

Area Market Survey Summary

Listings as of 04/04/19 at 7:17am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2019 to 3/31/2019) , Sold Off MLS (3/1/2019 to 3/31/2019)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	1	111	Minimum	\$200,000	Maximum	\$8,995,000
\$250,000 thru \$299,999	1	61	Average	\$1,132,382	Median	\$592,000
\$300,000 thru \$349,999	2	14				
\$350,000 thru \$399,999	5	90				
\$400,000 thru \$449,999	2	285				
\$450,000 thru \$499,999	2	198				
\$500,000 thru \$549,999	2	103				
\$550,000 thru \$599,999	4	119				
\$600,000 thru \$649,999	2	26				
\$650,000 thru \$699,999	2	144				
\$750,000 thru \$799,999	1	17				
\$800,000 thru \$849,999	1	313				
\$850,000 thru \$899,999	1	259				
\$950,000 thru \$999,999	3	79				
\$1,250,000 thru \$1,499,999	2	16				
\$1,750,000 thru \$1,999,999	1	17				
\$2,000,000 thru \$2,249,999	1	80				
\$3,750,000 thru \$3,999,999	1	663				
\$4,500,000 thru \$4,749,999	1	596				
\$8,000,000 thru \$8,999,999	1	70				
	36	137				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	734	Minimum	\$185,000	Maximum	\$875,000
\$250,000 thru \$299,999	2	54	Average	\$443,571	Median	\$425,000
\$400,000 thru \$449,999	1	119				
\$500,000 thru \$549,999	2	61				
\$850,000 thru \$899,999	1	352				
	7	205				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$750,000 thru \$799,999	1	10	Minimum	\$785,000	Maximum	\$1,299,000
\$1,250,000 thru \$1,499,999	2	18	Average	\$1,111,333	Median	\$1,250,000
	3	15				

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	1	76	Minimum	\$200,000	Maximum	\$642,000
\$400,000 thru \$449,999	1	42	Average	\$495,556	Median	\$515,000
\$450,000 thru \$499,999	1	38				
\$500,000 thru \$549,999	3	149				
\$550,000 thru \$599,999	2	64				
\$600,000 thru \$649,999	1	36				
	9	85				

<p><u>LAST MONTH</u></p> <p>MEDIAN = \$405,000 +27.16%</p> <p>SOLD = 15 -40.00%</p> <p>DOM = 86 +/- 0%</p>	<p><u>LAST YEAR</u></p> <p>MEDIAN = \$560,000 -8.04%</p> <p>SOLD = 12 -25.00%</p> <p>DOM = 72 +18.06%</p>
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 Information has not been verified, is not guaranteed, and is subject to change.
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 U.S. Patent 6,910,045

Listings as of 04/04/19 at 7:18am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2019 to 3/31/2019) , Sold Off MLS (3/1/2019 to 3/31/2019)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	23	16	4	0	43
Average List Price	\$480,559	\$1,339,906	\$2,844,850	\$0	\$1,020,250
Average Market Time	142	186	27	0	148
Average Square Feet	922	2357	6918	0	2013
All Off Market					
#Units	5	4	3	0	12
Pending					
#Units	0	1	2	0	3
Average List Price	\$0	\$785,000	\$1,274,500	\$0	\$1,111,333
Average Market Time	0	10	18	0	15
Average Square Feet	0	1580	3130	0	2613
Sold					
#Units	5	3	1	0	9
Dollar Value	\$2,264,000	\$1,607,000	\$589,000	\$0	\$4,460,000
Average List Price	\$461,000	\$565,833	\$599,000	\$0	\$511,278
Average Sold Price	\$452,800	\$535,667	\$589,000	\$0	\$495,556
Average Market Time	57	155	14	0	85
Average Square Feet	855	1640	2384	0	1286
% of List Price	98.22	94.67	98.33	0.00	96.92
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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 U.S. Patent 6,910,045

21901086 **15530 Monte Rosa Ave** **Guerneville, 95446-9386 / B0700** **S** **Single Family** **DOM/CDOM:** 36/36 **LP** \$640,000



BD: 1 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1686 N **Lot Sz:** 5227/0.1200 **OLP:** \$640,000
Stories: 2 Story **YB:** 2004 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-031-069 **HOA/\$:** No

OMD: 01/17/19 **PD:** 02/22/19 **COE:** 03/01/19 **SP:** \$642,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

LOCATION! LOCATION! Move-in ready retreat to call home! On a desirable level, sun drenched private road. Master suite on the main floor with updated bath- jetted tub, tile shower, double vanity. Open kitchen includes stainless fridge, granite counters. Abundance of natural light through dual pane windows, vaulted ceilings. 2 1/2 baths, 2 bonus rooms, indoor laundry and 2 car garage. Relax with gas fireplace, front porch, hot tub and deck.

[Additional Pictures](#)

Dir: West thru Guerneville on Hwy 116. Turn rt on Old Cazadero Rd, rt on Fern Way and rt on Monte Rosa Ave **Subd:**

21902988 **14713 Carrier Ln** **Guerneville, 95446-9225 / B0700** **S** **Single Family** **DOM/CDOM:** 14/136 **LP** \$599,000



BD: 4 **BA:** 3/1 **FP:** Yes **Pool:** No **SqFt:** 2384 V **Lot Sz:** 5998/0.1377 **OLP:** \$599,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-290-015 **HOA/\$:** No

OMD: 02/09/19 **PD:** 02/23/19 **COE:** 03/12/19 **SP:** \$589,000 **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

This charming home is located in the desirable Armstrong Valley. Where the sun shines and the neighborhood's friendly. Updated and well-cherished 3 bedrooms 2.5 bath with a detached legal 590 square foot 1 bed 1 bath in-law unit. The backyard was created for gardening, entertaining, and enjoying quiet Jacuzzi time under the stars. With less than a mile to downtown Guerneville and the towering Redwoods in Armstrong State Reserve.

[Additional Pictures](#)

Dir: Armstrong Woods Rd - L on Laughlin - L on Carrier **Subd:**

21828996 **17520 River Ln** **Guerneville, 95446-9714 / B0700** **S** **Single Family** **DOM/CDOM:** 113/205 **LP** \$573,500



BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1465 N **Lot Sz:** 3001/0.0689 **OLP:** \$573,500
Stories: 2 Story **YB:** 1997 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-230-019 **HOA/\$:** No

OMD: 11/14/18 **PD:** 03/07/19 **COE:** 03/15/19 **SP:** \$562,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Well maintained 3 bedroom cottage in Vacation Beach. Just a short walk to path leading to large beach area. Home has good size living area with gas stove and plenty of windows to let the natural light in. Large kitchen with ample counter space. Separate dining area offering room for the whole family. All 3 bedrooms are good size. Utility room/pantry and laundry area. Fenced yard with space for garden in back. Storage shed and carport. Sunny lot.

[Additional Pictures](#)

Dir: Neeley Rd then Right onto Orchard and Right onto River Ln **Subd:**

21820235 **16155 Drake Rd** **Guerneville, 95446-9732 / B0700** **S** **Single Family** **DOM/CDOM:** 233/346 **LP** \$599,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1954 R **Lot Sz:** 22216/0.5100 **OLP:** \$649,000
Stories: 2 Story **YB:** 1997 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-160-065 **HOA/\$:** No

OMD: 08/02/18 **PD:** 03/25/19 **COE:** 03/29/19 **SP:** \$530,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Large house raised above the flood and partially redone. Living rm with wood burning stove, family room with deck, upgraded Kitchen with stainless appliances, upgraded cabinets, and south facing window. Large Master suite with walk in closet at opposite end of the house from the two guest suites. The house also comes with Guerneville's Iconic Pee Wee golf course! Open it back up in summers and earn some income while living steps from the River.

[Additional Pictures](#)

Dir: River Road to Hwy 116 to Drake road or Hwy 116 to Drake Road. **Subd:**

21829138 **10462 Scenic Dr** **Forestville, 95436-9333 / B0700** **S** **Single Family** **DOM/CDOM:** 119/119 **LP** \$525,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1500 N **Lot Sz:** 1243638/28.5500 **OLP:** \$525,000
Stories: 1 Story **YB:** 1966 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-160-013 **HOA/\$:** No

OMD: 11/13/18 **PD:** 03/12/19 **COE:** 03/19/19 **SP:** \$515,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

1400 Scenic Dr. (082-160-004) is also included in the sale. It is .3375 acres. The 28.5 acres is across the street. This is a wooded lot with privacy. The mobile home is in good condition. One may want to build a new home, granny unit and guest house check with the County.

[Additional Pictures](#)

Dir: West on River Rd. left on Old River Rd. right on Canyon up hill left on Scenic property is on the left **Subd:**

21829705 15000 Outlet Dr Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 95/95 LP \$525,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1148 R Lot Sz: 1786/0.0410 OLP: \$525,000
Stories: 2 Story YB: 1926 #Gar Sp: 0 #CP Sp: 0 APN: 070-160-008 HOA/\$: No
U/B/L:

OMD: 11/26/18 PD: 03/01/19 COE: 03/01/19 SP: \$507,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Light, bright, immaculately-restored quintessential Russian River home on a private drive with artistic and modern aesthetics. Nestled upon a hill with views among the redwoods. No flood ins. required. Moments from town and the relaxing river where privacy abounds. A warm inviting interior with granite counters, subway tile, and custom redwood accents make this a home you will be proud to show off to friends and family. Must see to believe.

[Additional Pictures](#)

Dir: From River Rd turn on Foothill Blvd. Continue forward on Outlet Dr up to the left. **Subd:**

21900618 10552 Woodside Dr Forestville, 95436-9724 / B0700 S Single Family DOM/CDOM: 38/38 LP \$490,000



BD: 2 BA: 1/1 FP: No Pool: No SqFt: 1200 R Lot Sz: 3280/0.0753 OLP: \$490,000
Stories: 2 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 082-180-012 HOA/\$: No
U/B/L:

OMD: 01/11/19 PD: 02/18/19 COE: 03/01/19 SP: \$490,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Quintessential Forestville cottage in sunny hilltop location. Complete remodel with many energy efficient upgrades including new insulation & windows throughout along with new plumbing, heating & electrical systems. Boasts stainless steel appliances, granite counters, tile & laminate floors, new roof and updated septic system. Bonus rooms for weekend guests, hobbies or home office. An attractively landscaped sanctuary ready to move-in and enjoy

[Additional Pictures](#)

Dir: W. on River Rd, L. at Scenic, quick right on Old River Rd, L. up Canyon Rd, R at top onto Woodside **Subd:**

21900757 3460 Cazadero Hwy Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 42/79 LP \$425,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: A Lot Sz: 5602/0.1286 OLP: \$425,000
Stories: 1 Story YB: Against #Gar Sp: 0 #CP Sp: 0 APN: 105-160-005 HOA/\$: No
U/B/L:

OMD: 02/08/19 PD: 03/22/19 COE: 03/29/19 SP: \$425,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Enchanting fairy tale location, tastefully remodeled and updated home with wraparound decking sits above Austin Creek waiting for you. Country kitchen with all new premium appliances, custom built-in cabinets, porcelain farm sink & new tile countertops. White pine & slate floors, new skylights. New glazed ceramic propane living room fireplace surrounded with picture windows. Jetted bath, on demand water heater, new W/D. Redwoods, Rain and Sun

[Additional Pictures](#)

Dir: Hwy. 116 to Cazadero Hwy, 3 miles up, OR Austin Creek to the 3 mile bridge turn right. **Subd:**

21830583 9215 Rio Dell Ct Forestville, 95436-9528 / B0700 S Single Family DOM/CDOM: 76/76 LP \$225,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 240 R Lot Sz: 110207/2.5300 OLP: \$225,000
Stories: 1 Story YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 082-081-022 HOA/\$: No
U/B/L:

OMD: 12/14/18 PD: 02/28/19 COE: 03/07/19 SP: \$200,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Sweet studio type cottage with cozy wood stove, wall heater, newer roof, storage shed and fenced yard. Included with this property are nine parcels all contiguous with one exception. So many possibilities with this amazing space. This is one you don't want to miss!

[Additional Pictures](#)

Dir: River Rd. to Rio Dell Ct. Last house on the left. **Subd:**

21904312 7151 Malone Rd Forestville, 95436-9595 / B0700 P Single Family DOM/CDOM: 18/18 LP \$1,299,000



BD: 4 BA: 2/1 FP: Yes Pool: No SqFt: 3167 A Lot Sz: 291852/6.7000 OLP: \$1,299,000
Stories: Tri Level YB: 1991 #Gar Sp: 3 #CP Sp: 0 APN: 078-020-052 HOA/\$: No
U/B/L:

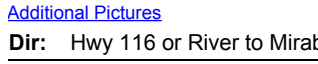
OMD: 03/11/19 PD: 03/29/19 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Stunning Forestville hilltop location with incredible views and a private, gated road. Unique parcel of land on roughly 6.5 acres. This custom-built home includes 4 bedrooms, 3 baths, 3 car garage, sauna, wine cellar, three fireplaces and multiple decks. Beautiful master suite with a large bathroom and walk-in closet. Solid oak floors throughout most of the home. Newer improvements include the roof, appliances and HVAC system

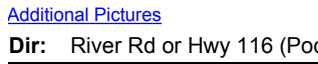
[Additional Pictures](#)

Dir: Approx. 6.5 miles from 101 to 3rd Trenton Rd. turn, left on Trenton and right on Malone. Stay left. **Subd:**

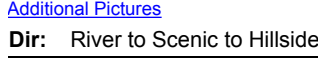
21905176 6867 Nolan Rd Forestville, 95436-9676 / B0700 P Single Family DOM/CDOM: 17/17 LP \$1,250,000
BD: 4 BA: 2/1 FP: Yes Pool: No SqFt: 3092 R Lot Sz: 88427/2.0300 OLP: \$1,250,000
Stories: 2 Story YB: 1989 #Gar Sp: 3 #CP Sp: 0 APN: 083-130-069 HOA/\$: No
U/B/L:
OMD: 03/12/19 PD: 03/29/19 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Impeccably maintained, light and bright West County estate home on 2+ beautifully landscaped level acres. Master Suite on main level, 3 additional bedrooms upstairs. Library/den, stunning great room with attractive & cozy gas fireplace with picture windows framing views of exquisite gardens, extensive decking, two great outbuildings, minutes from shopping, fine dining, world acclaimed wineries, the Sonoma Coast, and the Russian River resort area.



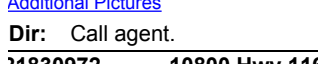
21905662 16335 Wright Dr Guerneville, 95446-9412 / B0700 P Single Family DOM/CDOM: 10/10 LP \$785,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1580 R Lot Sz: 24751/0.5682 OLP: \$685,000
Stories: 1 Story YB: 1945 #Gar Sp: 2 #CP Sp: 0 APN: 071-120-036 HOA/\$: No
U/B/L:
OMD: 03/19/19 PD: 03/29/19 COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None
 Mini-compound. Desirable, sunny hilltop 1/2+ acre high above the river. 2 bed/1 bath Mid-40s Masterspiece PLUS charming legal 1 bed/1 bath cottage PLUS lg sep. garage/shop. Garden w/raised beds, fruit trees. Native specimen plantings. Tranquil pond w/waterfall. Features clear heart redwood, romantic fireplace, radiant heat oak floors, dining room, sun porch and vintage kitchen with wood and stainless. Ideal for wine country entertaining /income.



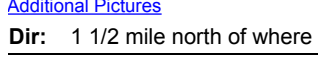
21906129 9858 Hillside Dr Forestville, 95436-9774 / B0700 CN Single Family DOM/CDOM: 14/14 LP \$525,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 968 R Lot Sz: 14401/0.3306 OLP: \$525,000
Stories: 2 Story YB: 1974 #Gar Sp: 0 #CP Sp: 0 APN: 082-290-010 HOA/\$: No
U/B/L:
OMD: 03/21/19 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other
 This has a great setting with oaks and rock out-croppings and views to Russian River Valley. The charming rustic contemporary home is located perfectly on the lot. Plenty of light and privacy on 3 lots. Simple and stylish with wood floors and ceilings hand crafted details you don't normally find for this price. Its ready for some freshening up but very livable and inviting as is. This is a must see unique and charming property.



21807276 11450 McPeak Rd Forestville, 95436-9345 / B0700 CC Single Family DOM/CDOM: 352/352 LP \$875,000
BD: 3 BA: 3/1 FP: Yes Pool: No SqFt: 2107 R Lot Sz: 143312/3.2900 OLP: \$1,100,000
Stories: 2 Story YB: 2017 #Gar Sp: 0 #CP Sp: 0 APN: 081-070-024 HOA/\$: No
U/B/L:
OMD: 03/29/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None
 Quality 2bd home built in 2017 plus a 1bd 2nd unit in a spectacular setting with solitude, gorgeous views & a private forest. Features include luxury vinyl tile; parota wood, quartz & soapstone counters; Wolf gas cooktop; soft close hinges; walk-in pantry; spa-like master bath & a sauna. Large deck, flagstone patio, hot tub, fenced garden area & a pond with a waterfall. About 15 minutes to Hwy 101, but a world away. Private road - no drive-bys.



21830972 10800 Hwy 116 Hwy Forestville, 95436-9719 / B0700 CC Single Family DOM/CDOM: 108/241 LP \$545,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2000 O Lot Sz: 56192/1.2900 OLP: \$569,000
Stories: 2 Story YB: 1933 #Gar Sp: 0 #CP Sp: 0 APN: 085-160-004 HOA/\$: No
U/B/L:
OMD: 12/17/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None
 Completely remodeled homes. Main house is about 1,500sf and 1,200sf of storage below. House completely remodeled, most siding is new, all windows and doors are new, all interior redone, new insulation in walls and ceiling, new kitchen and bathroom, all new electrical and plumbing, new roof and most new gutter system. 2nd unit is remodeled and about 500sf. Also several nice outbuildings.



Dir: 1 1/2 mile north of where Green Valley Road intersects 116. Subd:

21830458 **19275 Hidden Valley Rd** **Guerneville, 95446-9348 / B0700** **CC Single Family** **DOM/CDOM:** 119/119 **LP** \$425,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 5000/0.1148 **OLP:** \$435,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-050-034 **HOA/\$:** No
U/B/L:
OMD: 12/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Darling 2 bedroom, 1 bath cottage shows extreme pride of ownership. Updated throughout, new roof December 2018, newer bamboo floors, canned lighting and window coverings. Wood burning stove in living area to keep you comfy. Beautiful redwood fence surrounding property. RV parking, concrete basement w/sink and lighting and many possibilities. Attic storage and shed, beautiful setting, serene nearby sounds of streaming creek.

[Additional Pictures](#)

Dir: Hwy 116 to Lovers Lane to Cherry to Hidden Valley Rd.

Subd:

21901761 **17598 Hwy 116** **Guerneville, 95446-9362 / B0700** **CC Single Family** **DOM/CDOM:** 66/66 **LP** \$285,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1519 R **Lot Sz:** 5998/0.1377 **OLP:** \$290,000
Stories: 2 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-059 **HOA/\$:** No
U/B/L:
OMD: 01/28/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Climb your way to the top of this double decker retreat! Enjoy the birds-eye view of the river from the expansive hilltop deck. Two units offer income potential. Propane heat, no flood, lots of windows to let the outside in. 2 bedroom, 1 bath up and 1 bedroom, 1 bath down. Enclosed sun porches on both levels. Also listed as Multi-units mls# 21902086

[Additional Pictures](#)

Dir: Hwy 116 west, 3/4 mile past Guerneville on right.

Subd:

21903751 **14730 Eagles Nest Rd** **Guerneville, 95446 / B0700** **CC Single Family** **DOM/CDOM:** 41/41 **LP** \$265,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 405 R **Lot Sz:** 5249/0.1205 **OLP:** \$265,000
Stories: 1 Story **YB:** 1917 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-293-044 **HOA/\$:** No
U/B/L:
OMD: 02/22/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Tiny living in grand style. Adorable cottage with open living area and large deck. Home sits on quiet street above it all. Tree house feel with plenty of windows to bring in the natural light. French doors offer indoor/outdoor dining options. Terraced garden area and natural landscape surround this cutie. Just a short stroll down to public River access.

[Additional Pictures](#)

Dir: River Rd to Eagles Nest.

Subd:

21614607 **8110 Tyrone Rd** **Monte Rio, 95462 / B0700** **CC Single Family** **DOM/CDOM:** 734/734 **LP** \$185,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 764 R **Lot Sz:** 28314/0.6500 **OLP:** \$200,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 074-250-022 **HOA/\$:** No
U/B/L:
OMD: 06/21/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Short Sale

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

[Additional Pictures](#)

Dir: Bohemian Hwy to Tyrone road.

Subd:

21901305 **5566 HWY 116 Hwy N** **Forestville, 95436-9697 / B0700** **A Single Family** **DOM/CDOM:** 70/1009 **LP** \$8,995,000



BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 20000 **Lot Sz:** 914324/20.9900 **OLP:** \$8,995,000
Stories: 2 Story **YB:** 2013 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-170-001 **HOA/\$:** No
U/B/L:
OMD: 01/24/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Kozlowski Farms: Approx. 21 acres w/ 15 ac. planted to Pinot Noir. 10,000 sf production facility & retail store. 6,800 sf of storage warehouses. 2,500 sf main residence + guest cottage. Existing permits for ag processing and food sales plus an approved permit for a 35,000 case Winery operation. DA Zoning is flexible for agricultural use. High exposure location w/ turn lane on Hwy 116 makes this an ideal location for new winery operator.

[Additional Pictures](#)

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

Subd:

21717629 **123 Nolan Ct** **Forestville, 95436-9438 / B0700** **A** **Single Family** **DOM/CDOM:** 596/674 **LP** \$4,500,000

BD: 3 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** 3419 A **Lot Sz:** 951786/21.8500 **OLP:** \$5,999,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-130-078 **HOA/\$:** No
U/B/L:
OMD: 08/16/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Captivating Villa in Sonoma County's Russian River Valley, this 21.85 acre artisan estate holds 6600 total sq. ft. of live/work space including a 1000 sq ft guest house and endless opportunities for any buyer, with zoning that allows everything from Single Family Home, Vacation Rental to a Winery with tasting room and production facility, property already has 3 acres of Pinot Vines. A must see Property!!!

[Additional Pictures](#)

Dir: Mirabel to Nolan Rd, Left on Nolan Court.

Subd:

21713424 **19540 King Ridge Rd** **Cazadero, 95421-9613 / B0700** **A** **Single Family** **DOM/CDOM:** 663/1016 **LP** \$3,950,000

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

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

[Additional Pictures](#)

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

Subd:

21900794 **22456 Highway 116** **Monte Rio, 95462-9739 / B0700** **A** **Single Family** **DOM/CDOM:** 80/80 **LP** \$2,100,000

BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1870 R **Lot Sz:** 11325600/260.0000 **OLP:** \$2,100,000
Stories: 2 Story **YB:** 1975 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-100-015 **HOA/\$:** No
U/B/L:
OMD: 01/14/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Views to the Pacific ocean and Santa Rosa, woodlands and meadows. Build your dream home on top of the world. Established roads throughout the property. Towering redwoods, open meadows redwoods. Your own personal park.

[Additional Pictures](#)

Dir: Hwy 116 past Monte Rio

Subd:

21830472 **8001 River Rd** **Forestville, 95436 / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP** \$1,999,000

BD: 3 **BA:** 3/1 **FP:** Yes **Pool:** No **SqFt:** 3541 O **Lot Sz:** 244807/5.6200 **OLP:** \$1,999,000
Stories: 2 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-020-013 **HOA/\$:** No
U/B/L:
OMD: 03/18/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

This custom, executive home, built in 2005, on approx 5.62 ac. was designed by architect Merle Avila. 3,541+-sf it incl. 2 bed, office, 2.5 ba, plus a separate guest suite w/full ba. This stunning property incl. a charming 1 bd w/ loft, cottage w/full kitchen and garage built in the 1950's. The lg Cedar Pavilion was custom built for outdoor living. Surrounded by redwoods this home has a long features list of high end amenities.

[Additional Pictures](#)

Dir: 101 to River Rd head West 1st left just past Farmhouse Inn. Right they gate to top of driveway

Subd:

21904737 **17895 Sweetwater Springs** **Guerneville, 95446-8907 / B0700** **A** **Single Family** **DOM/CDOM:** 29/29 **LP** \$1,399,000


BD: 3 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 2400 O **Lot Sz:** 152460/3.5000 **OLP:** \$1,399,000
Stories: 2 Story, 3 **YB:** 1894 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 069-110-010 **HOA/\$:** No
U/B/L:
OMD: 03/06/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is, None

This charming 1905 Victorian era home sits on 3.5 private forested acres. Home features 2400 sq ft, 3 beds/ 2 baths, fireplaces, partial wrap around decking, basement, and custom touches throughout. Property features a beautifully landscaped lot surrounded by mature redwoods, irrigated garden, in ground 17'x44' Greek style swimming pool and spa, creek and also a 3 stall 24'x32' garage with a loft. Property not been affected by flooding in area.

[Additional Pictures](#)

Dir: River Rd to Armstrong Woods Rd make a right on Sweetwater Springs Rd. Home is in the right.

Subd:

21907186 7561 Trenton Rd Forestville, 95436-9634 / B0700  **A Single Family DOM/CDOM: 2/2 LP \$1,395,000**
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2338 O Lot Sz: 353707/8.1200 OLP: \$1,395,000
Stories: 1 Story YB: 1988 #Gar Sp: 1 #CP Sp: 0 APN: 083-020-066 HOA/\$: No
U/B/L:
OMD: 04/02/19 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is
 Come explore the endless opportunities with this Russian River Valley Estate sitting on 8.12 gorgeous private acres. This home is a rare and unique find as it is established with two meters and a class one septic system, the ability to add a second home (Assessory Dwelling Unit) and zoned for a Bed and Breakfast as well as a vineyard in Russian River Valley AVA. Come celebrate the Good Life with your own slice of Heaven before it's too late.



[Additional Pictures](#)

Dir: River Road West make a left on Trenton Road entrance before Wholer Rd. **Subd:**

21906594 24951 Hwy 116 Monte Rio, 95462 / B0700 **A Single Family DOM/CDOM: 9/569 LP \$985,500**
BD: 4 BA: 2 FP: Yes Pool: No SqFt: 3400 O Lot Sz: 31002/0.7117 OLP: \$985,500
Stories: 2 Story YB: 1890 #Gar Sp: 0 #CP Sp: 0 APN: 096-160-012 HOA/\$: No
U/B/L:
OMD: 03/26/19 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Nestled in one of the most scenic valleys in western Sonoma County, this home is a two-story historic Victorian homestead built in 1880 from old-growth redwoods milled on site. The home sits on one of the sunniest spots in the area with pastoral forest and mountain views on 3 sides. Adjacent to family trust land. 4 fireplaces, 14 ft. ceilings. All rooms restored.



[Additional Pictures](#)

Dir: Between Monte Rio and Jenner on Hwy 116 in small village of Duncans Mills **Subd:**

21900672 6992 Mirabel Rd Forestville, 95436-9534 / B0700 **A Single Family DOM/CDOM: 83/83 LP \$985,000**
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2800 R Lot Sz: 107593/2.4700 OLP: \$985,000
Stories: 1 Story YB: 1961 #Gar Sp: 2 #CP Sp: 0 APN: 083-130-068 HOA/\$: No
U/B/L:
OMD: 01/11/19 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 This 2.47 acre property consists of 2 separate parcels with building potential. Included is a 2800 sq ft apx. 3 bed, 2 bath home with chef's kitchen including 2 cook tops, 2 dishwashers, 2 ovens, huge pantry and much more. Spacious living and family rooms plus a large deck is perfect for entertaining. The home also has plans for a senior care facility. This property sits quietly well off Mirabel There are many possibilities and options here.



[Additional Pictures](#)

Dir: Mirabel to sign, turn down the long driveway, home sits at the back of property **Subd:**

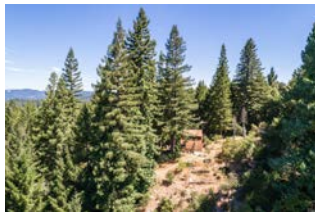
21824436 18602 Old Monte Rio Rd Guerneville, 95446-9675 / B0700 **A Single Family DOM/CDOM: 146/146 LP \$972,000**
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 2305 R Lot Sz: 235660/5.4100 OLP: \$990,000
Stories: 2 Story YB: 1959 #Gar Sp: 0 #CP Sp: 0 APN: 072-290-021 HOA/\$: No
U/B/L:
OMD: 11/09/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Spacious, artistic and unique, a one of a kind residence on 5.4 acres (can be purchased with 7 adjacent acres) 2nd floor is a grand room with vaulted ceiling and a round fireplace, if the walls could speak of it's history. For bonus find a studio, separate granny cottage, gazebo, barn, meditation cottage/playhouse, 3,000 SqFt of decks, spring-fed creek, meadow, walking trails and trees. This is a family compound with potential for rental income.



[Additional Pictures](#)

Dir: Hwy 116 to Cnopius Rd, make a sharp left onto Old Monte Rio Rd. Last driveway at the end of road. **Subd:**

21818797 13970 Green Valley Rd Forestville, 95436 / B0700 **A Single Family DOM/CDOM: 259/259 LP \$899,000**
BD: 1 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 342817/7.8700 OLP: \$950,000
Stories: Other YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 085-220-029 HOA/\$: No
U/B/L:
OMD: 07/18/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Here is your chance to own an amazing secluded sanctuary! This unique opportunity presents 2 parcels totaling 15.75+/- acres of forested park like setting. Cabin like residence, power, well and septic on the property and much more.



[Additional Pictures](#)

Dir: 116 Granvenstein Hwy N to Green Valley Rd **Subd:**

21813406 **1300 Niestrath Rd** **Cazadero, 95421-9652 / B0700** **A** **Single Family** **DOM/CDOM:** 313/313 **LP** \$825,000



BD: 1 **BA:** 1/1 **FP:** Yes **Pool:** Yes **SqFt:** 1152 R **Lot Sz:** 1742400/40.0000 **OLP:** \$998,000
Stories: 2 Story **YB:** 2000 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 107-150-012 **HOA/\$:** Yes/\$690.00/Ye
U/B/L:
OMD: 05/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Back to the Land" with this charming property. Only 7 mile proximity to the Pacific Ocean blessed with plentiful sunshine, water, and picturesque views in the Fort Ross-Seaview AVA. Artesian spring, swimming hole and two creeks give an abundance of water all year long. Fenced in garden, raised beds, greenhouse and an orchard. Make it a family compound with garage/artist studio, bonus structures like a spacious barn and a rustic creekside cabin.

[Additional Pictures](#)

Dir: Fort Ross Rd to Niestrath Rd through 1st gate where private dirt road begins. Property gate on left. **Subd:**

21905715 **6524 Wayne Ct** **Forestville, 95436-9443 / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **LP** \$799,900



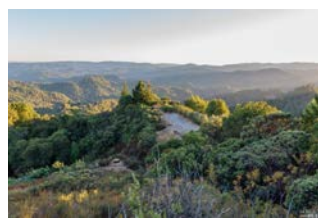
BD: 4 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 2345 R **Lot Sz:** 6639/0.1524 **OLP:** \$799,900
Stories: 2 Story **YB:** 1996 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-110-054 **HOA/\$:** No
U/B/L:
OMD: 03/18/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Location, location! Spacious 4 bedroom, 3 bath home on cul-de-sac near downtown Forestville & Youth park. Features include hardwood floors, living & dining room with vaulted ceilings, kitchen has granite counters, family room with fireplace plus bedroom & full bath downstairs. Large master suite upstairs with walk-in closet, jetted tub & double sink vanity along with 2 more bedrooms & bath. New carpet, new interior paint and bonus/craft room.

[Additional Pictures](#)

Dir: Mirabel to Speer Ranch Road to Wayne Court **Subd:**

21824520 **18920 Armstrong Woods** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 193/193 **LP** \$699,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 900 O **Lot Sz:** 3484800/80.0000 **OLP:** \$749,000
Stories: 1 Story **YB:** 2009 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-030-035 **HOA/\$:** No
U/B/L:
OMD: 09/23/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Stunning, very private ridge top property w permitted ag building on rolling knolls overlooking expansive panoramic views. A remote setting just 30 mins from luxurious Healdsburg & 20 mins from recreational Guerneville. Property also includes a gorgeous glamping yurt & large shed. Zoned RRD w ideal conditions for a variety of ag developments including great sun, irrigation, terracing, 8 gpm well & plentiful spring. \$699,000 includes 2x40 ac apns

[Additional Pictures](#)

Dir: Sweetwater Springs Rd to McCray Ridge Rd. **Subd:**

21830919 **9532 Clint Ct** **Cazadero, 95421-9608 / B0700** **A** **Single Family** **DOM/CDOM:** 94/94 **LP** \$679,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2289 R **Lot Sz:** 38398/0.8815 **OLP:** \$679,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 109-450-009 **HOA/\$:** No
U/B/L:
OMD: 12/15/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Solid Rancher with legal Granny unit set in the sought-after Ft Ross-Seaview AVA on the first ridge above the blue Pacific (Ocean views can be enhanced with some neighborly pruning). 3 lots total on a private cul-de-sac.. cleared and ready to plant. Imagine sitting on your front porch enjoying the sunsets over the ocean through the Redwoods, enjoying a glass of wine from your vines. Please use caution on porch.

[Additional Pictures](#)

Dir: Hwy 1, up Meyers Grade, (becomes Seaview Rd) Seaview to Clint or Timber Cove Rd, Seaview to Clint C **Subd:**

21903690 **5905 Van Keppel Rd** **Forestville, 95436-9621 / B0700** **A** **Single Family** **DOM/CDOM:** 42/42 **LP** \$624,950



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1040 R **Lot Sz:** 14388/0.3303 **OLP:** \$674,950
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-072-015 **HOA/\$:** No
U/B/L:
OMD: 02/21/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Nicely remodeled single level home with all the country feeling yet close to all city amenities!!! This beautiful cabin style home features; 2 bedrooms 1 bath, open wood beams ceiling, remodeled kitchen and bath, wood flooring throughout, open concept floor plan with cozy fireplace, large lot on over quarter acre perfect for entertaining, animals or garden, and much more!!! This one is a must see!!!

[Additional Pictures](#)

Dir: Hwy 116 to Covey Rd to Van Keppel Rd **Subd:**

21904914 8204 Park Ave Forestville, 95436-9645 / B0700 A Single Family DOM/CDOM: 10/10 LP \$610,000



BD: 3 **BA:** 2/1 **FP:** No **Pool:** No **SqFt:** 1631 R **Lot Sz:** 3920/0.0900 **OLP:** \$610,000
Stories: 2 Story **YB:** 2005 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-034-037 **HOA/**\$: No
U/B/L:
OMD: 03/25/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Nestled atop a hill near downtown Forestville, this newly remodeled, meticulously maintained sunlit home features an open floor plan, large windows & a spacious garage for that extra storage you've been looking for. Wake up to views of lush redwoods from your master bedroom or relax on one of the two decks. Kayak, swim or just enjoy Steelhead Beach Regional Park all within a short drive. Desirable property at a great price point. Don't miss out.

[Additional Pictures](#)

Dir: Hwy 116 to Mirabel Rd then slight left on Park Ave.

Subd:

21903392 10718 Old River Rd Forestville, 95436-9773 / B0700 A Single Family DOM/CDOM: 13/13 LP \$599,000



BD: 4 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1926 A **Lot Sz:** 7501/0.1722 **OLP:** \$599,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-260-008 **HOA/**\$: No
U/B/L:
OMD: 02/23/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Convenient and quiet Forest Hills location - a short walk to Russian River beach access or the general store. This spacious home features an enormous living room with open-beam ceiling and skylights, en-suite bedroom on bottom story, remodeled kitchen, bathrooms, and new floors throughout. Approximately 1 hour North of the Golden Gate Bridge and 10 minutes to Santa Rosa, Windsor, and Sebastopol.

[Additional Pictures](#)

Dir: River Rd to Old River Rd.

Subd:

21823959 11144 Ice Box Canyon Rd Forestville, 95436-9766 / B0700 A Single Family DOM/CDOM: 200/200 LP \$585,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1710 R **Lot Sz:** **OLP:** \$599,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-015 **HOA/**\$: No
U/B/L:
OMD: 09/15/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This approx. 1710/sf home located on a large approx. 5750/sf lot is surrounded by redwood trees. Relax on the large decks and enjoy nature. The 3 bedrooms include one on the main level with a full bath nearby. The other 2 are downstairs with another full bath. There has been beautiful remodeling done in the kitchen and baths. Some new floors, 2 new decks, a large shed. Updated lighting and skylights enhance the rooms. Off street parking.

[Additional Pictures](#)

Dir: 101 to River Rd. To Forest Hills Rd. to Summerhome Park Rd to Ice Box Canyon Rd

Subd:

21820317 10435-10445 Woodside Dr Forestville, 95436 / B0700 A Single Family DOM/CDOM: 244/244 LP \$585,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1700 N **Lot Sz:** 4250/0.0976 **OLP:** \$650,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-180-069 **HOA/**\$: No
U/B/L:
OMD: 08/03/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Holly Dale Park area of Forestville. Two homes on 1 lot. Unit 1, one bedroom, 1.5 bath Balcony deck off front room with high ceiling. Hardwood floors. Redwood bedroom. In very livable condition. Unit 2, Two bedrooms 2 bathrooms hardwood floors High beam ceiling Wood stove and forced air gas heat. Newer kitchen appliances included 2 decks., Nice window views of forest. Newer roofs on both units Privacy fence at street Nice landscape

[Additional Pictures](#)

Dir: Woodside Drive to address

Subd:

21905691 14221 Old Cazadero Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 17/107 LP \$584,900



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1369 R **Lot Sz:** 3001/0.0689 **OLP:** \$584,900
Stories: 2 Story **YB:** 1925 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-090-020 **HOA/**\$: No
U/B/L:
OMD: 03/18/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Casa Rossa, a recently remodeled classic Russian River-style home. New kitchen and remodeled baths in 2016. Bonus play/bunk room. Refinished Douglas fir floors. Hot tub, relaxing fire-pit area, private slate patio. Great vacation rental history. New electrical panel and roof in 2016. Laundry room and off-street parking. Nestled in the Redwoods, but plenty of sunshine. Close to town, shopping, and dining and all that River life has to offer!

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero Rd.

Subd:

21826269 15800 E Austin Creek Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 158/158 LP \$549,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 750 N Lot Sz: 7200/0.1653 OLP: \$569,000
Stories: 1 Story YB: 1993 #Gar Sp: 0 #CP Sp: 0 APN: 105-220-022 HOA/\$: No
U/B/L:
OMD: 10/26/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Magnificent setting along Austin Creek. The 1 BR main house features an open kitchen and high beam ceiling. A serene setting, with detached office/art studio, outdoor shower, hot tub on the hill & a private yoga/glamping platform under the redwoods. The path meanders through the Zen inspired garden while Japanese maples, bamboo, ferns, cherry trees & hydrangeas all dance in the breeze. Stylish gate enclosure for parking area & large storage shed

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy to (R) Austin Creek Rd, over bridge, immediate (L) to 580 E. Austin Creek Rd **Subd:**

21903363 10689 Old River Rd Forestville, 95436-9773 / B0700 A Single Family DOM/CDOM: 47/47 LP \$539,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1180 O Lot Sz: 5441/0.1249 OLP: \$539,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 082-260-006 HOA/\$: No
U/B/L:
OMD: 02/16/19 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

A must see, turn key Russian River lodge in beautiful Sonoma County! Nestled in the redwoods with an open living area featuring vaulted ceilings, large picturesque windows & sun drenched skylights, offering beautiful views of nature from inside your home. This recently updated and meticulously maintained 2 bed, 2 bath plus office packs a cozy yet, warm cabin charm. Private beach access, close to Sam's Market, River Rd & Hwy 101.

[Additional Pictures](#)

Dir: River Road to Forest Hill to Old River Road **Subd:**

21819446 7266 Harmon Ave Guerneville, 95441 / B0700 A Single Family DOM/CDOM: 253/990 LP \$499,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2300 O Lot Sz: 14000/0.3214 OLP: \$499,000
Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 4 APN: 850-000-165 HOA/\$: Yes/\$2500.00/Year
U/B/L:
OMD: 07/25/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Beautiful vacation/2nd home getaway, or ideally suited for family. You are buying membership rights in Odd Fellows Rec club, a non-profit. Membership includes rights to use specific club-owned lot and own home on lot. Home is non-deeded personal property. Applicants must be approved by Club, meet credit & background criteria, provide proof of membership in Odd Fellows, Eastern Star, Rebekahs, or Masons

[Additional Pictures](#)

Dir: Hwy 116 W to odd fellows Park rd; past gate on Richardson, turn on Wildely to harmon **Subd:**

21825575 16660 Center Way Guerneville, 95446-9703 / B0700 A Single Family DOM/CDOM: 142/142 LP \$475,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 904 R Lot Sz: 7418/0.1703 OLP: \$490,000
Stories: 1 Story YB: 1939 #Gar Sp: 1 #CP Sp: 0 APN: 071-192-021 HOA/\$: No
U/B/L:
OMD: 11/08/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Established & desirable neighborhood within steps to the Russian River. Warm original knotty pine paneled interior with a vintage 40's rustic character. Open beam ceiling in living room & more vintage touches in kitchen and bedrooms. Additional bonus room. Cozy front porch. Home elevated above flood. Abundant storage under home. Then there's the splendid yard with varied vegetation & astounding Maple tree in front. It's all MAGICally charming!

[Additional Pictures](#)

Dir: Neeley Rd to Center Way **Subd:**

21826298 8245 Spring Dr Forestville, 95436-9646 / B0700 A Single Family DOM/CDOM: 180/180 LP \$447,500



BD: 3 BA: 1/1 FP: Yes Pool: No SqFt: 1010 R Lot Sz: 3585/0.0823 OLP: \$481,750
Stories: 2 Story, YB: 1945 #Gar Sp: 0 #CP Sp: 3 APN: 082-034-011 HOA/\$: No
U/B/L:
OMD: 10/06/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Great Mirabel Heights Location! 2 Bed 1 Bath upper and separate studio with small kitchen on the ground floor. Close to all Russian River resort area outdoor events. Level backyard for barbecues and entertaining. Possibilities are numerous: Perhaps AirBnB? or vacation home? or investment?

[Additional Pictures](#)

Dir: River Road to Mirabel to Spring **Subd:**

21804378 **14700 Canyon 1 Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 390/390 **LP** \$425,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1054 R **Lot Sz:** 4792/0.1100 **OLP:** \$439,000
Stories: 2 Story, **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-280-017 **HOA/\$:** No

U/B/L:
OMD: 03/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Beautiful serenity in the redwoods! This wonderful duplex offers a detached office & storage unit! Rent downstairs & live in the other, or use the house as a single family home. Each metered separately for PG&E. Enjoy sky lights, a cozy pellet stove fireplace, lovely kitchen w/patio area outside the scenic window, large deck areas for entertaining! Be sure to check out the virtual tour. Also listed as MLS #21824145 in the 2-4 unit category.

[Additional Pictures](#)

Dir: River Road to Canyon Two Road to Canyon 1 Road

Subd:

21905213 **10236 Old River Rd** **Forestville, 95436-9277 / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP** \$399,999



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 976 R **Lot Sz:** 4844/0.1112 **OLP:** \$399,999
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-201-006 **HOA/\$:** No

U/B/L:
OMD: 03/26/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Lovingly Maintained 2bed/2bath Quintessential Russian River Cabin with Rustic Charm and Beautiful Updates. Nestled on a gentle slope with tree house views from every window. Relax on your private porch with a cool beverage or lounge on a hammock under the trees. Above the flood plain, Russian River Beach Access is close by for kayaking, swimming and summertime fun! Perfect investment property with great AirBnB track record. 15 minutes to Hwy 101.

[Additional Pictures](#)

Dir: River Road turn on Scenic to Old River Road

Subd:

21900807 **15510 River Rd** **Guerneville, 95446-9546 / B0700** **B A** **Single Family** **DOM/CDOM:** 81/81 **LP** \$390,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 942 R **Lot Sz:** 9200/0.2112 **OLP:** \$399,000
Stories: 1 Story, **YB:** 1926 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-120-008 **HOA/\$:** No

U/B/L:
OMD: 01/13/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is,Other

This house is noted & admired by locals & visitors for the rocks that are from the Russian River that encompass the lower portion of the house combined with the intriguing woodwork on the upper portion. This house is a fixer with wood flooring & tiles in most of the rooms. Large level lot in a sunny location. House was raised in 1995. Let your creativity flow to create your own masterpiece. Purchase adj. 15494 River create your own family compound

[Additional Pictures](#)

Dir: From the town of Guerneville several houses pass Ace Hardware on the left side.

Subd:

21902824 **21071 River Blvd** **Monte Rio, 95462-9782 / B0700** **A** **Single Family** **DOM/CDOM:** 55/159 **LP** \$387,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 900 R **Lot Sz:** 3920/0.0900 **OLP:** \$387,000
Stories: Other **YB:** 1948 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-170-017 **HOA/\$:** No

U/B/L:
OMD: 02/08/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

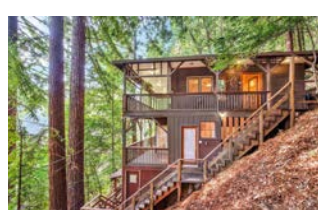
This wonderful home offers a Sunny Location Across from Highland Del Hotel. Own to live in or use for Vacation Rental. Great Opportunity.

[Additional Pictures](#)

Dir: Bohemian Highway to River BLVD.

Subd:

21826079 **14023 Old Cazadero Rd** **Guerneville, 95446-9397 / B0700** **B A** **Single Family** **DOM/CDOM:** 125/125 **LP** \$385,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 999 R **Lot Sz:** 4500/0.1033 **OLP:** \$420,000
Stories: 2 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-100-012 **HOA/\$:** No

U/B/L:
OMD: 11/28/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Rustic treehouse-like 2-story cabin nestled in the redwoods with captivating forested views. Each level has bedroom, bath & porch deck, unified into one home but could become two units. Remodeled kitchen on upper level. Interior recently painted. Multi-porch & decks for inspiring moments on a porch swing or hammock & a good book & glass of wine. Tennis anyone? River access? Glamping for your friends? It all awaits you very nearby. Come and get it!

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero Rd, behind dental office.

Subd:

21825006 **10440 Woodside Dr** **Forestville, 95436-9726 / B0700** **A** **Single Family** **DOM/CDOM:** 178/178 **LP** **\$375,000**



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1172 R **Lot Sz:** 6560/0.1506 **OLP:** \$385,000
Stories: 2 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-191-044 **HOA/\$:** No
U/B/L:
OMD: 10/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Charming retreat in the redwoods. Enjoy tranquil forest views from every room. Main floor features open concept living with kitchen, living and dining areas, a wood-burning stove, large deck, and a powder room. A spiral staircase leads downstairs to two spacious bedrooms with private decks, and a shared full bath with claw-foot tub. New roof and gutters, new HVAC, and more. A terrific weekender, investment property or first home.

[Additional Pictures](#)

Dir: River Rd to Scenic Dr, then immediate right onto Old River Rd, then left on Woodside. **Subd:**

21907387 **14477 Memory Ln** **Guerneville, 95446 / B0700** **N A** **Single Family** **DOM/CDOM:** 1/1 **LP** **\$325,000**



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 772 R **Lot Sz:** 4948/0.1136 **OLP:** \$325,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-310-020 **HOA/\$:** No
U/B/L:
OMD: 04/03/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Perfect Russian River starter home or weekend getaway. Very peaceful area above flood zone! Turn-Key home with lots of recent upgrades including tankless water heater, copper piping and rewired electrical outlets. Walking distance to nearby River beach, short drive to downtown Guerneville and popular beaches. At only \$325,000 priced to sell fast.

[Additional Pictures](#)

Dir: River Road to Memory Ln. **Subd:**

21903860 **17178 Mount Jackson Trl** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP** **\$319,000**



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 576 R **Lot Sz:** 5201/0.1194 **OLP:** \$319,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-270-008 **HOA/\$:** No
U/B/L:
OMD: 03/09/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

End of lane beauty, clean and well thought out. This 2 bedroom/1 bath home remodeled in 2013 is a real GEM and has it all, newer roof, deck, windows, granite counters, Brazilian slate floors, etc. There's a great feel to this property. Ample parking, terraced backyard and wonderful community and amenities in the neighborhood. Nearby Russian River recreation. DON'T MISS THIS FANTASTIC OPPORTUNITY!

[Additional Pictures](#)

Dir: River Rd to Canyon 2 in Rio Nido, Canyon 2 to fork, veer left to Mt Jackson, follow to end of road. **Subd:**

21900804 **15494 River Rd** **Guerneville, 95446-9283 / B0700** **A** **Single Family** **DOM/CDOM:** 61/61 **LP** **\$279,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 582 R **Lot Sz:** 4199/0.0964 **OLP:** \$299,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-120-009 **HOA/\$:** No
U/B/L:
OMD: 01/14/19 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Home is situated on a spacious lot. Short distance to town or to the river. It offers plenty of sunshine for someone who loves to garden. This house is a great opportunity for a summer home or a first-time home buyer. Bring your tools and your creative vision. House is connected to public water and sewer. This home offers a great opportunity. Adjacent home at 15510 River is also for sale by the same owner.

[Additional Pictures](#)

Dir: Heading from town of Guerneville, past Ace Hardware several houses down on the left. **Subd:**

21830580 **9213 Rio Dell Ct** **Forestville, 95436-9528 / B0700** **A** **Single Family** **DOM/CDOM:** 111/111 **LP** **\$200,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 652 R **Lot Sz:** 2100/0.0482 **OLP:** \$230,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-021 **HOA/\$:** No
U/B/L:
OMD: 12/14/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Huge Price Reduction! This adorable cottage has a spacious feel. The large bedroom features dual closets with plenty of storage, a new skylight, and a slider to the large deck. The home also has a large loft and laundry room. Many updates since 2013 including a new roof, electrical panel, appliances, wall heaters, flooring, a bathroom remodel, and more. Very nice.

[Additional Pictures](#)

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