 Canyon 1 Rd



XSt: River Road Guerneville / B0700 A Single Family DOM/CDOM: 48/48 LP: \$279,000
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 552 R Lot Sz: 1999/0.0459 OLP: \$279,000
 Stories: 1 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 070-280-060 HOA\$: No
 OMD: 05/22/14 PD: COE: SP: TIC: No 2nd Unit: No

Nice cabin in Rio Nido, Lots of sun, house is behind 14692 up the stairs. Home sq/ft larger than tax record,BUYER TO VERIFY. Plenty of storage under living area.

DIR: River Road to Canyon One UBL: Subd: TBM: , 21411601

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358

Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045


Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 28

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

17349 Park Ave




XSt: Summitt Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 68/68 **LP:** \$275,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 800 N **Lot Sz:** 6251/0.1435 **OLP:** \$279,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-150-006 **HOA/\$:** No
OMD: 05/02/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Cozy country home situated in a serene setting. Sit and sip your morning coffee from private deck with woodland view. Home features wood floors, skylights and open floor plan. plenty of parking too.

DIR: Hwy 116 to Old Monte Rio Rd to Park Ave **UBL:** **Subd:** **TBM:** 447, D2 21409650

17425 River Ln




XSt: Orchard **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 21/21 **LP:** ↓ \$260,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 2614/0.0600 **OLP:** \$279,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-220-028 **HOA/\$:** No
OMD: 06/18/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Remodeled quaint and adorable cabin on level sunny lot amidst the beautiful redwoods. Located within walking distance to the Russian River. The main house boasts an updated kitchen with quartz counter tops, laminate flooring, pine wood paneling and dual pane vinyl windows. Includes a detached guest suite with an updated full bath, laminate flooring and wood paneling. Enjoy your private patio for winding down after a fun day on the river.

DIR: Neeley to Orchard to River Ln. **UBL:** **Subd:** **TBM:** , 21404887

11688 Oak Rd




XSt: Madrona **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 263/263 **LP:** \$250,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1100 R **Lot Sz:** 3498/0.0803 **OLP:** \$275,000
Stories: 3 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-036 **HOA/\$:** No
OMD: 10/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

High on the hill in Summer Home Park is this unique multi-leveled home with views and charm. The main level has a wall of glass with wonderful views of the vineyards below. Upper level is two bedrooms, each with access to a nice sized deck. Down stairs is a large room with walls of glass and bathroom.

DIR: River Road to Foresthills right on Summerhome Park to Mandrona to Oak **UBL:** **Subd:** **TBM:** 361, J4 21323861

11368 N Hwy 116 Hwy



XSt: Canyon **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 10/10 **LP:** \$249,000
BD: 1 **BA:** 1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 17550/0.4029 **OLP:** \$249,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-110-002 **HOA/\$:** No
OMD: 06/29/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Over the river and thru the woods.....ADORABLE one bdrm CABIN! Classic knotty pine accents in this remodeled charmer. Private .4 parcel with sun, trees and a seasonal creek. Granite, slate, dual pane windows, furnace. Great outdoor patio and detached building which could be a great studio or office.

DIR: Aprx .1 mi east of Refuse Center. Turn at 11350/11372 Hwy 116. Follow gravel rd to left over bridge **UBL:** **Subd:** **TBM:** 361, F5 21415119

17598 Hwy 116 Hwy



XSt: Riverside Dr **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 51/51 **LP:** \$249,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1519 N **Lot Sz:** **OLP:** \$249,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-059 **HOA/\$:** No
OMD: 05/19/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Enjoy wonderful Russian River views from this charming River home. Upstairs features a five rooms two bedroom, one bath unit. Downstairs is three rooms, one bedroom one bath unit.

DIR: Hwy 116 3/4 miles west of Guerneville **UBL:** **Subd:** **TBM:** , 21408622

Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 29

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

18127 Old Monte Rio Rd
XSt: Santa Rosa Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$243,600
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 924 R **Lot Sz:** 7876/0.1808 **OLP:** \$243,600
Stories: 1 Story **YB:** 1936 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-240-028 **HOA/\$:** No
OMD: 06/04/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Cute Guerneville Property with lots or potential!

DIR: Fr HWY 116 turn left to Cnopius Rd another left head to Old Monte Rio Rd. Destination on your right. **UBL:** **Subd:** **TBM:** , 21412895

11147 Terrace Dr
XSt: Ice Box Canyon **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$239,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 520 R **Lot Sz:** 5502/0.1263 **OLP:** \$239,000
Stories: 1 Story **YB:** 1959 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-059 **HOA/\$:** No
OMD: 06/30/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



WOW! This one bedroom has it going on. All the right touches in all the right places. Climb up the staircase to your private decking and open up the doors to your living area and kitchen. Cozy bedroom and bathroom with a shower over tub. There is even a hook up for washer and dryer by the kitchen. Large area in back for your animals and you to enjoy. Kick off your shoes and just relax, you're home now!

DIR: River Road to Forest Hills Road then right Summer Home Park Rd. to Ice Box Canyon right on Terrace. **UBL:** **Subd:** **TBM:** , 21415169

19386 Hidden Valley Rd
XSt: Cherry Street **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 42/42 **LP:** \$235,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 728 R **Lot Sz:** 5001/0.1148 **OLP:** \$235,000
Stories: 1 Story **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-060-023 **HOA/\$:** No
OMD: 05/28/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Cute cottage located in a great area. Bonus room currently used as a 3rd bedroom. Kitchen has gas stove and pantry closet. Fireplace with insert in living room.

DIR: Hwy. 116, right on Lovers Lane, right on Cherry St. left onto Hidden Valley. **UBL:** **Subd:** **TBM:** , 21412240

9474 Rio Vista Rd
XSt: Westside Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 36/36 **LP:** \$229,900
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 576 R **Lot Sz:** 4792/0.1100 **OLP:** \$229,900
Stories: 2 Story **YB:** 1956 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-125-003 **HOA/\$:** No
OMD: 06/03/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Wonderful 1 Bed / 1 Bath Two Story Home. Light & Bright Kitchen. Laminate Flooring throughout. Cozy Look Out Deck for Forest View. A Nice Second Home for a Weekend Getaway!

DIR: Take River Rd - West to Westside Rd & Make Right. **UBL:** **Subd:** **TBM:** , 21413179

11092 Westside Ave
XSt: Sequoia Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 275/275 **LP:** \$225,000
BD: 2 **BA:** 2 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 3999/0.0918 **OLP:** \$279,000
Stories: 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-041-041 **HOA/\$:** Yes/\$150.00/Ye
OMD: 10/07/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No



Since the late 1920s, Hacienda has been a small, but vibrant, community along the Russian River. Here's your opportunity to join that community! Owned by the same family for decades, this 2-bedroom, 2-bathroom cabin has been well-maintained and is located in a sunny and peaceful area of Hacienda. Newer roof; open floor plan; some knotty-pine paneling; large backyard; some furniture included. Optional HOA membership gives access to Hacienda Beach.

DIR: River Rd to Westside Rd, left on Sequoia, past Dell, right on Westside AVE. House on left. **UBL:** **Subd:** **TBM:** , 21322759


Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045


Client 5-Up Residential


Listings as of: 07/09/2014 12:43 pm


Page: 30


Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

16785 Neeley Rd  **XSt:** Guerneville **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 49/49 **LP:** \$219,000
BD: 1 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1116 R **Lot Sz:** 4225/0.0970 **OLP:** \$219,000
Stories: 1 Story **YB:** 1973 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-200-055 **HOA/\$:** No
OMD: 05/21/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 This spacious one bedroom home is great for full time or vacation get-away. Home features large rooms including great room with vaulted wood ceilings. Deck off living room. Close to river access and downtown Guerneville.
DIR: Hwy. 116 to Neeley Road. **UBL:** **Subd:** **TBM:** , 21411567

14801 Canyon 7 Rd  **XSt:** Canyon 2 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 74/74 **LP:** \$194,900
BD: 4 **BA:** 2 **RMS:** 7 **FP:** No **Pool:** No **SqFt:** 1180 R **Lot Sz:** 5001/0.1148 **OLP:** \$194,900
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-262-016 **HOA/\$:** No
OMD: 04/26/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Russian River charm. If the walls could talk this home has seen many changes in it's time in the Russian River area. Home has been converted to 2 units,3 bd,1 bth upstairs and kitchen with a 1 bedroom 1 bath downstairs. Near tennis courts and down the street from the barbecue,and picnic tables. The Roadhouse nearby has good food and ofgten times entertainment on the weekends, so everything is right here close to home to enjoy at the Russian River
DIR: River Rd - Canyon 2 - Canyon 7 **UBL:** **Subd:** **TBM:** , 21409224

18402 Hwy 116 Hwy  **XSt:** Cnopius **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$169,900
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 824 R **Lot Sz:** 13939/0.3200 **OLP:** \$179,900
Stories: 1 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-270-026 **HOA/\$:** No
OMD: 05/30/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Great Views of the Russian River from this quaint, original 1910 cabin. Needs just about everything updated. This is a major fixer -Three lots including one across the road which goes to the Russian River.Lots of room for repair systems or just enjoy it as the antique it is.
DIR: Hwy 116 past Cnopius - house on right-has off street parking. **UBL:** **Subd:** **TBM:** , 21410761

15470 Hay Ln  **XSt:** Bay Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 315/478 **LP:** \$159,900
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1410 R **Lot Sz:** 6299/0.1446 **OLP:** \$212,000
Stories: 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-009 **HOA/\$:** No
OMD: 08/28/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Looking for a contemporary house on the River? This Guerneville home is bright and inviting from the maple floors to the many windows-- also has a modern kitchen, three bedrooms upstairs, inside laundry, and a gorgeous stone fireplace in the great room. Located at the end of a culdasac with a sweeping deck for entertaining it backs into a lush mountain of ferns and forest. Not a lot of upkeep and a beautiful serene place to call home
DIR: River Road to Canyon 4 to Willow to Bay Ave. to Hay Lane. **UBL:** **Subd:** **TBM:** , 21319764

35905 Hauser Bridge Rd  **XSt:** Kruse Ranch Rd. **Cazadero / B0700** **B A** **Single Family** **DOM/CDOM:** 726/726 **LP:** \$159,000
BD: 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 5532120/127.0000 **OLP:** \$229,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 109-230-023 **HOA/\$:** No
OMD: 06/19/12 **PD:** **COE:** **SP:** **TIC:** Yes **2nd Unit:** No
 Getaway cabin! Your own private cabin, plus shared ownership (TIC Ownership) of the land. 11 owners total, each w/their own cabin. NOT FOR FULL TIME LIVING. Owners share in yearly maintenance of water system,roads & property taxes. Hiking trails & Gualala River access. Near Salt Point State Park & Kruse Rhododendren Reserve. Cabin upgrades include a perimeter foundation, septic, roof, electrical.
DIR: Up Timber Cove Rd, TL (N) on Seaview, becomes Hauser Bridge,driveway on rt. just past Kruse Ranch Rd **UBL:** **Subd:** **TBM:** 9, E2 21214900

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Lic: 00466421 Phone: 707-303-6358
 Information has not been verified, is not guaranteed, and is subject to change.
 Copyright © 2014 Bay Area Real Estate Information Services, Inc. All rights reserved.
 Copyright ©2014
 U.S. Patent 6,910,045


Client 5-Up Residential

Listings as of: 07/09/2014 12:43 pm

Page: 31

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (6/1/2014 to 6/30/2014)

15131 Drake Rd XSt: Leasowe Guerneville / B0700 B A Single Family DOM/CDOM: 203/203 LP: \$155,000
 BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 312 R Lot Sz: 5009/0.1150 OLP: \$180,000
 Stories: 1 Story YB: 1941 #Gar Sp: 0 #CP Sp: 2 APN: 071-070-060 HOA/S: No
 OMD: 11/16/13 PD: COE: SP: TIC: No 2nd Unit: No



Darling little Hansel and Gretel well built cottage nestled amongst the redwood trees with privacy and sun. 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.

DIR: From Forestville: Highway 116 to Drake (make rt) From Guerneville: take Hwy 116 to Drake (make left) UBL: Subd: TBM: 361, D3 21325501


14044 Woodland Dr XSt: Armstrong Woods Guerneville / B0700 N A Single Family DOM/CDOM: 7/7 LP: \$119,000
 BD: 1 BA: 1 RMS: 2 FP: No Pool: No SqFt: 320 R Lot Sz: 4552/0.1045 OLP: \$119,000
 Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 070-060-042 HOA/S: No
 OMD: 07/02/14 PD: COE: SP: TIC: No 2nd Unit: No



Express your minimalist aesthetic with this super-light footprint. The mantra 'Less is More' has been championed by designers & architects from Coco Chanel to Ludwig Mies van der Rohe. Their sentiment is exemplified in this tiny-perfect home w/ sunny multi level decks - allowing outside enjoyment all year round. large yard,+ "Major Bonus" room down. Excellent location, just steps to Guerneville restaurants, clubs & recreation. Cute & Convenient !

DIR: Armstrong Woods Rd to Woodland. 2nd house on the LEFT UBL: Subd: TBM: , 21415362

14411 Camino Del Arroyo Rd XSt: Old Cazadero Road Guerneville / B0700 A Single Family DOM/CDOM: 72/72 LP: \$99,987
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 1265 N Lot Sz: 8407/0.1930 OLP: \$99,987
 Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 072-330-006 HOA/S: No
 OMD: 04/28/14 PD: COE: SP: TIC: No 2nd Unit: No



Opportunity Knocks, but bring your own hammer! This is a Major Fixer with issues, but at this price, many flaws can be excused! Perfect for Owner-Builder, Contractor or Flipper! Idyllic Setting, Private, Peaceful and Secluded. Won't last at this Unbelievable Price, So Hurry!

DIR: Old Cazadero Road to Camino Del Arroyo UBL: Subd: TBM: , 21409249


10287 Solito Ct XSt: Field Ln Forestville / B0700 B A Single Family DOM/CDOM: 22/22 LP: \$89,900
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 764 R Lot Sz: 7022/0.1612 OLP: \$89,900
 Stories: 1 Story, Oth YB: 1950 #Gar Sp: 0 #CP Sp: 1 APN: 082-191-067 HOA/S: No
 OMD: 06/17/14 PD: COE: SP: TIC: No 2nd Unit: No



Great opportunity with this fixer upper near the Russian River!

DIR: From 101 head W on River Rd, L on Scenic, R on Old River, L on Field, L on Solito UBL: Subd: TBM: 362, B3 21414077

11190 Dell Ave XSt: Sequoia Forestville / B0700 N A Single Family DOM/CDOM: 1/1 LP: \$55,000
 BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 620 A Lot Sz: 2178/0.0500 OLP: \$55,000
 Stories: 1 Story YB: 1936 #Gar Sp: 0 #CP Sp: 0 APN: 081-024-002 HOA/S: No
 OMD: 07/08/14 PD: COE: SP: TIC: No 2nd Unit: No



Little cabin in the woods: offers off street parking and a shed for storage. Spacious front deck for outdoor living.

DIR: River Road to Westside to Sequoia, @ for stay right onto Dell UBL: Subd: TBM: , 21415850