

Area Market Survey Summary

Listings as of 04/05/17 at 1:23pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

Active

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-------------|----------------|-------------|
| \$140,000 thru \$159,999 | 1 | 145 | Minimum | \$159,000 | Maximum | \$8,900,000 |
| \$250,000 thru \$299,999 | 1 | 35 | Average | \$1,253,179 | Median | \$505,000 |
| \$300,000 thru \$349,999 | 1 | 236 | | | | |
| \$350,000 thru \$399,999 | 3 | 12 | | | | |
| \$400,000 thru \$449,999 | 3 | 34 | | | | |
| \$450,000 thru \$499,999 | 4 | 29 | | | | |
| \$500,000 thru \$549,999 | 5 | 93 | | | | |
| \$550,000 thru \$599,999 | 2 | 93 | | | | |
| \$600,000 thru \$649,999 | 1 | 0 | | | | |
| \$650,000 thru \$699,999 | 1 | 18 | | | | |
| \$800,000 thru \$849,999 | 1 | 14 | | | | |
| \$850,000 thru \$899,999 | 1 | 34 | | | | |
| \$950,000 thru \$999,999 | 1 | 7 | | | | |
| \$5,000,000 thru \$5,999,999 | 1 | 49 | | | | |
| \$7,000,000 thru \$7,999,999 | 1 | 339 | | | | |
| \$8,000,000 thru \$8,999,999 | 1 | 43 | | | | |
| | 28 | 65 | | | | |

Contingent

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$100,000 thru \$119,999 | 1 | 497 | Minimum | \$115,000 | Maximum | \$1,025,000 |
| \$120,000 thru \$139,999 | 1 | 190 | Average | \$436,908 | Median | \$399,000 |
| \$250,000 thru \$299,999 | 2 | 107 | | | | |
| \$300,000 thru \$349,999 | 2 | 87 | | | | |
| \$350,000 thru \$399,999 | 1 | 29 | | | | |
| \$400,000 thru \$449,999 | 3 | 47 | | | | |
| \$450,000 thru \$499,999 | 1 | 26 | | | | |
| \$950,000 thru \$999,999 | 1 | 147 | | | | |
| \$1,000,000 thru \$1,249,999 | 1 | 26 | | | | |
| | 13 | 111 | | | | |

Pending

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|----------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$200,000 thru \$249,999 | 1 | 25 | Minimum | \$249,000 | Maximum | \$340,000 |
| \$300,000 thru \$349,999 | 2 | 27 | Average | \$306,000 | Median | \$329,000 |
| | 3 | 26 | | | | |

Sold

| <u>Selling Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$200,000 thru \$249,999 | 1 | 23 | Minimum | \$240,000 | Maximum | \$2,050,000 |
| \$250,000 thru \$299,999 | 2 | 94 | Average | \$646,454 | Median | \$525,000 |
| \$300,000 thru \$349,999 | 2 | 64 | | | | |
| \$400,000 thru \$449,999 | 1 | 18 | | | | |
| \$500,000 thru \$549,999 | 1 | 262 | | | | |
| \$550,000 thru \$599,999 | 1 | 40 | | | | |
| \$700,000 thru \$749,999 | 1 | 75 | | | | |
| \$850,000 thru \$899,999 | 2 | 50 | | | | |
| \$900,000 thru \$949,999 | 1 | 116 | | | | |
| \$2,000,000 thru \$2,249,999 | 1 | 539 | | | | |
| | 13 | 114 | | | | |

LAST MONTH
MEDIAN = \$400,000 + 31.25%
SOLD = 11 + 18.18%

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

Market Statistics Report

Listings as of 04/05/17 at 1:23pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

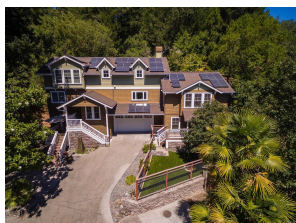
| Residential | <u>2- Bedrooms</u> | <u>3 Bedrooms</u> | <u>4 Bedrooms</u> | <u>5+ Bedrooms</u> | <u>All Bedrooms</u> |
|----------------------------|---------------------------|--------------------------|--------------------------|---------------------------|----------------------------|
| Active | | | | | |
| #Units | 24 | 13 | 3 | 1 | 41 |
| Average List Price | \$710,154 | \$999,077 | \$3,398,000 | \$543,100 | \$994,361 |
| Average Market Time | 100 | 49 | 33 | 140 | 80 |
| Average Square Feet | 1068 | 1801 | 2464 | 2589 | 1440 |
| All Off Market | | | | | |
| #Units | 7 | 8 | 0 | 1 | 16 |
| Pending | | | | | |
| #Units | 2 | 1 | 0 | 0 | 3 |
| Average List Price | \$289,000 | \$340,000 | \$0 | \$0 | \$306,000 |
| Average Market Time | 25 | 29 | 0 | 0 | 26 |
| Average Square Feet | 853 | 1170 | 0 | 0 | 959 |
| Sold | | | | | |
| #Units | 5 | 7 | 0 | 1 | 13 |
| Dollar Value | \$2,200,000 | \$5,258,900 | \$0 | \$945,000 | \$8,403,900 |
| Average List Price | \$446,600 | \$781,257 | \$0 | \$995,595 | \$669,030 |
| Average Sold Price | \$440,000 | \$751,271 | \$0 | \$945,000 | \$646,454 |
| Average Market Time | 108 | 118 | 0 | 116 | 114 |
| Average Square Feet | 744 | 1758 | 0 | 3164 | 1476 |
| % of List Price | 98.52 | 96.16 | 0.00 | 94.92 | 96.63 |
| 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.
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 U.S. Patent 6,910,045

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21522078 6941 Ellen Ln Forestville, 95436 / B0700 S Farms/Ranch DOM/CDOM: 5/39/539 LP \$2,275,000



BD: 3 BA: 3/1 FP: No Pool: Yes SqFt: 3700 O Lot Sz: 599138/16.0500 OLP: \$2,750,000
Stories: Multi Lev YB: 1971 #Gar Sp: 1 #CP Sp: 0 APN: 084-031-041 HOA/\$: No
U/B/L:
OMD: 09/15/15 PD: 03/13/17 COE: 03/31/17 SP: \$2,050,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

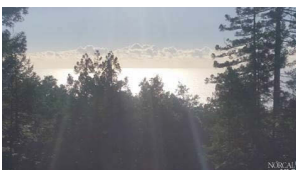
Hilltop estate view residence with high income producing vineyard. Renowned winery paying \$45,000- per year net income to owners through 2025 with 1.5% annual increase. The 3,700 sq ft home features game room, pizza oven in the kitchen, 1,300 bottle wine cellar, integrity series windows etc. Outside includes Inground pool and pond.

[Additional Pictures](#)

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

Subd:

21625831 31595 Seaview Rd Cazadero, 95421-9794 / B0700 S Single Family DOM/CDOM: 116/116 LP \$995,595



BD: 6 BA: 5 FP: Yes Pool: No SqFt: 3164 R Lot Sz: 331927/7.6200 OLP: \$995,595
Stories: 2 Story YB: 1981 #Gar Sp: 2 #CP Sp: 0 APN: 109-530-011 HOA/\$: No
U/B/L:
OMD: 11/15/16 PD: 03/11/17 COE: 03/29/17 SP: \$945,000 TIC: No 2nd Unit: No
Sale Cond: None

6-Bedroom, 5 bath, 2-story home, privately set on 7.6 acres. All additions done with upgraded septic, and full permits. Very clean home, fabulous Trex deck wraps the entire side and rear of house. Two + levels with hot tub spa. Furnished and ready to enjoy only satellite dish for internet access.

[Additional Pictures](#)

Dir: Seaview Road 1.2 miles north of Timber Cove Road. Look for sign WitsEnd on left.

Subd:

21702233 7677 Mirabel Rd Forestville, 95436-9663 / B0700 S Single Family DOM/CDOM: 41/41 LP \$899,900



BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2309 R Lot Sz: 118048/2.7100 OLP: \$949,000
Stories: 1 Story YB: 1991 #Gar Sp: 4 #CP Sp: 0 APN: 083-160-067 HOA/\$: No
U/B/L:
OMD: 02/07/17 PD: 03/20/17 COE: 03/28/17 SP: \$899,900 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

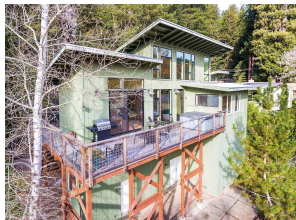
The entrance to this 3 bedroom, 2 bath home opens to a dramatic living room w/an open beam cathedral ceiling & rock enclosed fireplace. Kitchen has plenty of storage for all your culinary essentials w/large island for entertaining, cooking or relaxing. Property sits on 2.71 serene acres & features several pastures dotted w/oak & fruit trees, a small barn with one stall, and a detached workshop with half bath that offers numerous possibilities!

[Additional Pictures](#)

Dir: Hwy 116 to Mirabel Road - Property on the right

Subd:

21700004 17559 116 Hwy Guerneville, 95446-9361 / B0700 S Single Family DOM/CDOM: 59/59 LP \$875,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1502 A Lot Sz: 9074/0.2083 OLP: \$875,000
Stories: Multi Lev YB: 1947 #Gar Sp: 1 #CP Sp: 0 APN: 072-200-045 HOA/\$: No
U/B/L:
OMD: 01/23/17 PD: 03/23/17 COE: 03/30/17 SP: \$865,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

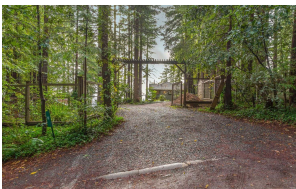
Spectacular Contemporary Riverfront Russian River Home. Incredible position on the river with double level views of the river, ridge, and private garden. Relaxing modern interior with several multifunction rooms, extra sleeping areas or dining/office/den as you choose. Spa like master baths. Kitchen adjacent to entertainment deck, with barbecue and hot tub! You want riverfront, this is the one! Current PRMD Vacation Rental available Turnkey.

[Additional Pictures](#)

Dir: West on Highway 116 just past Riverside Dr, on right on river, park in front or across highway.

Subd:

21700104 15 Madrone Dr Cazadero, 95421-9678 / B0700 S Single Family DOM/CDOM: 75/75 LP \$750,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1702 R Lot Sz: 46609/1.0700 OLP: \$750,000
Stories: 2 Story YB: 2004 #Gar Sp: 0 #CP Sp: 0 APN: 097-240-003 HOA/\$: Yes/\$87.00/Se
U/B/L:
OMD: 01/04/17 PD: 03/20/17 COE: 03/24/17 SP: \$725,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Beautiful custom home with sweeping mountain, river and valley views on over an acre. Designed by Owner, this home includes radiant heating, slate floors, stainless appliances, corian countertops and more. Large great room with vaulted ceilings, wood stove and french doors that open to a wrap-around trex deck. Flag stone patios, prewired for hot tub, outdoor shower, fish pond, custom plants/flowers, fenced entry, dog run, shed, ample parking.

[Additional Pictures](#)

Dir: Cazadero Hwy, Magic Mountain to Madrone. Property on the left.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21702456 16393 Cutten Dr Guerneville, 95446-9229 / B0700 S Single Family DOM/CDOM: 40/40 LP \$550,000



BD: 3 BA: 3 FP: No Pool: No SqFt: 2300 N Lot Sz: 6534/0.1500 OLP: \$525,000
Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 069-280-026 HOA/\$: No
U/B/L:
OMD: 02/09/17 PD: 03/21/17 COE: 03/27/17 SP: \$550,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is, None

Large solid home above Armstrong Valley. 3 bedroom 2 bath upper level with huge lower space for entertaining and guests. Living area offers hardwood floors and vaulted ceilings. Plenty of windows and natural light. Multi level decking, Hot Tub and Sauna. There are many possibilities with this floor plan. Large sunny lot. Attached 2 car garage. Well established neighborhood.

[Additional Pictures](#)

Dir: Armstrong Woods Rd. to Laughlin to Cutten Dr.

Subd:

21613159 3985 Cazadero Hwy Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 262/262 LP \$599,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1122 R Lot Sz: 8925/0.2049 OLP: \$650,000
Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 2 APN: 105-180-003 HOA/\$: No
U/B/L:
OMD: 06/06/16 PD: 03/02/17 COE: 03/03/17 SP: \$525,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Creek front with beach! Looking for privacy, tranquility and charm, this special property easily has all that and so much more. This premier beach front property is your own private bend of Austin Creek with a spectacular view and sense of nature as only Cazadero can provide. There is no other spot like this on Austin Creek. Open decks for outdoor living. Outdoor BBQ/kitchen and bar. Grass sunshine and room for guests. One of a kind opportunity!

[Additional Pictures](#)

Dir: Hwy 116 right on Cazadero Highway, across street from boy scout camp.

Subd:

21702379 6775 1st St Forestville, 95436-9290 / B0700 S Single Family DOM/CDOM: 18/18 LP \$315,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 896 R Lot Sz: 10729/0.2463 OLP: \$315,000
Stories: 1 Story YB: 1940 #Gar Sp: 0 #CP Sp: 1 APN: 083-100-003 HOA/\$: No
U/B/L:
OMD: 02/11/17 PD: 03/01/17 COE: 03/06/17 SP: \$400,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

This is one fine old house in a great location on a 10,000(+/-) square foot parcel. 2 Bedrooms 1 Bath. Lots of privacy in the front yard garden and a big back yard. Paved driveway with carport. Everything one needs to make a home is here for you. Location, Location, Location!

[Additional Pictures](#)

Dir: Hwy. 116 (Front St.) to 1st St.

Subd:

21700725 14984 Canyon 2 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 58/58 LP \$329,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 960 O Lot Sz: 4792/0.1100 OLP: \$349,000
Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-256-018 HOA/\$: No
U/B/L:
OMD: 01/16/17 PD: 03/15/17 COE: 03/17/17 SP: \$329,000 TIC: No 2nd Unit: No

Sale Cond: None

Another beautiful remodel by LBL Construction. 3 bedrooms, 2 baths. On public water and sewer. Must see.

[Additional Pictures](#)

Dir: River Road to Canyon 2.

Subd:

21627517 10978 Summerhome Park Forestville, 95436 / B0700 S Single Family DOM/CDOM: 69/69 LP \$329,900



BD: 3 BA: 1 FP: No Pool: No SqFt: 723 R Lot Sz: 6447/0.1480 OLP: \$339,900
Stories: 2 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 081-130-027 HOA/\$: No
U/B/L:
OMD: 12/27/16 PD: 03/06/17 COE: 03/17/17 SP: \$325,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Nice upgraded remodeled home in Forestville. The property is a three bedroom, one bath with lots of upgrades. New roof, kitchen with granite counter-tops and new appliances. All new bathroom, dual pane windows, new deck, all new plumbing, water heater, and electrical. Nice private backyard patio with built-in BBQ. Newly paved asphalt driveway. New paint inside and out. Large basement storage area and workshop. Just a short walk to the river.

[Additional Pictures](#)

Dir: Old River Road to Summerhome Park Road.

Subd:

BAREIS Client 5-Up Residential

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21700716 14509 Cherry St Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 37/37 LP \$270,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: A Lot Sz: 1751/0.0402 OLP: \$285,000
Stories: 2 Story YB: 1919 #Gar Sp: 0 #CP Sp: 0 APN: 072-140-075 HOA/\$: No
U/B/L:
OMD: 01/18/17 PD: 02/24/17 COE: 03/06/17 SP: \$275,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Cherished home in the heart of the Guerneville redwoods on Hulbert Creek. One bedroom home with oak flooring, skylights, two large producing apple trees front and back and a whole lot of storage underneath. Little elves house above the creek with power. Plenty of parking and easy access to 116/River Road. Walking distance to downtown or Armstrong Woods. Short drive to Ocean, River, Kayaking, Golf for everyone and so much more.

[Additional Pictures](#)

Dir: West on Hwy. 116 to Lover's Lane to Cherry. House on right. Sign's up.

Subd:

21622813 11896 Laurel Ave Forestville, 95436-9570 / B0700 S Single Family DOM/CDOM: 150/150 LP \$299,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 16553/0.3800 OLP: \$450,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 081-281-044 HOA/\$: No
U/B/L:
OMD: 09/27/16 PD: 02/24/17 COE: 03/02/17 SP: \$275,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Classic Summerhome Park Cabin on a large sunny .38 acre parcel. Excellent location close to the amenities of the park - clubhouse, entertainment areas and path to the beach. Huge front porch to relax and enjoy the scenery.

[Additional Pictures](#)

Dir: River Road to River Drive, Rt on Summerhome Park Rd to L on Laurel Ave

Subd:

21703737 15097 Canyon 2 Rd Rio Nido, 95471 / B0700 S Single Family DOM/CDOM: 23/23 LP \$210,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 810 R Lot Sz: 5220/0.1198 OLP: \$210,000
Stories: 2 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 070-257-002 HOA/\$: No
U/B/L:
OMD: 03/04/17 PD: 03/27/17 COE: 03/29/17 SP: \$240,000 TIC: No 2nd Unit: No

Sale Cond: None

Family cottage since the 40's. Built with one main bedroom and two large screened in sleeping porches. Many original touches. Large deck for outdoor activities.

[Additional Pictures](#)

Dir: River Road to Rio Nido, follow Canyon 2 Road to top of road .

Subd:

21703076 21762 Moscow Rd Monte Rio, 95462 / B0700 P Single Family DOM/CDOM: 29/29 LP \$340,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1170 R Lot Sz: 10698/0.2456 OLP: \$340,000
Stories: 1 Story YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 095-064-005 HOA/\$: No
U/B/L:
OMD: 02/23/17 PD: 03/24/17 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

First time on the market! Vintage & artsy, this 1945 Kaiser kit home came on the railroad & remodeled in the 70's. Recessed; private, w/ a seasonal creek. Filtered forest light thru redwoods & California natives. 2 lots total .38 acre. Glimpses of the river from your deck..Great room w/ cathedral ceilings & wood stove. Tree views from every window Plenty of parking. Near the entrance of Villa Grande, walk to the beach. Yummy! Your house matters.

[Additional Pictures](#)

Dir: Main St. in Monte Rio to Moscow Rd. Property is on the left.

Subd:

21704388 14601 Eastern Ave Guerneville, 95446-9413 / B0700 P Single Family DOM/CDOM: 24/24 LP \$329,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1136 R Lot Sz: 3999/0.0918 OLP: \$329,000
Stories: 1 Story YB: 1951 #Gar Sp: 1 #CP Sp: 0 APN: 071-024-009 HOA/\$: No
U/B/L:
OMD: 03/07/17 PD: 03/31/17 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Delightful home with inspired Mid-Century lines features cathedral ceilings in living and family rooms, sunny deck, detached garage and gardening galore on level lot that kisses the neighboring apple orchard. Convenient to neighborhood river access and beach in Drake Estates and gourmet Guerneville!

[Additional Pictures](#)

Dir: Hwy 116 to Drake, left on Eastern

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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

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21703802 15500 Willow Rd Guerneville, 95446 / B0700 P Single Family DOM/CDOM: 25/25 LP \$249,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 570 O Lot Sz: 1869/0.0429 OLP: \$249,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-252-001 HOA/\$: No
U/B/L:
OMD: 03/06/17 PD: 03/31/17 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Beautifully located with charming designer touches in this warm river cottage. Ideal for full time or week end use. 1 bedroom and 1 bath large wood windows, huge fireplace for those winter nights. Vintage built ins in the kitchen. Public water and sewer. Close to the beaches, Road House restaurant, pool and tennis courts. Less than 2 miles to downtown Guerneville's nightlife. Close to Armstrong Woods park, hiking trails and Coastal beaches.

[Additional Pictures](#)

Dir: River Road West. Turn right on Canyon 2, then immediate left onto Canyon 7, turn right onto Willow Rd. Subd:

21704568 7250 Trenton Healdsburg Forestville, 95436-9446 / B0700 CC Single Family DOM/CDOM: 26/26 LP \$1,025,000



BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 1738 R Lot Sz: 150282/3.5400 OLP: \$1,025,000
Stories: 1 Story YB: 1976 #Gar Sp: 3 #CP Sp: 0 APN: 083-010-050 HOA/\$: No
U/B/L:
OMD: 03/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Private 3.45 acre property. The house sits at the top of the parcel and has nice distant views of Mt. St. Helena. This property is a rough diamond in need of updating. Outside features a pool and vegetable garden area. There is a large 3 car garage. A lot of potential for a beautiful wine country property located minutes to Healdsburg, Windsor or Santa Rosa.

[Additional Pictures](#)

Dir: Driveway is directly across from where Mark West Station meets Trenton Healdsburg Road Subd:

21625897 15015 Armstrong Woods Guerneville, 95446-9529 / B0700 CC Single Family DOM/CDOM: 147/147 LP \$995,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1878 R Lot Sz: 415562/9.5400 OLP: \$995,000
Stories: 1 Story YB: 2002 #Gar Sp: 2 #CP Sp: 2 APN: 069-210-014 HOA/\$: No
U/B/L:

OMD: 11/09/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

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

[Additional Pictures](#)

Dir: River Road to Armstrong Woods Road Subd:

21704274 15341 Glandy Glen Guerneville, 95446-9749 / B0700 CC Single Family DOM/CDOM: 26/26 LP \$499,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1121 R Lot Sz: OLP: \$499,000
Stories: 2 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 071-080-009 HOA/\$: No
U/B/L:

OMD: 03/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

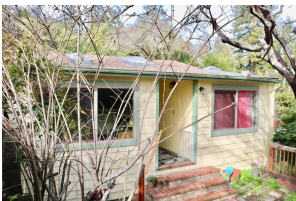
Sale Cond: Offer As Is, None

Welcome! You're at the End of the Glen so relax & enjoy this splendid West County Oasis. Don't worry about furnishing this one because it comes with everything you'll need! The EOTG is the perfect opportunity to own a mid-century built knotty pine cabin that has modern updating. With a sweet new kitchen, it features new cabinets, granite countertops & stainless steel appliance package. It's the perfect 2nd home or???

[Additional Pictures](#)

Dir: Drake Rd to Glandy Glen to end of the lane. Subd:

21701766 9050 Argonne Way Forestville, 95436-9382 / B0700 CC Single Family DOM/CDOM: 64/64 LP \$439,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1182 R Lot Sz: 3485/0.0800 OLP: \$439,000
Stories: 2 Story YB: 1948 #Gar Sp: 0 #CP Sp: 1 APN: 082-071-020 HOA/\$: No
U/B/L:

OMD: 01/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

This charming Forestville home is located high above the river, and consists of two separate units. A light and bright upper unit of 3bed/1ba with views of the distant hills, and a lower large studio, with kitchen, bath, and separate entrance make up this property. A sunny yard adds to its charm, with plenty of room for gardening. Attached carport, and room for a second car in the driveway enhance the desirability. Wonderful location.

[Additional Pictures](#)

Dir: River Road to Argonne Way Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21704601 17545 Neeley Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 26/26 LP \$419,900



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1192 R Lot Sz: 9359/0.2149 OLP: \$419,900
Stories: 2 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 071-230-104 HOA/\$: No
U/B/L:
OMD: 03/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Upgraded home with great views and walking distance to the River. Many upgrades- granite countertops, built in ovens, microwave, custom built ins in kitchen, electric opening skylights, bamboo flooring, new carpeting, Newly painted interior, jetted tub, Japanese heated toilet, plenty of off street parking. This house has great views, light and front and side patio/decking.

[Additional Pictures](#)

Dir: Neeley Road to property

Subd:

21702700 8197 Spring Dr Forestville, 95436-9376 / B0700 CC Single Family DOM/CDOM: 50/50 LP \$419,000



BD: 3 BA: 1 FP: No Pool: No SqFt: 1040 R Lot Sz: 10402/0.2388 OLP: \$419,000
Stories: 1 Story YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 082-010-006 HOA/\$: No
U/B/L:
OMD: 02/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Conveniently located in Mirabel Heights this modest charmer, a 3 BR 1 BA is just 15 mins to Santa Rosa and 1 mins to Speers market. A bright and sunny spot at the top of the hill. Updated and refreshed with new w/w carpets. A clean & sunny kitchen with new stove & paint. Laundry room with hookups & tub. Partial basement, new water heater, plus outdoor open-ended storage area. This property has been merged with the vacant lot next door.

[Additional Pictures](#)

Dir: Mirabel Rd to Park Ave to Spring

Subd:

21704355 11020 Rio Vista Rd Forestville, 95436-9812 / B0700 CC Single Family DOM/CDOM: 29/29 LP \$399,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1171 A Lot Sz: 10454/0.2400 OLP: \$399,000
Stories: 2 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 081-042-020 HOA/\$: No
U/B/L:
OMD: 03/07/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Charming cottage tucked above the Russian River. 2 bedroom, 2 bath with office is located just a short distance from the Russian River and Sonoma County wine country. This private and secluded home has a sunken hot tub, deck and open floor plan with vaulted ceilings. Just move in and start enjoying the Sonoma County life style!

[Additional Pictures](#)

Dir: River road to Westside, left on Rio Vista

Subd:

21704125 14248 Old Cazadero Rd Guerneville, 95446-9399 / B0700 CC Single Family DOM/CDOM: 32/32 LP \$349,000

BD: 3 BA: 1 FP: Yes Pool: No SqFt: 986 R Lot Sz: 2178/0.0500 OLP: \$349,000
Stories: 2 Story YB: 1932 #Gar Sp: 1 #CP Sp: 0 APN: 072-090-022 HOA/\$: No
U/B/L:
OMD: 03/04/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

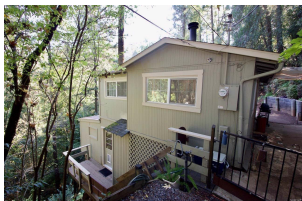
This corner location bungalow provides all of the elements for maximum enjoyment of the Russian River and all that it has to offer. Lovely covered porch, ample rear deck and other outdoor spaces provide you with all of the options necessary for year-round or part-time enjoyment. Large garage with roll up door and work bench are complimented by three other cement floored rooms providing water toy storage, indoor game room or other creative uses.

[Additional Pictures](#)

Dir: River Road to Old Cazadero. Corner of Laurel and Old Cazadero Roads.

Subd:

21626094 10443 Woodside Dr Forestville, 95436-9726 / B0700 CC Single Family DOM/CDOM: 142/142 LP \$325,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 607 R Lot Sz: 10119/0.2323 OLP: \$335,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 082-180-066 HOA/\$: No
U/B/L:
OMD: 11/14/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Privacy prevails on the wooded hillside. Charming home and cute guestroom provide a personal retreat. Decks to enjoy nature. Garden for growing vegetables. Dual pane windows, Open floorplan. And parking for at least 4 cars!

[Additional Pictures](#)

Dir: West on River Road. Scenic to Old River Road. Left on Woodside. .25 miles to 10443.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21626365 11085 Westside Ave Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 137/137 LP \$289,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 648 R Lot Sz: 3049/0.0700 OLP: \$299,000
Stories: 1 Story YB: 1963 #Gar Sp: 0 #CP Sp: 0 APN: 081-041-032 HOA/\$: No
U/B/L:
OMD: 11/19/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

REDUCED \$10k! Welcome to the Hacienda Neighborhood of Forestville... One of Sonoma County's best kept secrets! This charming cabin features a beautiful, spacious deck to enjoy the indoor/outdoor Sonoma County lifestyle. Two bedrooms, one full bath with open concept living. Perfect for first time home buyers, a week-end get-away or simplify your life by finally downsizing. Two Lots! Visit Our Website for More Details.

[Additional Pictures](#)

Dir: Westside Road,

Subd:

21700636 10306 Old River Rd Forestville, 95436-9328 / B0700 CC Single Family DOM/CDOM: 76/76 LP \$270,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 568 R Lot Sz: 2949/0.0677 OLP: \$275,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 082-201-003 HOA/\$: No
U/B/L:
OMD: 01/19/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

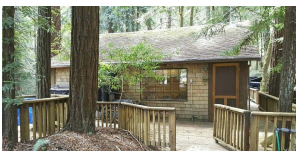
Great location! Cute bungalow close to river access. Real hardwood floors, refrigerator and washer & dryer included. Storage below. NOT in flood zone. 4 min walk-Mother's Beach, .8 miles-Sunset Beach, 8 miles-Johnson's Beach in Guerneville. Tons of wineries in a 5 mile radius. Minutes to Forestville Farmers Market. 3 minutes to Burke's Canoes. 15 min to Northwood Golf Club & Restaurant. Sits above River Rd so noise is limited

[Additional Pictures](#)

Dir: River Rd to Scenic, sharp right to Old River Rd.

Subd:

21622868 12490 Underwood Ave Guerneville, 95446-8515 / B0700 CC Single Family DOM/CDOM: 190/190 LP \$135,900



BD: 2 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 10729/0.2463 OLP: \$135,900
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 085-060-012 HOA/\$: Yes/\$2289.00/Ye
U/B/L:
OMD: 09/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

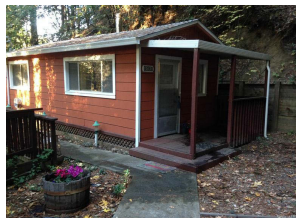
For sale are membership rights in Odd Fellows Recreation Club, a private club organized as a non-profit corporation. Membership includes right to use specific Club-owned lot(s) and to own the cabin sited on the lot(s). The cabin is non-deeded personal property. Membership applicant must be approved by the Club, meet credit, background check criteria & provide proof of membership in an Odd Fellows, Rebekahs, Masons or Eastern Star Lodge. Cash only

[Additional Pictures](#)

Dir: Summer Access-River Rd to Odd Fellows Rd to gate. Winter Only-Hwy 116 to Odd Fellows Rd to gate

Subd:

21527321 15131 Drake Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 497/497 LP \$115,000



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

Sale Cond: Short Sale

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

[Additional Pictures](#)

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

Subd:

21703163 5566 N Gravenstein Hwy Forestville, 95436-9697 / B0700 A Farms/Ranch DOM/CDOM: 43/43 LP \$8,900,000



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

Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21607735 19540 King Ridge Rd Cazadero, 95421-9613 / B0700 A Single Family DOM/CDOM: 339/339 LP \$7,988,000



BD: 2 BA: 3 FP: Yes Pool: No SqFt: 5070 R Lot Sz: 26948830/618.6600 OLP: \$11,988,000
Stories: 2 Story YB: 2010 #Gar Sp: 3 #CP Sp: 0 APN: 106-240-020 HOA/\$: No
U/B/L:

OMD: 05/01/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Double Bar Z Ranch the perfect medley of sustainability, casual luxury and interdependence with nature. Own your own lodge style dream home on 618 glorious acres. Ephemeral ponds, views for miles and some of the most desired land in Sonoma County. Property backs up to Austin Creek state preserve, guaranteeing privacy. Romantic cabin and ponds. One of the most exclusive ranches in Sonoma County awaits you

[Additional Pictures](#)

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

Subd:

21701379 7800 Giusti Rd Forestville, 95436-9273 / B0700 A Single Family DOM/CDOM: 49/49 LP \$5,250,000



BD: 3 BA: 3/1 FP: Yes Pool: Yes SqFt: 5079 O Lot Sz: 1570774/36.0600 OLP: \$5,250,000
Stories: 1 Story YB: 2004 #Gar Sp: 3 #CP Sp: 0 APN: 083-170-054 HOA/\$: No
U/B/L:

OMD: 02/15/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21706301 7075 Trenton Rd Forestville, 95436-9208 / B0700 N A Single Family DOM/CDOM: 7/7 LP \$950,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1803 R Lot Sz: 148104/3.4000 OLP: \$950,000
Stories: 1 Story YB: 1992 #Gar Sp: 4 #CP Sp: 2 APN: 078-020-020 HOA/\$: No
U/B/L:

OMD: 03/29/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Other

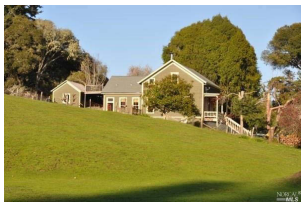
Spectacular vineyard views from this Craftsman home built in 1992 offering 3 bedrooms, 2 full bathrooms, heart pine hardwood floors, cathedral ceilings, massive decking for entertaining built within the last 3 years, newer hot tub, 1,150 sf detached garage with perimeter foundation and concrete floors,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

[Additional Pictures](#)

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

Subd:

21703946 24951 Hwy 116 Duncans Mills, 95430 / B0700 A Single Family DOM/CDOM: 34/34 LP \$895,000



BD: 4 BA: 2 FP: Yes Pool: No SqFt: 2716 R Lot Sz: 31002/0.7117 OLP: \$895,000
Stories: 2 Story YB: 1890 #Gar Sp: 0 #CP Sp: 0 APN: 096-160-012 HOA/\$: No
U/B/L:

OMD: 03/02/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

[Additional Pictures](#)

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

Subd:

21705548 6694 Ellen Ln Forestville, 95436-9703 / B0700 A Single Family DOM/CDOM: 14/14 LP \$810,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1652 R Lot Sz: 36900/0.8471 OLP: \$810,000
Stories: 1 Story YB: 1978 #Gar Sp: 2 #CP Sp: 0 APN: 084-200-028 HOA/\$: No
U/B/L:

OMD: 03/22/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

California-Cool ranch 3BD, 2BA home located in a peaceful valley near the end of a private road on almost an acre of serenity. Light-filled/open floor plan with easy access to outdoors from den & master suite. Grounds feature: arbor of fragrant Wisteria over the deck, hot tub, lawn, fruit trees, a small barn for chicken coop & other stock & a fenced, tree-lined pasture. Truly a unique country property sure to appeal to the hobby farmer in us all!

[Additional Pictures](#)

Dir: Hwy 116 to Hidden Lake, left on Ellen to near end of road.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21705372 11051 Golf Ct Monte Rio, 95462-9743 / B0700 A Single Family DOM/CDOM: 18/18 LP \$699,000
BD: 2 BA: 2 FP: No Pool: No SqFt: 1388 R Lot Sz: 6534/0.1500 OLP: \$699,000
Stories: 1 Story YB: 1979 #Gar Sp: 1 #CP Sp: 0 APN: 094-190-040 HOA/\$: Yes/\$150.00/Ye
U/B/L:
OMD: 03/18/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Northwood Golf Course: One of the Top 9-hole Courses in America" - Golf Course Magazine. Tee off just steps away from this home! Featuring vaulted ceilings, abundant skylights & windows, andan open floor plan, this home boasts newer stainless steel appliances, new hardwood floors and new granite countertops. Nestled among majestic redwoods and Zen-like gardens- the back deck overlooks the fairway.AND - Just across the road -The RUSSIAN RIVER

[Additional Pictures](#)

Dir: West on River Rd. Left on Redwood Dr. Right on Golf Ct.

Subd:

21704198 14507 Western Ave Guerneville, 95446-9760 / B0700 N A Single Family DOM/CDOM: 0/0 LP \$618,000
BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 1660 R Lot Sz: 7841/0.1800 OLP: \$618,000
Stories: 2 Story YB: 1989 #Gar Sp: 2 #CP Sp: 0 APN: 071-023-026 HOA/\$: No
U/B/L:
OMD: 04/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 SPLASH INTO SUMMER! Sensational contemporary 3 bedroom, 2 bath home located on a sunny level lot in the desirable Drake Estates. Spacious open floor plan upstairs with large decks, a sparkling pool and hot tub plus an amazing playroom all connected for your complete enjoyment. Easy stroll to private neighborhood river access. Most of the furniture and all water toys included! Everything you could need for the ultimate Russian River escape!

[Additional Pictures](#)

Dir: Hwy 116 to Drake Rd approx 1.5 miles to Western Ave. Home down on right.

Subd: Drake Estates

21706630 21654 Moscow Rd Monte Rio, 95462 / B0700 N A Single Family DOM/CDOM: 3/3 LP \$597,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1024 R Lot Sz: 2749/0.0631 OLP: \$597,000
Stories: 1 Story YB: 1924 #Gar Sp: 0 #CP Sp: 0 APN: 095-091-030 HOA/\$: No
U/B/L:
OMD: 04/02/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Relax in an enchanting writer's retreat along the Russian River. A successful vacation rental with the river at your feet. Built in 1924, this 2 bedroom cottage has been lovingly restored and meets the expectation of the most discerning traveler. Hottub has been added with stair towards the river by the current owner. Nothing to do here but enjoy Sonoma County or share it with vacationers.

[Additional Pictures](#)

Dir: Hwy 116 to Bohemian Hwy. West on Moscow Road

Subd:

21623562 19496 Hidden Valley Rd Guerneville, 95446-9353 / B0700 A Single Family DOM/CDOM: 182/182 LP \$585,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2341 R Lot Sz: 6251/0.1435 OLP: \$595,000
Stories: 2 Story YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 072-060-005 HOA/\$: No
U/B/L:
OMD: 10/05/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Chateau Chardonnay is a current vacation rental! furnished and ready to go. Updated home nestled in the redwoods, close to river, shops and restaurants. Upper level includes custom kitchen with stainless steel appliances and granite counter tops. Large open floor plan that is great for entertaining, just start enjoying!

[Additional Pictures](#)

Dir: Hwy 116 right on Lovers Lane, right on Cherry, left on Hidden Valley up hill.

Subd:

21706610 17560 Neeley Rd Guerneville, 95446-9782 / B0700 N A Single Family DOM/CDOM: 4/4 LP \$549,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: U Lot Sz: 5227/0.1200 OLP: \$549,000
Stories: 2 Story YB: 1949 #Gar Sp: 1 #CP Sp: 0 APN: 071-230-040 HOA/\$: No
U/B/L:
OMD: 04/01/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 No expense spared in this completely remodeled 3 bedroom, 2 bath home with high-end appliances. The obvious pride of ownership is ready to be passed on. The private fence makes you feel like you're entering in your secret hideaway. The ultimate entertainment hub awaits you with plenty of outdoor space. Just a short walk to the River and great beach. Central to Sonoma County Wine Country. Great for full time living, second home or vacation rental

[Additional Pictures](#)

Dir: Hwy 116 to Neeley

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21626278 17523 Summit Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 140/140 LP \$543,100



BD: 6 BA: 5 FP: Yes Pool: No SqFt: 2589 R Lot Sz: 6534/0.1500 OLP: \$543,100
Stories: Tri Level YB: 1988 #Gar Sp: 0 #CP Sp: 0 APN: 072-172-008 HOA/\$: No
U/B/L:

OMD: 11/16/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Short Sale

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

[Additional Pictures](#)

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

Subd:

21623983 25 Huckleberry Hts Cazadero, 95421-9681 / B0700 A Single Family DOM/CDOM: 176/176 LP \$525,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1620 O Lot Sz: 152896/3.5100 OLP: \$549,000
Stories: 2 Story YB: 1958 #Gar Sp: 0 #CP Sp: 0 APN: 097-040-006 HOA/\$: No
U/B/L:

OMD: 10/11/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Looking for your perfect home in the woods? Find this warm & sunny home high on a hill on 3.5+/- acres. It has large, open rooms & many up-grades. Super quiet, but close to the town of Cazadero, the Russian river & the ocean. The updated kitchen has Oak Butcher Block counter tops, SS appliances, & tons of storage. Custom designed, tile walk-in shower. Cozy stove for winter nights. Light & bright with dual pane windows & skylights. Super sweet!

[Additional Pictures](#)

Dir: Cazadero Hwy to Huckleberry Hts.

Subd:

21623387 11110 Summerhome Park Forestville, 95346 / B0700 A Single Family DOM/CDOM: 96/96 LP \$510,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: A Lot Sz: 13504/0.3100 OLP: \$510,000
Stories: 2 Story YB: Against #Gar Sp: 0 #CP Sp: 0 APN: 081-140-030 HOA/\$: No
U/B/L:

OMD: 10/10/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Taste, style, charm, privacy, views on a secluded acre(approx). Huge deck, hot tub, paved driveway-all above the river and close to Summerhome Park and River beaches. This beautiful two plus home is charming in every way, wonderful views, privacy, with a large deck for outdoor entertaining. This home features high ceilings with loft and sunny open floor plan. Perfect for year round or vacation rental. Walking distance to private community beach.

[Additional Pictures](#)

Dir: River Road-ForestHills Rd-Summerhome Park Rd. L.off Summerhome to top of paved drive. Before Ice **Subd:**

21702529 7266 Harmon Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 49/309 LP \$500,000



BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 2300 O Lot Sz: 14000/0.3214 OLP: \$500,000
Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 4 APN: 850-000-165 HOA/\$: Yes/\$2500.00/Year
U/B/L:

OMD: 02/15/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other

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

[Additional Pictures](#)

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

Subd:

21706812 9640 Rio Vista Rd Forestville, 95436-9391 / B0700 N A Single Family DOM/CDOM: 1/1 LP \$499,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 864 R Lot Sz: 4500/0.1033 OLP: \$499,000
Stories: Multi Lev YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 082-121-025 HOA/\$: No
U/B/L:

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

Sunshine & views from private deck. Big remodel w/ updated kitchen & bathroom, fireplace, laminate flooring, vaulted ceilings, dual pane windows, built-in speakers inside & out, Brazilian Rain Forest marble counters & accents in kitchen, bath & living room. Hot tub, ample parking, new septic. One bedroom +bonus room. Add'l 1 bedroom unit below w/ a small kitchen, full bath, storage, laundry. Total -approx. 1100 sf. Near Russian River beach access

[Additional Pictures](#)

Dir: 101 to River Road West, Left onto Rio Vista

Subd:

Presented By: John Genovese CA BRE License #01380792, 415-407-8796

Vanguard Properties CA BRE License #01486075, 707-869-9800

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

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21705794 14213 Mclane Ave Guerneville, 95446-9698 / B0700 A Single Family DOM/CDOM: 13/13 LP \$499,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1748 R Lot Sz: 4792/0.1100 OLP: \$499,000
Stories: Tri Level YB: 1992 #Gar Sp: 2 #CP Sp: 0 APN: 072-160-078 HOA/\$: No
U/B/L:

OMD: 03/23/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

3 Bed 2 bath Home close to town & walking dist to the local beach. This open style design offers plenty of room for a large group, still cozy for 1 or 2. This Tri-Level design offers a extra space for each bedroom. Cuddle by the wood fire on those cool evenings. Walkout through the French Doors off the middle bedroom right onto your private patio & Hot Tub. Enjoy the morning sun and sip on some coffee. 2 car gar has storage, parking and hobby area

[Additional Pictures](#)

Dir: Hwy 116- rt on Old Monte Rio, Rt on Park, left on Summit, rt on Mclane, at fork rt on Mclane again **Subd:**

21700114 17970 Sweetwater Springs Guerneville, 95446-8910 / B0700 A Single Family DOM/CDOM: 92/92 LP \$499,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 840 R Lot Sz: 28558/0.6556 OLP: \$499,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 069-120-006 HOA/\$: No
U/B/L:

OMD: 01/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

21705368 17665 Old Monte Rio Rd Guerneville, 95446-9021 / B0700 A Single Family DOM/CDOM: 9/9 LP \$450,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 845 R Lot Sz: 7405/0.1700 OLP: \$450,000
Stories: 2 Story YB: 2009 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-071 HOA/\$: No
U/B/L:

OMD: 03/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Inspired by simple, mid-century modern design. Full-sun and changing light. Panoramic views of Russian River. Walls of windows/sliders. Glorious moon & sun rises. Privacy. No nearby neighbors ever. Wine Country kitchen. Large master. Outdoor shower & hot tub. Wood stove. Plentiful parking with easy access. Low maintenance. Metal roof. Quality weather resistant siding. Public utilities. Walk to river. Near town, ocean, wineries. A sexy get-away.

[Additional Pictures](#)

Dir: River Road to Guerneville side of Old Monte Rio Rd (200' after Old Cazadero Rd) 1/2 mile up on left. **Subd:**

21703752 10883 River Dr Forestville, 95436 / B0700 A Single Family DOM/CDOM: 9/9 LP \$435,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 950 R Lot Sz: 8034/0.1844 OLP: \$435,000
Stories: 2 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 082-252-014 HOA/\$: No
U/B/L:

OMD: 03/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Adorable 1934 Cottage that's been remodeled & revitalized from top to bottom. Features granite counters, stainless steel appliances, custom tile bath, new roof, energy efficient windows and LED lighting. Boasts open floorplan with cathedral ceilings & skylights, enhanced by natural grain woods throughout. Big lot with room to garden and space for RV's. Short walk to Russian River beaches and close to many world class wineries. Enjoy The Good Life!

[Additional Pictures](#)

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

21703373 885 Austin Creek Rd Cazadero, 95421-9619 / B0700 A Single Family DOM/CDOM: 26/26 LP \$430,000



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

OMD: 03/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

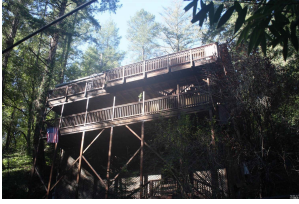
[Additional Pictures](#)

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

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21701493 9214 RIO DELL Ct Forestville, 95436 / B0700 A Single Family DOM/CDOM: 68/68 LP \$420,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1932 R Lot Sz: 16988/0.3900 OLP: \$420,000
Stories: 1 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 082-081-058 HOA/\$: No
U/B/L:
OMD: 01/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

House on the hill with beautiful views Owner will be putting on a new roof and solar panels before close of escrow. The property is off the grid has a generator. The house is built of redwood according to the seller.

[Additional Pictures](#)

Dir: River Road to Rio Dell Ct. **Subd:**

21706255 21876 Russian River Ave Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 8/8 LP \$399,900



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 674 R Lot Sz: 3358/0.0771 OLP: \$399,900
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 095-051-006 HOA/\$: No
U/B/L:

OMD: 03/28/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Come play this summer in your very own Villa Grande home on the river! Relax in the sun drenched backyard dotted with opulent flowering plants. Open the private gate and stroll down the manicured trail to what many say is the best river spot to swim or fish. Enjoy sandy or rocky beaches, all on other side of gate! Outbuilding set up as a private office or bonus room. Shed for tools. On demand hot water, dual panes and fireplace in sweet bungalow

[Additional Pictures](#)

Dir: Bohemian hwy, rt on Main, rt. on Moscow, rt on Russian River **Subd:**

21704838 15572 Riverside Dr Guerneville, 95446-9579 / B0700 A Single Family DOM/CDOM: 23/23 LP \$399,000



BD: 4 BA: 3 FP: Yes Pool: No SqFt: 2114 R Lot Sz: 4356/0.1000 OLP: \$399,000
Stories: 2 Story YB: 1925 #Gar Sp: 0 #CP Sp: 1 APN: 070-120-039 HOA/\$: No
U/B/L:

OMD: 03/13/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: Other

Just a stones throw to Russian River. Great 3 bedroom 2 bath SFR with detached second unit 1 bed 1 bath. Great summer home. Separate utilities for each unit.

[Additional Pictures](#)

Dir: River Rd to Bonita Ave to Riverside Dr **Subd:**

21706159 16516 Armstrong Woods Guerneville, 95446-8104 / B0700 N A Single Family DOM/CDOM: 6/6 LP \$392,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 1080 N Lot Sz: 6665/0.1530 OLP: \$392,000
Stories: 2 Story YB: 1941 #Gar Sp: 0 #CP Sp: 0 APN: 069-200-024 HOA/\$: No
U/B/L:

OMD: 03/30/17 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Charismatic creekside cottage down a private road. Great room with a fireplace. One bedroom and a large loft. Outdoors, a generous deck with a hot tub overlooking Fife Creek. Watch the stars and listen to the creek burble. Two outbuildings; An artist studio with laundry and a simple shed. Breathe in the air: Enjoy the wildlife, sun and trees. Easy walk to Armstrong Woods Park and downtown gourmet Guerneville. It's a good life! Your house matters.

[Additional Pictures](#)

Dir: Armstrong Woods Rd 1.5 miles from River Road, Left on private lane (unmarked), Red arrow 16516. **Subd:**

21619129 8943 Argonne Way Forestville, 95436-9379 / B0700 A Single Family DOM/CDOM: 236/236 LP \$325,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 776 R Lot Sz: 3049/0.0700 OLP: \$424,000
Stories: 1 Story YB: 1955 #Gar Sp: 0 #CP Sp: 2 APN: 082-072-030 HOA/\$: No
U/B/L:

OMD: 08/12/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Come in to this cozy cabin and experience the convenience of Forestville. This 1 bedroom, 1 bathroom home gets it's charm from the knotty pine interior. Includes a large bonus room with it's own access to wash room. Expansive workshop downstairs is a craftsman's dream. Walking distance to Steelhead Beach, Burke's Canoe Rentals, or a short drive to Mom's beach!

[Additional Pictures](#)

Dir: West on River Rd, Left on Argonne Way. First property on Left. **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2017 to 3/31/2017) , Sold Off MLS (3/1/2017 to 3/31/2017)

21703568 **14880 Rotonda Way** **Guerneville, 95446 / B0700** **B A** **Single Family** **DOM/CDOM:** 35/35 **LP** \$263,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 540 R **Lot Sz:** 7100/0.1630 **OLP:** \$263,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-256-014 **HOA/\$:** No
U/B/L:
OMD: 03/01/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: None

Peacefully perched at the end of a country lane this 1BR w/ bonus Suite is an affordable chance to achieve your Russian River dream. Updated interiors offer a perfect blend of appealing open space w/ a wonderful outdoor connection to nature. Lower level BONUS ROOM & .5 BATH offer comfortable options for guests or hobbies. City Sewer & No Flood. Nearby Roadhouse Bar & Rest. + community pool, veggie gardens, dog park & Russian River recreation!

[Additional Pictures](#)

Dir: River Road to Canyon Two Right on Rotunda Way.

Subd:

21626006 **20340 Highway 116** **Monte Rio, 95462 / B0700** **A** **Single Family** **DOM/CDOM:** 145/145 **LP** \$159,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1147 R **Lot Sz:** 5201/0.1194 **OLP:** \$159,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-129-010 **HOA/\$:** No
U/B/L:
OMD: 11/11/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Opportunity knocks in home down to studs, in Beautiful Russian River Town of Monte Rio. Personalize w/ touches you always wanted! Centrally located in Monte Rio, a Stone's Toss away from MR Riverfront Meadow & Russian River. Paddle down the river (quick access), 2 blocks to Rio Theatre, Enjoy Scenic Drive down Bohemian Hwy., perhaps take bike ride & enjoy redwood lined scenery, catch concert under the stars at Monte Rio Amphitheater, or wine tasting

[Additional Pictures](#)

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