

Area Market Survey Summary

Listings as of 04/04/15 at 2:19pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

Active

Listing Price Range	Quantity	Average DOM	Summary Price Information			
\$200,000 thru \$249,999	2	164	Minimum	\$230,000	Maximum	\$3,450,000
\$250,000 thru \$299,999	5	32	Average	\$592,311	Median	\$399,000
\$300,000 thru \$349,999	6	52				
\$350,000 thru \$399,999	5	15				
\$400,000 thru \$449,999	6	15				
\$450,000 thru \$499,999	2	79				
\$500,000 thru \$549,999	1	8				
\$550,000 thru \$599,999	2	31				
\$600,000 thru \$649,999	1	16				
\$700,000 thru \$749,999	1	34				
\$850,000 thru \$899,999	1	13				
\$1,500,000 thru \$1,749,999	1	240				
\$2,250,000 thru \$2,499,999	1	32				
\$3,250,000 thru \$3,499,999	1	2				
	35	44				

Contingent

Listing Price Range	Quantity	Average DOM	Summary Price Information			
\$100,000 thru \$119,999	2	246	Minimum	\$115,000	Maximum	\$799,000
\$180,000 thru \$199,999	1	155	Average	\$364,572	Median	\$329,000
\$200,000 thru \$249,999	3	30				
\$250,000 thru \$299,999	5	107				
\$300,000 thru \$349,999	3	9				
\$350,000 thru \$399,999	4	21				
\$400,000 thru \$449,999	1	29				
\$500,000 thru \$549,999	2	18				
\$550,000 thru \$599,999	2	26				
\$600,000 thru \$649,999	1	16				
\$750,000 thru \$799,999	1	9				
	25	61				

Pending

Listing Price Range	Quantity	Average DOM	Summary Price Information			
\$40,000 thru \$49,999	1	8	Minimum	\$49,900	Maximum	\$1,295,000
\$450,000 thru \$499,999	3	48	Average	\$604,400	Median	\$485,000
\$500,000 thru \$549,999	1	118				
\$850,000 thru \$899,999	1	356				
\$1,250,000 thru \$1,499,999	1	36				
	7	95				

Sold

Selling Price Range	Quantity	Average DOM	Summary Price Information			
\$80,000 thru \$89,999	1	40	Minimum	\$87,500	Maximum	\$1,250,000
\$120,000 thru \$139,999	1	94	Average	\$396,128	Median	\$340,000
\$180,000 thru \$199,999	1	28				
\$200,000 thru \$249,999	3	254				
\$250,000 thru \$299,999	5	107				
\$300,000 thru \$349,999	2	27				
\$350,000 thru \$399,999	2	38				
\$400,000 thru \$449,999	2	18				
\$450,000 thru \$499,999	1	23				
\$550,000 thru \$599,999	1	40				
\$600,000 thru \$649,999	1	35				
\$650,000 thru \$699,999	1	43				
\$800,000 thru \$849,999	1	30				
\$1,250,000 thru \$1,499,999	1	403				
	23	96				

Last Month

MEDIAN: \$261,150 + 30.19 %
SOLD: 10 + 130.00 %

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 U.S. Patent 6,910,045

Market Statistics Report

Listings as of 04/04/15 at 2:20pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	38	20	1	1	60
Average List Price	\$357,418	\$738,665	\$595,000	\$895,000	\$497,420
Average Market Time	58	42	4	13	51
Average Square Feet	944	1750	2300	2716	1265
All Off Market					
#Units	20	9	1	0	30
Pending					
#Units	5	1	1	0	7
Average List Price	\$409,760	\$887,000	\$1,295,000	\$0	\$604,400
Average Market Time	54	356	36	0	95
Average Square Feet	1294	3067	2905	0	1777
Sold					
#Units	15	8	0	0	23
Dollar Value	\$5,823,447	\$3,287,500	\$0	\$0	\$9,110,947
Average List Price	\$388,813	\$413,938	\$0	\$0	\$397,552
Average Sold Price	\$388,230	\$410,938	\$0	\$0	\$396,128
Average Market Time	131	30	0	0	96
Average Square Feet	818	1497	0	0	1054
% of List Price	99.85	99.28	0.00	0.00	99.64
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

SALES PRICE

Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 1

Criteria: Property Type Residential **Transaction Type** Sale **Area** Russian River County **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

18900 Armstrong Woods Rd



XSt: Armstrong Woods Park **Guerneville / B0700** **S** **Farms/Ranches** **DOM/CDOM:** 403/403 **LP:** \$1,400,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 768 N **Lot Sz:** 5227200/120.0000 **OLP:** \$1,700,000
Stories: 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-030-029 **HOA/\$:** No

OMD: 12/30/13 **PD:** 03/04/15 **COE:** 03/06/15 **SP:** \$1,250,000 **TIC:** No **2nd Unit:** No

Price reduced !!120 ACRES - Spectacular Private Location, Access through Armstrong Woods State Park, End of Road Privacy, Pavilion Style Guest House, Estate Building Site with Views - a Wild Origin Conifer Collection - Extensive Hiking Trails and Irrigation Systems.

DIR: Armstrong Woods Road thru the Redwood Park - Turn right on McMahon Road **UBL:** **Subd:** **TBM:** 341, D4 21400126

19383 Redwood Dr



XSt: Hwy 116 **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 30/30 **LP:** \$850,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 2156 R **Lot Sz:** 188885/4.3362 **OLP:** \$850,000
Stories: 1 Story **YB:** 1988 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-170-052 **HOA/\$:** No

OMD: 02/18/15 **PD:** 03/20/15 **COE:** 03/26/15 **SP:** \$825,000 **TIC:** No **2nd Unit:** No

Great river views from this comfortable well constructed home. Over 4 acres of river frontage. Living room, kitchen and very large deck with views for entertaining. Trail down to river for swimming, boating or fishing. Walk across the street to Northwood golf course.

DIR: West from Guerneville on Hwy 116 to Redwood Drive, then left. House is immediately on left. **UBL:** **Subd:** **TBM:** , 21503440

17475 Riverside Dr



XSt: Hwy 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 43/43 **LP:** \$679,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1030 R **Lot Sz:** 6752/0.1550 **OLP:** \$679,000
Stories: 2 Story, Mul **YB:** 1987 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-072 **HOA/\$:** No

OMD: 01/30/15 **PD:** 03/14/15 **COE:** 03/25/15 **SP:** \$650,000 **TIC:** No **2nd Unit:** No

Spectacular Views from your private Roof top Deck. This fabulous Riverfront home is a Striking contemporary home with vaulted ceilings, walls of glass, multi decks, fireplace and even a dumbwaiter. Roof top deck includes new spa and sauna. Private dock (kayaks and paddle boat included). Security entry gate, plenty of parking. Very successful Vacation rental. This one has it all!

DIR: Hwy 116 west to Riverside Dr. **UBL:** **Subd:** **TBM:** , 21501851

22638 Moscow Rd



XSt: Duncans Mills **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 35/35 **LP:** \$560,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 858 R **Lot Sz:** 14867/0.3413 **OLP:** \$560,000
Stories: 2 Story **YB:** 1954 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 096-190-003 **HOA/\$:** No

OMD: 02/02/15 **PD:** 03/09/15 **COE:** 03/17/15 **SP:** \$600,000 **TIC:** No **2nd Unit:** No

Mesmerizing RIVERFRONT in Spectacular Park-Like Setting. Peaceful, Charming & Quiet, this nostalgic retreat has been in the same family for nearly 20 years. Terraced grounds & decks lead to direct river access & DOCK + BONUS full floor LOFT & lower level game room w/ Bath have made for exceptional year-round memories. Detached Garage + Hobby Studio. Enjoy Boating, riding or walking the 1 mile to Duncans Mills for Wine Tasting, Dining or Shopping!

DIR: HWY 116 toward the coast. LEFT at Duncans Mills and over bridge. House is on the LEFT. **UBL:** **Subd:** **TBM:** , 21501771

4225 Austin Creek Rd



XSt: Cazadero Hwy **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$575,000
BD: 2 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2098 R **Lot Sz:** 139392/3.2000 **OLP:** \$575,000
Stories: 2 Story **YB:** 1969 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 105-180-015 **HOA/\$:** No

OMD: 02/09/15 **PD:** 03/21/15 **COE:** 03/25/15 **SP:** \$572,500 **TIC:** No **2nd Unit:** No

MAJESTIC-PRIVATE-Serene! Well-built two story 2098 sq. ft. home on 4.48 acres. Soaring open beam ceilings, natural wood and stone interior. Forest views from every window. Walk out the back door into a magical redwood studded park-like experience with a seasonal creek, foot bridges and waterfall. Large 2 car garage and huge front yard with plenty of parking. COME-SEE-UNWIND!

DIR: River Rd west to Cazadero Hwy-3 miles turn left on Austin Ck Rd.-property on left approx 1/2 mile **UBL:** **Subd:** **TBM:** , 21500572

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358

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Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 2

Criteria:Property Type Residential **Transaction Type** Sale **Area** ussian River County **Sonoma Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

9456 Champ De Elysses **XSt:** River Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$495,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 1865 R **Lot Sz:** 8276/0.1900 **OLP:** \$495,000
Stories: 2 Story **YB:** 1969 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-103-011 **HOA/:** No



OMD: 02/02/15 **PD:** 03/05/15 **COE:** 03/16/15 **SP:** \$495,000 **TIC:** No **2nd Unit:** No

Enjoy lovely, westerly views from the back deck of this solid built 1969 Ranch Style house. One of the few houses in the area with an attached 2-car garage. Master bedroom on the main level and 2 bedrooms, bath and kitchenette on the lower level. Champs tells the story of a family who has had pride in a house throughout the years, and it is a true rarity to see such a great representation of another era.

DIR: River Rd past Maribel. Left on Champ De Elysses all the way to the top and then follow the circle. **UBL:** **Subd:** **TBM:** 362, C4 **21502125**

19573 Crescent Ave **XSt:** Hwy 116 **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$419,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 924 R **Lot Sz:** 6578/0.1510 **OLP:** \$419,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-150-030 **HOA/:** No



OMD: 02/02/15 **PD:** 02/17/15 **COE:** 03/10/15 **SP:** \$429,000 **TIC:** No **2nd Unit:** No

Lovely 2 bedroom home near Northwoods Golf Course. Large open living area with wall of glass overlooking an enchanting backyard. Open beam ceilings offer a rustic feel. Wood floors throughout most of the house. Large deck off dining/kitchen area allows for plenty of room to BBQ. Patio and horse shoe pit out amongst the trees for summer fun.

DIR: Hwy 116 west just past entrance to Northwoods Golf Course. **UBL:** **Subd:** **TBM:** , **21502096**

10588 River Dr **XSt:** River Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$399,000
BD: 1 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 867 R **Lot Sz:** 6752/0.1550 **OLP:** \$399,000
Stories: 2 Story, 3 S **YB:** 1942 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-220-037 **HOA/:** No



OMD: 02/28/15 **PD:** 03/21/15 **COE:** 03/26/15 **SP:** \$419,725 **TIC:** No **2nd Unit:** No

Living the Dream on the Russian River. This turn-key vacation rental w/beach access and nearby wine tasting sleeps 4. Master suite exudes vintage charm, with deck and full bath w/clawfoot tub/shower. The open kitchen/living room features a wall of windows looking at the river, 1/2 bath, gas fireplace, skylights, and river view deck. Shower & hot tub on deck off kitchen. A ping pong room & kayaks await below.

DIR: River Rd. to River Dr., continue left on River Dr, look for 10588 on right **UBL:** **Subd:** **TBM:** , **21504209**

15209 Canyon Seven Rd **XSt:** Canyon Two **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$369,500
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1260 R **Lot Sz:** 5001/0.1148 **OLP:** \$369,000
Stories: 3 Story **YB:** 1992 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-200-054 **HOA/:** No



OMD: 02/12/15 **PD:** 03/17/15 **COE:** 03/20/15 **SP:** \$366,500 **TIC:** No **2nd Unit:** No

This is a beautiful home settled among the redwoods of Rio Nido. Updated home with air conditioning, updated bathrooms, newer interior paint, over sized garage. Located in a beautiful area.

DIR: River Road to Canyon Two to Canyon Seven **UBL:** **Subd:** **TBM:** , **21502949**

13729 Guerne Hill Rd **XSt:** Drake **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 43/43 **LP:** \$359,000
BD: 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1588 R **Lot Sz:** 10189/0.2339 **OLP:** \$379,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-160-064 **HOA/:** No



OMD: 01/14/15 **PD:** 02/26/15 **COE:** 03/06/15 **SP:** \$353,000 **TIC:** No **2nd Unit:** No

Diamond in the rough. Lovely hip roof design building with large square footage. Newer FA heat, large tandem garage and shop area. Located in a close in neighborhood- walking distance to town. 2 Large BR with walk in closets. Stainless steel countertop in kitchen. Rock fireplace. Side deck and ample yard. Light open area-full sun.

DIR: Hwy 116 to Drake-go straight up hill (on Guerne Hill) turn rt. Last home on left. **UBL:** **Subd:** **TBM:** , **21500644**

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358


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 U.S. Patent 6,910,045

Client 5-Up Residential

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19030 Hidden Valley Rd **XSt:** Cherry St **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 32/32 **LP:** \$349,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1534 R **Lot Sz:** 4792/0.1100 **OLP:** \$349,000
Stories: 2 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-050-006 **HOA/\$:** No
OMD: 02/10/15 **PD:** 03/14/15 **COE:** 03/27/15 **SP:** \$349,000 **TIC:** No **2nd Unit:** Yes
 Duplex property in great condition. 2 bd, 1 ba up and 1 bd 1 ba down. Many upgrades. granite counters, rich wood cabinets, stainless appliances. Wrap around deck, covered front porch. Live and earn!




DIR: Hwy 116 to lover's lane to Cherry St to hidden Valley Rd. **UBL:** **Subd:** **TBM:** 21502495

13048 Sosna Way **XSt:** HWY 116 **Guerneville / B0700** **S** **Condo/Coop** **DOM/CDOM:** 22/22 **LP:** \$330,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1392 R **Lot Sz:** 780/0.0179 **OLP:** \$330,000
Stories: 2 Story **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-370-043 **HOA/\$:** Yes/\$390.00/Mo
OMD: 02/07/15 **PD:** 03/01/15 **COE:** 03/10/15 **SP:** \$340,000 **TIC:** No **2nd Unit:** No
 Beautifully upgraded home with granite countertops & newer appliances, bright and open floorplan, stainless steel railings through-out, large private patio and loft. Immaculate interior! Move in ready. Incredible Opportunity to own one of the largest units in Dubrava, a gated riverfront community nestled in the redwoods on the Russian River with access to a clubhouse that has kayak storage, sauna, exercise room and more. Seasonal Dock




DIR: Hwy 116 to Dubrava Complex **UBL:** **Subd:** Dubrava Village **TBM:** 21502593

14050 Sosna Way **XSt:** Hwy 116 **Guerneville / B0700** **S** **Condo/Coop** **DOM/CDOM:** 61/61 **LP:** \$290,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 969 R **Lot Sz:** 684/0.0157 **OLP:** \$299,000
Stories: 2 Story **YB:** 1990 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-370-044 **HOA/\$:** Yes/\$390.00/Mo
OMD: 01/07/15 **PD:** 03/09/15 **COE:** 03/18/15 **SP:** \$290,000 **TIC:** No **2nd Unit:** No
 Easy living. Enjoy the wonderful River front community of Dubrava Village. This freestanding unit shows pride of ownership with its many upgrades. Quartz counters and updated kitchen, slate tiles in master bath with oversized closet. Vaulted ceilings open and bright living area with new slider and expanded patio. Quaint fully fenced yard area. The grounds include walking paths along the River, sitting areas amongst the Redwoods and a clubhouse.




DIR: Hwy 116 to Dubrava Complex **UBL:** **Subd:** **TBM:** 21500306

10621 River Rd **XSt:** Grays Ct. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$289,000
BD: 3 **BA:** 1/1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1092 R **Lot Sz:** 5001/0.1148 **OLP:** \$289,000
Stories: 2 Story **YB:** 1947 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-242-001 **HOA/\$:** No
OMD: 02/06/15 **PD:** 03/05/15 **COE:** 03/12/15 **SP:** \$289,000 **TIC:** No **2nd Unit:** No
 Recently painted and spruced up 3 bedroom 1.5 bath raised cottage with enormous storage area below. New tile shower and vanity in main bathroom. Decent sized back yard and separate side yard perfect for dog run.



DIR: River Road to the corner of Grays Court (just before Hacienda Bridge) **UBL:** **Subd:** **TBM:** 21502552

19855 Highway 116 Hwy **XSt:** Crescent **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 289/459 **LP:** \$289,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 11339/0.2603 **OLP:** \$319,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-140-021 **HOA/\$:** No
OMD: 05/16/14 **PD:** 03/02/15 **COE:** 03/12/15 **SP:** \$280,000 **TIC:** No **2nd Unit:** No
 Sunny, private, views!!! What more could you ask for? Nicely updated in and out on a large private lot in Monte Rio. Plenty of parking, large storage/utility room. This two bedroom, one bath has been lovingly updated throughout and features plenty of outdoor entertainment areas. There is spacious decking off the living room and kitchen. Great year round living or getaway. It is move in ready!!!



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

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Client 5-Up Residential

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8275 Tyrone Rd



XSt: Bohemian Highway **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$270,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1088 R **Lot Sz:** 14810/0.3400 **OLP:** \$270,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 074-250-017 **HOA/\$:** No

OMD: 02/20/15 **PD:** 03/19/15 **COE:** 03/31/15 **SP:** \$270,000 **TIC:** No **2nd Unit:** No

Cozy home on Dutch Bill Creek setting. Charming knotty pine living room, good sized bedrooms. Newer dual pane windows. Decking for outside enjoyment.

DIR: River Road to Monte Rio, left on Bohemian Highway, cross bridge, right on main street to Tyrone. **UBL:** **Subd:** **TBM:** , 21503595

11147 Terrace Dr



XSt: Summerhome Park Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 131/203 **LP:** \$259,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 5502/0.1263 **OLP:** \$259,000
Stories: 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-059 **HOA/\$:** No

OMD: 10/24/14 **PD:** 03/06/15 **COE:** 03/09/15 **SP:** \$257,000 **TIC:** No **2nd Unit:** No

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

DIR: River Rd to Forest Hills Rd right to Summer Home Park Road left on ICE BOX CANYON right on Terrace! **UBL:** **Subd:** **TBM:** , 21424393

20697 Monte Rio Ave



XSt: Bohemian Ave **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$219,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 770 R **Lot Sz:** 4356/0.1000 **OLP:** \$219,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-181-005 **HOA/\$:** No

OMD: 02/03/15 **PD:** 03/13/15 **COE:** 03/24/15 **SP:** \$243,390 **TIC:** No **2nd Unit:** No

Welcome to the Lookout! This enchanting cabin, enjoyed as a vacation rental and perched high above Monte Rio, beckons you to relax on its expansive deck and take in the views of the Russian River, beach, bridge and town below. Very private setting yet minutes to town. Property is being offered turnkey with some exceptions.

DIR: Hwy 116 or Bohemian Hwy to Bohemian Avenue then 1st right onto Monte Rio Ave. **UBL:** **Subd:** **TBM:** 381, B1 21502037

9340 Rio Vista Rd



XSt: River Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 447/447 **LP:** ↓ \$140,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1260 R **Lot Sz:** 6098/0.1400 **OLP:** \$140,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-121-047 **HOA/\$:** No

OMD: 12/19/13 **PD:** 03/13/15 **COE:** 03/19/15 **SP:** \$220,332 **TIC:** No **2nd Unit:** No

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

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

19386 Hidden Valley Rd



XSt: Cherry Street **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 277/277 **LP:** \$215,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 728 R **Lot Sz:** 5001/0.1148 **OLP:** \$235,000
Stories: 1 Story **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-060-023 **HOA/\$:** No

OMD: 05/28/14 **PD:** 03/03/15 **COE:** 03/06/15 **SP:** \$203,000 **TIC:** No **2nd Unit:** No

Cute cottage located in a great area. Freshly painted inside and out. New carpet just installed. Bonus room currently used as a 3rd bedroom. Kitchen has gas stove and pantry closet. Fireplace with insert in living room.

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

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 5

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

19350 Hidden Valley Rd



XSt: Cherry Guerneville / B0700 S Single Family DOM/CDOM: 28/126 LP: \$198,000
 BD: 1 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 632 R Lot Sz: 5001/0.1148 OLP: \$198,000
 Stories: 2 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 072-050-003 HOA/\$: No

OMD: 03/02/15 PD: 03/31/15 COE: 03/31/15 SP: \$198,000 TIC: No 2nd Unit: No

Clean getaway with large deck, seasonal creek and high ceiling in the living room. Open floor plan. Close to town. This is not a fixer!

DIR: Hwy 116 right on Lovers Lane, right on Cherry, right on Hidden Valley UBL: Subd: TBM: 21504410

18127 Old Monte Rio Rd



XSt: Hwy 116 Guerneville / B0700 S Single Family DOM/CDOM: 94/207 LP: \$126,000
 BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 924 R Lot Sz: 7876/0.1808 OLP: \$146,050
 Stories: 1 Story YB: 1936 #Gar Sp: 0 #CP Sp: 0 APN: 072-240-028 HOA/\$: No

OMD: 11/25/14 PD: 03/05/15 COE: 03/09/15 SP: \$123,000 TIC: No 2nd Unit: No

Auction Property. Guerneville property will upgraded kitchen and lots of potential. Peaceful setting.

DIR: Hwy 116 turn left to Cnopius Road to Old Monte Rio Rd. UBL: Subd: TBM: 21426244

10262 Field Ln



XSt: Old River Rd Forestville / B0700 S Single Family DOM/CDOM: 40/40 LP: \$64,200
 BD: 1 BA: 1 RMS: 3 FP: No Pool: No SqFt: 448 R Lot Sz: 5001/0.1148 OLP: \$64,200
 Stories: 1 Story YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 082-202-060 HOA/\$: No

OMD: 02/05/15 PD: 03/17/15 COE: 03/31/15 SP: \$87,500 TIC: No 2nd Unit: No

Great opportunity to own in Forestville. This property features a large front yard area and parking area. The home is nicely set back from the street.

DIR: Heading west on River Rd, Left on Scenic, quick right on Old River Rd, right at fork, left on Field UBL: Subd: TBM: 362, B3 21502372

7863 Giusti Rd



XSt: Mirabel Forestville / B0700 P Single Family DOM/CDOM: 36/36 LP: \$1,295,000
 BD: 4 BA: 3/1 RMS: 9 FP: Yes Pool: No SqFt: 2905 O Lot Sz: 151589/3.4800 OLP: \$1,295,000
 Stories: 2 Story YB: 1987 #Gar Sp: 0 #CP Sp: 0 APN: 083-170-057 HOA/\$: No

OMD: 02/20/15 PD: 03/28/15 COE: SP: TIC: No 2nd Unit: No

Stunning panoramic Mt St Helena views from this sharp, totally remodeled estate home in the Russian River Wine Country! This rare property boasts a fabulous Great Room and Chef's gourmet kitchen, nearly 3000 sq feet of space, & numerous large decks. Expansive, useable grounds & orchard, possibly plantable for Pinot Noir. Two lovely art studio/out-buildings. Gated, end of lane privacy, yet close in. Sit back & relax at this one of a kind property!

DIR: Hwy 116 to Mirabel Rd to Giusti Rd. Property is at the very end of Giusti Rd on the top of the hill. UBL: Subd: TBM: 21502494

8910 Hwy 116



XSt: Skyline Ranch Forestville / B0700 P Single Family DOM/CDOM: 356/356 LP: \$887,000
 BD: 3 BA: 3 RMS: FP: Yes Pool: Yes SqFt: 3067 R Lot Sz: 3157229/72.4800 OLP: \$1,275,000
 Stories: 2 Story YB: 1988 #Gar Sp: 2 #CP Sp: 0 APN: 084-230-015 HOA/\$: No

OMD: 01/20/14 PD: 01/14/15 COE: SP: TIC: No 2nd Unit: No

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

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

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 6

Criteria:Property Type Residential **Transaction Type** Sale **Area** ussian River County Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

978 Esther Dr XSt: Terrace Dr Forestville / B0700 P Single Family DOM/CDOM: 118/118 LP: \$549,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1936 R Lot Sz: 20038/0.4600 OLP: \$549,000
 Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 1 APN: 082-270-043 HOA/\$: No



OMD: 10/16/14 PD: 02/11/15 COE: SP: TIC: No 2nd Unit: No
 Welcome to TALL TIMBERS! Imagine almost a half acre of your own private forest. This 1936 sq ft 2 bedroom 2 bath lodge exudes rustic country charm. Newer 2 story addition gives views of your private sanctuary from multiple decks. Plenty of off street parking and inviting covered entryway. Unique opportunity to have separate private lower living space if desired. Minutes from the Russian River, world class wineries and Hwy 101.

DIR: Old River Rd west to Ogburn, right on Terrace Dr to Esther Dr, home on corner UBL: Subd: TBM: , 21423007

10280 Field Ln XSt: Old River Rd Forestville / B0700 P Single Family DOM/CDOM: 38/38 LP: \$485,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1414 R Lot Sz: 11099/0.2548 OLP: \$485,000
 Stories: 2 Story YB: 1990 #Gar Sp: 2 #CP Sp: 0 APN: 082-202-026 HOA/\$: No



OMD: 02/23/15 PD: 04/02/15 COE: SP: TIC: No 2nd Unit: No
 Wonderful Cedar Home beautifully situated on a large sunny lot with detached two car garage. This home is centrally located in the heart of Wine Country. Airy and open with beautiful woodwork throughout makes this home inviting and cozy. This two bedroom, two bath home is perfect for year round living, getaway or vacation rental. Nice sized office can be used as a third bedroom. Dining room opens on to large deck on the side of the home.

DIR: Heading west on River Rd, Left on Scenic, quick right on Old River Rd, right at fork, left on Field UBL: Subd: TBM: , 21503782

14445 McLane Ave XSt: Summit Ave. Guerneville / B0700 P Single Family DOM/CDOM: 51/51 LP: \$485,000
 BD: 2 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 1400 N Lot Sz: 6534/0.1500 OLP: \$485,000
 Stories: 2 Story YB: 1993 #Gar Sp: 1 #CP Sp: 0 APN: 072-173-002 HOA/\$: No



OMD: 02/12/15 PD: 04/04/15 COE: SP: TIC: No 2nd Unit: No
 Welcome Home! This incredible property offers all the comforts for full time living yet sits in a serene setting with the perfect mix of sun and redwoods. The living area features reclaimed Madrone wood floors and vaulted ceilings. There is an abundance of natural light and views out every window. An open kitchen with dining area allows plenty of room for entertaining. An expansive deck with Hot Tub is perfect for relaxing.

DIR: Go to the top of Summit Ave and turn Rt onto McLane Ave. UBL: Subd: TBM: , 21502980

7395 Hidden Lake Rd XSt: Hwy 116 Forestville / B0700 P Single Family DOM/CDOM: 56/56 LP: \$479,900
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 1152 R Lot Sz: 116305/2.6700 OLP: \$479,900
 Stories: 1 Story YB: 1973 #Gar Sp: 0 #CP Sp: 0 APN: 084-031-036 HOA/\$: No



OMD: 01/27/15 PD: 03/24/15 COE: SP: TIC: No 2nd Unit: Yes
 Lush land with 2 legal units. Beautiful location to build your dream home and keep one of the units for guest or income. Come join the quaint, small town of Forestville.

DIR: HWY 116 to Hidden Lake Rd, property @ corner of Hidden Lake and Ellen Ln. UBL: Subd: TBM: 382, D1 21501679

21416 Alpine Ter XSt: Middle Way Monte Rio / B0700 P Single Family DOM/CDOM: 8/8 LP: \$49,900
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 568 R Lot Sz: 10454/0.2400 OLP: \$49,900
 Stories: 1 Story YB: 1914 #Gar Sp: 0 #CP Sp: 0 APN: 095-134-013 HOA/\$: No



OMD: 02/14/15 PD: 02/22/15 COE: SP: TIC: No 2nd Unit: No
 Home is in tear down condition. Cash only.

DIR: Middle Way UBL: Subd: TBM: , 21503142

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Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area ussian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)



8645 TRENTON Rd XSt: Mirabel Rd Forestville / B0700 CN Single Family DOM/CDOM: 22/22 LP: \$581,800
BD: 3 BA: 2 RMS: FP: No Pool: Yes SqFt: 1584 R Lot Sz: 85378/1.9600 OLP: \$581,800
Stories: 1 Story YB: 1977 #Gar Sp: 0 #CP Sp: 1 APN: 083-160-035 HOA/\$: No

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

Auction Property. Gorgeous Forestville 3 BR/2BTH Home with Peaceful Views on 1.96 ACRES! Wrap around deck and pool.

DIR: Maribel Rd head toward Trenton Rd. Property will be on the left. UBL: Subd: TBM: 21504874



8101 Bohemian Hwy XSt: Tyrone Monte Rio / B0700 CN Single Family DOM/CDOM: 23/23 LP: \$525,000
BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 28314/0.6500 OLP: \$525,000
Stories: 1 Story YB: Against#Gar Sp: 2 #CP Sp: 0 APN: 074-240-011 HOA/\$: No
Co. Policy

OMD: 03/12/15 PD: COE: SP: TIC: No 2nd Unit: Yes

Updated contemporary cottage & studio on the banks Dutch Bill Creek in W. Sonoma County. Walls of glass, skylights, bamboo flooring, slate slab, glass tiles, gas heat fireplace, FA heat & 3 sets of sliding doors that invites the greenbelt in! Outside you'll find multiple decks, towering redwoods, hot tub, 2 car garage, beautiful landscaping and verdant creek views. The studio is perfect for art, office and/or your imagination.

DIR: Hwy 116 over Bridge in Monte Rio to Bohemian Hwy UBL: Subd: TBM: 2150456



14943 Cherry St XSt: Old Cazadero Guerneville / B0700 CN Single Family DOM/CDOM: 29/29 LP: \$419,000
BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1020 R Lot Sz: 3485/0.0800 OLP: \$419,000
Stories: 2 Story YB: 1940 #Gar Sp: 1 #CP Sp: 1 APN: 072-040-032 HOA/\$: No

OMD: 03/06/15 PD: COE: SP: TIC: No 2nd Unit: No

Charming 2bed/2bath home located near a seasonal creek. This property has a bright interior, many storage options, new roof and ample parking. The outside of the home is ideal for entertaining and relaxing in the sun. Features include a large deck, creekside patio, hot tub, and a stunning ring of Redwood trees. Walking distance to the river,yet far away enough to have your own private oasis.Ideal for year round living or weekend retreat.

DIR: 116 to Old Caz o Cherry Street. UBL: Subd: TBM: 21504031



4310 Cazadero Hwy XSt: Austin Creek Rd Cazadero / B0700 CN Single Family DOM/CDOM: 22/22 LP: \$349,000
BD: 1 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 846 R Lot Sz: 12001/0.2755 OLP: \$349,000
Stories: 1 Story YB: 1982 #Gar Sp: 2 #CP Sp: 0 APN: 105-190-021 HOA/\$: No

OMD: 03/13/15 PD: COE: SP: TIC: No 2nd Unit: Yes

Great Cazadero getaway. Pride of ownership in this one bedroom home on a large parcel. Open beam ceilings, forced air furnace, hobby room,laundry room- yard has blueberries and logan berries, fruit trees, 2 car garage & tool shed. Bonus in-law unit is currently rented via HUD for \$875. Great tenant. Unit is 1 bedroom.

DIR: Hwy 116 to Cazadero Hwy. 4.3 miles to property-on right- on a blind curve. UBL: Subd: TBM: 21505415



19765 hwy 116 Hwy XSt: Crescent ave Monte Rio / B0700 CN Single Family DOM/CDOM: 3/3 LP: \$319,000
BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 888 R Lot Sz: 7928/0.1820 OLP: \$319,000
Stories: 1 Story YB: 1960 #Gar Sp: 1 #CP Sp: 0 APN: 094-140-019 HOA/\$: No

OMD: 04/01/15 PD: COE: SP: TIC: No 2nd Unit: No

Fabulous views from a spectacular wall of glass. Perched high on a hill with a wonderful sense of privacy. 2 bedrooms, 2 baths, large deck opens onto your backyard forest. New roof. 1 car garage with workshop space. beautiful stone fireplace and plenty of storage.

DIR: west on hwy 116 past Crescent Ave, on left. UBL: Subd: TBM: 21507399

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

14520 Solaridge Rd **XSt:** Hwy 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$799,000
BD: 1 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1931 R **Lot Sz:** 277042/6.3600 **OLP:** \$799,000
Stories: 2 Story **YB:** 1996 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-021-030 **HOA/\$:** No

OMD: 03/26/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy panoramic southwestern views from this ridge-top contemporary. 1 BR, den (guest BR) & office. 6.36 (+/-) acres of greenbelt privacy. The open flowing interior offers large view & celestial windows, multiple sliding glass doors, maple flooring & expansive vaulted ceilings. 3 bedroom septic installed (per seller). Gated road access, yet you're just a few minutes to Russian river beaches, restaurants, resorts and world class wineries.

DIR: Hwy 116 to a right on Solaridge Rd just passed the Fern Grove Cottages Thru gate-Stay right at fork **UBL:** **Subd:** **TBM:** 361, B4 21506742

15601 Riverside Dr **XSt:** Bonita **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$618,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1416 R **Lot Sz:** 9200/0.2112 **OLP:** \$618,000
Stories: 1 Story **YB:** 1984 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-100-017 **HOA/\$:** No

OMD: 03/19/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Contemporary RIVERFRONT w/ Dock & Views. Just in time for summer! Newer Custom Built Home offers big + open floorplan w/ tiered decks, hot tub & natural outlooks. Perfect for entertaining & super close proximity to town. Boat & swim off your permanent dock along the Russian River. Elevated above flood w/ large 2 car garage & bonus recreation level. On municipal sewer & water w/ current Vacation Rental permit to sleep 8. Next stop: SUN & FUN !!

DIR: River Road (west) toward Guerneville. Left at Dada's True Value Hardware. Last house on right. **UBL:** **Subd:** **TBM:** , 21505396

21759 Monte Vista Ter **XSt:** Starrett Hill **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 29/29 **LP:** \$595,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1612 R **Lot Sz:** 62000/1.4233 **OLP:** \$595,000
Stories: 1 Story **YB:** 1977 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-061-016 **HOA/\$:** No

OMD: 03/06/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This spacious home has been meticulously maintained inside and out and features a versatile floor plan. Location is very private with much usable land, approximately 1.4 acres, sunny decks, hot tub, two car garage, views and much more. Separate, but attached bonus room. Additional APN: 095-061-018, 21769 Monte Vista Terrace is included.

DIR: Starrett Hill to Middle to Monte Vista. **UBL:** **Subd:** **TBM:** 380, J1 21504829

1780 Austin Creek Rd **XSt:** Silvia Dr. **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 12/12 **LP:** \$549,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1678 R **Lot Sz:** 37501/0.8609 **OLP:** \$549,000
Stories: 2 Story **YB:** 1987 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 105-310-027 **HOA/\$:** No

OMD: 03/23/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Private Cazadero Retreat nestled in the redwoods on .86 +/- acre parcel. Custom home with rustic and contemporary charm. Spacious 1678 sf two level, 2Bd/1.5Ba features stunning sunroom, open family room w/fireplace insert, upgraded kitchen, steel roof & views from every window. Artistic finishes include stained glass windows. Spacious deck provides room to entertain. Storage shed & man cave carport/workshop. Walk across the street to Austin Creek

DIR: Hwy 116 West to Austin Creek Rd. **UBL:** **Subd:** **TBM:** , 21505616

16611 Neeley Rd **XSt:** Center Way **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 33/321 **LP:** \$399,000
BD: 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1616 R **Lot Sz:** 3920/0.0900 **OLP:** \$399,000
Stories: 4 or More St **YB:** 1991 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-194-010 **HOA/\$:** No

OMD: 03/02/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Architecturally 4 story built home with custom designed vaulted ceilings, large windows, quiet back yard, comfortable front patio, and practical closets. Close to the river and outside of flood zone, with a little bit of TLC this can be a very comfortable home or vacation house for your future.

DIR: Hwy 116 to Neeley Road. House is on your left 0.7 miles down on Neely Road just after 3 way split. **UBL:** **Subd:** **TBM:** , 21504330

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

15360 Willow Rd



XSt: Canyon 2 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$379,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1010 R **Lot Sz:** 5001/0.1148 **OLP:** \$379,000
Stories: 1 Story, Oth **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-230-027 **HOA/\$:** No

OMD: 03/20/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Here's your premium corner lot in Rio Nido w/ a sweet, upgraded 3 BR, 2 BA home. This place has had a big makeover & is move-in ready. Store your toys here w/ample RV/Boat/Trailer parking. In addition, use the huge, clean basement to park your car, work or possibly extend your living space. Lots of sun & No flood. Stroll down the road to the tennis courts, the park, the post office & the Russian River. Open House Sunday 3/29 12-3pm

DIR: River Rd. - Canyon 7 - immediate Left on Canyon 2 - Right on Willow

UBL: **Subd:** **TBM:** , 21505721

16724 Center Way



XSt: Neeley **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$379,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1316 R **Lot Sz:** 5306/0.1218 **OLP:** \$379,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-192-026 **HOA/\$:** No

OMD: 03/14/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautifully remodeled 3 bed+ den/2 bath home in move-in condition. Nestled in the towering redwoods of Guerneville and within walking distance to the Russian River beach. 5 Large skylights provide natural light to the house. The open floor plan features sliding doors to decks off all BR's. Fireplace insert and new wall furnace keeps it nice & warm. Home raised in 2000 with elevation cert. Lots of storage/workshop below. Large fenced yard.

DIR: Hwy 116 to Neeley Rd to Center Way/Guernewood Rd

UBL: **Subd:** **TBM:** , 21505410

17895 Old Monte Rio Rd



XSt: HWY 116 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$373,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2169 R **Lot Sz:** 15246/0.3500 **OLP:** \$373,000
Stories: 2 Story **YB:** 1999 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-211-028 **HOA/\$:** No

OMD: 03/19/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Great Big Value! Stylish & Secluded Remodeled Home w/ big square footage & versatile floorpan. 2BR 2BA up w/ private 1BR 1BA, family room & wet bar down. Interior stairs + separate entrances. Modern touches throughout incl. shimmering wood floors, plush carpeting, updated kitchen and plenty of space to relax and unwind. Great connection to nature on front and rear decks. On municipal sewer & water w/perimeter foundation. Move Right In & Enjoy!

DIR: HWY 116 West - past town - RIGHT on Old Monte Rio Rd - House is on the LEFT.

UBL: **Subd:** **TBM:** , 21505397

3605 Cazadero Hwy



XSt: Austin Creek Rd **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 2/2 **LP:** \$329,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1308 R **Lot Sz:** 9100/0.2089 **OLP:** \$329,000
Stories: 1 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-160-011 **HOA/\$:** No

OMD: 04/02/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Classic Cazadero shingled cottage. First time on the market in many years, this has been a beloved getaway as well as a primary residence. Two bedrooms, One large bathroom, laundry room. Living room has open beam ceilings, large fireplace and French doors to back deck. Skylights. Remodeled kitchen with double ovens, tile countertops, farmhouse sink. Terraced back yard. Separate Shop or guest building, greenhouse. New roof just installed.

DIR: Hwy 116 to Cazadero Hwy to property

UBL: **Subd:** **TBM:** , 21507337

6315 Cazadero Hwy



XSt: Fort Ross Rd **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$299,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 608 R **Lot Sz:** 7405/0.1700 **OLP:** \$299,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-100-004 **HOA/\$:** No

OMD: 02/19/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Petite Classic River Cabin with glorious history and views. Close to Murrays Pool swim hike.. This is a gem..All furnishings negotiable. Enjoy the decks and views. At the gateway of the Sonoma coastal wine country.

DIR: Hwy 116 to cazadero Hwy 6.3 miles on the left.

UBL: **Subd:** **TBM:** , 21503368

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Page: 10

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

14758 Eagles Nest Rd **XSt:** River Rd. **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 204/204 **LP:** \$299,000
BD: 2 **BA:** 1/1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 900 R **Lot Sz:** 5009/0.1150 **OLP:** \$329,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-293-050 **HOA/\$:** No

OMD: 09/12/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Russian River resort living at its finest. Beautiful, relaxing home on a quiet street. Peaceful, restful. 5 minute walk to the river and just 2 miles from downtown/amenities. Privacy and peace of mind are yours. Gardening, entertaining and a private side deck perfect for a hot tub. High ceiling living room with a charming Morso wood stove. Wine tasting 5 minutes away. 30 minutes to Sebastopol.

DIR: River Rd. to Eagles Nest above hairpin turn. **UBL:** **Subd:** **TBM:** 361, D1 **21421359**

14536 canyon 1 Rd **XSt:** Canyon 2 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 86/210 **LP:** \$269,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 924 R **Lot Sz:** 3999/0.0918 **OLP:** \$269,000
Stories: 1 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-300-003 **HOA/\$:** No

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

Live and earn. Quaint 1 bedroom cottage conveniently located, just 1 block to pool, river and restaurant. Property includes a detached studio apartment. The two units are separated by a private, sunny deck and patio. Newer roofs, windows and security lighting. Covered parking and individual storage units. City sewer and water, no flood. Great Investment!

DIR: River Rd to Canyon 2 rd, right on Canyon 1 **UBL:** **Subd:** **TBM:** , **21500377**

33 Magic Mountain Rd **XSt:** Cazadero Hwy **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 191/191 **LP:** \$259,500
BD: 2 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1202 R **Lot Sz:** 49658/1.1400 **OLP:** \$279,500
Stories: 1 Story **YB:** 1967 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 097-240-055 **HOA/\$:** Yes/\$1,297.00/Ye

OMD: 09/19/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming cottage on a one plus ridge-top acre overlooking the Russian River Valley. Potential river views. Useful outbuildings. Not far from the historic hamlet of Duncans Mills nor much farther to the Sonoma County Coast, with its' thousands of acres of accessible protected parkland.

DIR: Cazadero Highway to Magic Mountain Road. **UBL:** **Subd:** Magic Mountain **TBM:** , **21421259**

10515 Cozey Ct **XSt:** Woodside **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$256,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 5001/0.1148 **OLP:** \$256,000
Stories: 2 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-180-047 **HOA/\$:** No

OMD: 03/26/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sweet, charming cottage on a beautiful ridgetop in Forestville. High above the flood on a quiet lane sets this lovingly maintained one bedroom one bath home with tons of bonus space. Much more here than meets the eye. Two large decks with fabulous views for entertaining. New engineered septic done with permits, newer roof and tankless hot water heater. This home is ready for your enjoyment.

DIR: Old River Rd to Woodside, to Cozey Ct **UBL:** **Subd:** **TBM:** , **21506819**

19000 Hidden Valley Rd **XSt:** Cherry **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$248,000
BD: 2 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 660 R **Lot Sz:** 5001/0.1148 **OLP:** \$248,000
Stories: 1 Story **YB:** 1967 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-050-011 **HOA/\$:** No

OMD: 03/19/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Express your minimalist aesthetic with this Tiny-Perfect Cottage in the Woods. A uniquely quaint & charming getaway nestled on a seasonal creek allows you to enjoy & relax in wooded splendor. Front & rear decks offer superior connection to nature. Nicely updated finishes throughout. Super location that's minutes to town, restaurants & recreation + Wineries & the Coast! On municipal water & sewer, no flood. An Absolutely Adorable Opportunity!

DIR: HWY 116 west, past town, RIGHT on Lover's Lane, RIGHT on Cherry, LEFT on Hidden Valley. **UBL:** **Subd:** **TBM:** , **21505398**

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 11

Criteria:Property Type Residential Transaction Type Sale Area ussian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

17423 Neeley Rd XSt: Orchard Guerneville / B0700 CC Single Family DOM/CDOM: 34/34 LP: \$220,000
BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 704 R Lot Sz: 6277/0.1441 OLP: \$220,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 071-220-061 HOA/\$: No
OMD: 03/01/15 PD: COE: SP: TIC: No 2nd Unit: No
Top of the world rooftop views, privacy, lots of sunshine and hooked to sewer. Bring your contractor expertise to this older home located on a lovely spot in Vacation Beach. Just a short walk to the beach, seasonal fish ladder, town, and Pee Wee Golf.
DIR: Neeley has a back loop from Orchard to River Ln. Look for directionals on either side of loop. UBL: Subd: TBM: , 21504244

15246 Rio Nido Rd XSt: Canyon 7 Guerneville / B0700 CC Single Family DOM/CDOM: 39/39 LP: \$219,000
BD: 1 BA: 1 RMS: 3 FP: No Pool: No SqFt: 528 R Lot Sz: 2723/0.0625 OLP: \$219,000
Stories: 1 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 070-200-038 HOA/\$: No
OMD: 02/24/15 PD: COE: SP: TIC: No 2nd Unit: No
Beautiful remodel. On city sewer and water. 2 parking spots.
DIR: Hwy 116 to Armstrong Woods Road. about 2 miles to Rio Nido Rd. Turn right onto Rio Nido Rd. UBL: Subd: TBM: , 21503576

11020 Sequoia Rd XSt: Westside Rd. Forestville / B0700 CC Single Family DOM/CDOM: 155/155 LP: \$199,000
BD: 1 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 728 R Lot Sz: 7427/0.1705 OLP: \$199,000
Stories: 1 Story YB: 1932 #Gar Sp: 0 #CP Sp: 1 APN: 081-051-002 HOA/\$: No
OMD: 10/31/14 PD: COE: SP: TIC: No 2nd Unit: No
Sweet classic Russian River cabin on the creek. Living room, dining area, kitchen, bedroom and den. Deck just off living room. Full basement under house. Large 7,425 sqft. lot.
DIR: River Rd. to Westside to Sequoia Rd. UBL: Subd: TBM: , 21424795

15131 Drake Rd XSt: Leasowe Guerneville / B0700 CC Single Family DOM/CDOM: 469/469 LP: \$117,000
BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 312 R Lot Sz: 5009/0.1150 OLP: \$180,000
Stories: 1 Story YB: 1941 #Gar Sp: 0 #CP Sp: 2 APN: 071-070-060 HOA/\$: No
OMD: 11/16/13 PD: COE: SP: TIC: No 2nd Unit: No
Darling little Hansel and Gretel cottage nestled amongst the redwood trees with privacy and sun. Well built. Includes a beautiful sturdy double-car carport for off street parking. Size of home measures larger than tax records show. Brand new carpet, laundry room with hookups. Home has charm and the serene setting of the redwoods. Private and peaceful.
DIR: From Forestville: Highway 116 to Drake (make rt) From Guerneville: take Hwy 116 to Drake (make left) UBL: Subd: TBM: 361, D3 21325501

21403 Alta Way XSt: Vine Monte Rio / B0700 CC Single Family DOM/CDOM: 23/23 LP: \$115,000
BD: 2 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 576 R Lot Sz: 10794/0.2478 OLP: \$115,000
Stories: 1 Story YB: Against Co. Policy #Gar Sp: 0 #CP Sp: 0 APN: 095-135-014 HOA/\$: No
OMD: 03/12/15 PD: COE: SP: TIC: No 2nd Unit: No
Original River Cabin in a great private location. Charming in many ways, diamond in the rough ready for TLC.
DIR: Bohemian Hwy to Vine, go all the way to the end. House is at the end of the road on the left UBL: Subd: TBM: , 21505210

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Client 5-Up Residential

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5850 Anderson Rd



XSt: Covey Forestville / B0700 A Farms/Ranches DOM/CDOM: 2/2 LP: \$3,450,000
BD: 3 BA: 4/1 RMS: FP: Yes Pool: Yes SqFt: 5200 O Lot Sz: 507038/11.6400 OLP: \$3,450,000
Stories: 2 Story YB: Unknown #Gar Sp: 3 #CP Sp: 0 APN: 083-040-084 HOA/\$: No

OMD: 04/02/15 PD: COE: SP: TIC: No 2nd Unit: Yes

Mediterranean Village, 2 electronic gates. End of quiet Country Road. Spectacular views, 5,165 sq/ft 2 story custom home, 3000 bottle wine cellar, 360 sq/ft studio, 546 sq/ft Cabana next to 40 ft salt water, solar heated pool, 440 sq/ft office building, 1518 sq/ft barn, lush landscaping. 6+ acres of Gold Ridge soils ready to plant world class Pinot Noir. Whole foods 10 minutes away. 20 minutes from Healdsburg, 1+ hour to SF. family COMPOUND

DIR: River Road West. pass Farm House Inn, turn first left, next left Covey, Left on Anderson to end gate UBL: Subd: TBM: , 21507496

22453 Highway 116



XSt: Laurel Dell Avenue Monte Rio / B0700 A Single Family DOM/CDOM: 32/32 LP: \$2,399,000
BD: 3 BA: 3 RMS: FP: Yes Pool: No SqFt: 1870 R Lot Sz: 13068000/300.0000 OLP: \$2,399,000
Stories: 2 Story YB: 1977 #Gar Sp: 0 #CP Sp: 0 APN: 097-100-015 HOA/\$: No

OMD: 03/03/15 PD: COE: SP: TIC: No 2nd Unit: Yes

This spectacular property consists of 2 separate parcels, 260 acres and 42 acres, of forestland, woodlands & meadows. A modest cabin style home of 3 bed/3 bath sits atop the knoll taking in coastal range views. A nicely established road system winds through the acreage. There is potential to build your dream home with Russian River valley views, harvestable timber, hunting camp, or planting.

DIR: West on Hwy 116 past Laurel Dell Ave. UBL: Subd: TBM: 380, G1 21504186

7200 Giovanetti Rd



XSt: Hwy 116 Forestville / B0700 A Single Family DOM/CDOM: 240/240 LP: \$1,595,000
BD: 3 BA: 2/1 RMS: FP: Yes Pool: Yes SqFt: 2400 N Lot Sz: 3484800/80.0000 OLP: \$1,595,000
Stories: 2 Story YB: 1967 #Gar Sp: 0 #CP Sp: 0 APN: 084-220-004 HOA/\$: No

OMD: 08/07/14 PD: COE: SP: TIC: No 2nd Unit: No

Down a private lane along a winter creek with towering Redwoods. Amazing views offered from this gracious home. Beautiful wood and slate finishes compliment the great open & flowing floor plan. Situated in a banana belt, a gardener's heaven. Once the site of a hillside vineyard at the turn-of-the-century. Russian River Appellation. Private guest suite. Separate artist studio. Total privacy, pond, pool, creek, redwoods & magnificent sweeping views

DIR: Hwy 116 west of Forestville to Giovanetti. UBL: Subd: TBM: , 21417808

24951 Hwy 116



XSt: Mill Pond Rd Duncans Mills / B0700 A Single Family DOM/CDOM: 13/13 LP: \$895,000
BD: 5 BA: 2 RMS: 9 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

OMD: 03/22/15 PD: COE: SP: TIC: No 2nd Unit: No

Graceful 1880 home in the charming Community of Duncans Mills, just waiting to be a bed and breakfast inn again. Designated as a Sonoma County Historic Landmark, the home has been extensively remodeled. Currently 5 bedrooms, and 2 bathrooms with potential for more. 4 fireplaces provide the ambience of a true Victorian Home. With Duncans Mills next door, Jenner only 5 miles away and the river across the highway this is the ideal spot for a B&B.

DIR: Hwy 116 West to private lane (Mill Pond Rd), Just west of Duncans Mills population sign. UBL: Subd: TBM: , 21506021

15940 Drake Rd



XSt: Hwy. 116 Guerneville / B0700 A Single Family DOM/CDOM: 34/123 LP: \$749,000
BD: 3 BA: 3 RMS: FP: Yes Pool: No SqFt: 1699 O Lot Sz: 31363/0.7200 OLP: \$749,000
Stories: 2 Story YB: 1952 #Gar Sp: 2 #CP Sp: 0 APN: 071-140-078 HOA/\$: No

OMD: 03/01/15 PD: COE: SP: TIC: No 2nd Unit: No

Beautifully restored Russian River 3 bdrm, 3 bath prairie style home (includes private 1 bdrm, 1 bath downstairs). Spacious deck with view of trees. Large .73 acre parcel with ability for a 2nd dwelling, or lot split. Enjoy peaceful surroundings that are within walking distance to town and beaches. Huge Redwood Fairy ring and 2nd growth heritage trees complete this private park like setting. Walk to river and close to restaurants and wineries

DIR: Hwy 116 to Drake Rd. UBL: Subd: TBM: , 21503510

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Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 13

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

6986 Mirabel Rd



XSt: Hwy 116 Forestville / B0700 A Single Family DOM/CDOM: 16/16 LP: \$600,000
 BD: 3 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 1683 R Lot Sz: 10102/0.2319 OLP: \$600,000
 Stories: 1 Story YB: 1971 #Gar Sp: 2 #CP Sp: 0 APN: 083-120-038 HOA/\$: No

OMD: 03/19/15 PD: COE: SP: TIC: No 2nd Unit: No

Well maintained 3/2, attached 2 car garage and permitted RV storage facility with 2 roll up doors. Home is situated on almost 1/4 acre backing up to a beautiful little orchard! Fire sprinklers throughout house and both garages. Additional off street parking for boat and more than 1 RV or other toys. Sprinkler system and landscaping in front yard. Walk to downtown Forestville, public transportation across the street.

DIR: Hwy 116 (Forestville) to Mirabel. Across the street from Forestville Youth Park. UBL: Subd: TBM: , 21506110

8154 Park Ave



XSt: Mirabel & Trenton Forestville / B0700 N A Single Family DOM/CDOM: 4/4 LP: \$595,000
 BD: 4 BA: 3/1 RMS: 5 FP: Yes Pool: Yes SqFt: 2300 O Lot Sz: 7841/0.1800 OLP: \$595,000
 Stories: 2 Story YB: 2005 #Gar Sp: 2 #CP Sp: 0 APN: 082-036-031 HOA/\$: No

OMD: 03/31/15 PD: COE: SP: TIC: No 2nd Unit: No

Mirabel Heights in Forestville. Custom built home. Original owners have put over \$50,000 into upgrades. The gardens are extraordinary. Generous 4 bedroom, 3 & 1/2 bath home-2 masters! One master is plumbed for a studio with a separate entrance. Views! Close to Steelhead Beach, The Forestville Youth Park, Farmhouse Inn, wine tasting. Privacy, charm, seclusion, convenience, & on city services! Visit attached website for more photos.

DIR: Mirabel Road to Park Avenue (near Speers Market), top of hill. UBL: Subd: TBM: , 21506217

6824 Nolan Rd



XSt: Mirabel Forestville / B0700 A Single Family DOM/CDOM: 57/57 LP: \$593,500
 BD: 3 BA: 2 RMS: 5 FP: Yes Pool: Yes SqFt: 1691 R Lot Sz: 11761/0.2700 OLP: \$598,500
 Stories: 1 Story YB: 1965 #Gar Sp: 2 #CP Sp: 0 APN: 083-120-055 HOA/\$: No

OMD: 02/06/15 PD: COE: SP: TIC: No 2nd Unit: No

Motivated Sellers ready to review offers. Great home in walking distance to downtown, fabulous restaurants, park, schools and public transportation. Large lot with RV/boat parking! This home is move in ready for you to call home.

DIR: HWY 116 to Mirabel, left Nolan UBL: Subd: TBM: , 21502468

14760 Armstrong Woods Rd



XSt: Laughlin Guerneville / B0700 A Single Family DOM/CDOM: 8/8 LP: \$525,000
 BD: 2 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1668 R Lot Sz: 39204/0.9000 OLP: \$525,000
 Stories: 1 Story YB: 1960 #Gar Sp: 0 #CP Sp: 2 APN: 069-290-057 HOA/\$: No

OMD: 03/27/15 PD: COE: SP: TIC: No 2nd Unit: No

Beautiful location on Armstrong Woods Rd, walking distance to down town Guerneville. Resting on this flat sunny lot, just under an acre park like setting is a large two bedroom two bath home. Kitchen is beautifully appointed with Sub-Zero refrigerator, self closing drawers and cabinets and newer oak flooring. Plenty of room for RV parking. This home is a gardener's delight, with small orchard and several planting beds.

DIR: Armstrong Woods Road UBL: Subd: TBM: , 21506810

2360 Cazadero Hwy



XSt: River Road Cazadero / B0700 A Single Family DOM/CDOM: 156/239 LP: \$496,000
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1639 R Lot Sz: 10454/0.2400 OLP: \$496,000
 Stories: 2 Story YB: 1980 #Gar Sp: 2 #CP Sp: 0 APN: 105-301-004 HOA/\$: No

OMD: 10/30/14 PD: COE: SP: TIC: No 2nd Unit: No

Contemporary Creekside home on quarter acre of the beautiful Austin Creek. Open plan living room, dining and kitchen in the impressive great room allows for easy living and entertaining. Upgrades include granite counters, Jenn-Air range, on demand hot water, dual paned windows & new paint in & out. Attached 2 car garage & off street parking. Close to Sonoma coast, Russian River, hiking & biking trails. Explore the possibilities!

DIR: Hwy 116 (River Road) to Cazadero Hwy 2.3 miles on right UBL: Subd: TBM: , 21423961

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Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 14

Criteria:Property Type Residential Transaction Type Sale Area ussian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

21904 Willow Way



XSt: Moscow/West St Villa Grande / B0700 N A Single Family DOM/CDOM: 2/2 LP: \$450,000
BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1918 R Lot Sz: 6400/0.1469 OLP: \$450,000
Stories: 2 Story YB: 1986 #Gar Sp: 0 #CP Sp: 1 APN: 095-043-009 HOA/\$: No

OMD: 04/02/15 PD: COE: SP: TIC: No 2nd Unit: Yes

Ah Villa Grande! Your own Brigadoon. 2 dwellings make the perfect compound for extended family, friends, vacation home, or live in 1 and rent 1. Enjoy the lush garden. Stroll down to the local beach thru glorious redwoods. The 2 bedroom is remodeled w/an open floor plan, new kitchen w/stainless, bamboo floors & new carpet. The 1 bedroom; an artist's delight: Bright colors, cunning nooks. Paradise found. It's a Grande life! Your house matters.

DIR: Moscow Road to West St. Bear right. Willow Way & West Street are synonymous. UBL: Subd: TBM: , 21506308

7186 Knoll Dr



XSt: SAVIO Forestville / B0700 N A Single Family DOM/CDOM: 2/2 LP: \$449,000
BD: 3 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 1128 R Lot Sz: 3498/0.0803 OLP: \$449,000
Stories: 1 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 082-035-010 HOA/\$: No

OMD: 04/02/15 PD: COE: SP: TIC: No 2nd Unit: No

Newly remodeled, charming Mirabel Heights home. Modern updates to this affordable West County gem. New kitchen, windows and upgrades throughout. Nothing left to do but enjoy the good life in Forestville!

DIR: MIRABEL RD TO SAVIO TO KNOLL UBL: Subd: TBM: , 21507550

9457-9872 Argonne Way



XSt: Trenton Forestville / B0700 A Single Family DOM/CDOM: 8/8 LP: \$449,000
BD: 3 BA: 1 RMS: 7 FP: Yes Pool: Yes SqFt: 1413 A Lot Sz: 15682/0.3600 OLP: \$449,000
Stories: 1 Story YB: 1955 #Gar Sp: 1 #CP Sp: 0 APN: 082-061-020 HOA/\$: No

OMD: 03/27/15 PD: COE: SP: TIC: No 2nd Unit: No

Gem of a home in a jewel of a neighborhood. Walk to Steelhead Beach from this quiet, private end of road location. Renovated and move in ready. Refinished vertical grain fir floors, New Solid wood bamboo kitchen cabinets, Quartz countertop. Newly remodeled bath with new vanity, linen cabinet & quartz countertop. Three large bedrooms. One level home with garage/shop. Room for gardens galore. Private Community pool on street-membership available.

DIR: River Rd-turn on Trenton(X from Steelhead Beach)Up hill on Argonne Way 2/10 mile to Arrow-rt to end. UBL: Subd: TBM: , 21506822

10718 Old River Rd



XSt: Forest Hills Rd. Forestville / B0700 N A Single Family DOM/CDOM: 5/5 LP: \$439,000
BD: 3 BA: 2/1 RMS: 5 FP: Yes Pool: No SqFt: 1932 A Lot Sz: 7501/0.1722 OLP: \$439,000
Stories: 2 Story YB: 1935 #Gar Sp: 1 #CP Sp: 0 APN: 082-260-008 HOA/\$: No

OMD: 03/30/15 PD: COE: SP: TIC: No 2nd Unit: No

Located in convenient and quiet Forest Hills, walk to general store and public river beach. This spacious home features recent upgrades, wood interiors, enormous Living Room with open-beam ceiling and skylights, eat-in Kitchen with wine fridge, covered Front Porch, and Back Yard with covered area for entertaining. Separate ground-level entrance to Bedroom Suite, with Laundry area, Recreation Room, and interior access to Garage with Workshop area.

DIR: River Rd. to Forest Hills Rd. one block, left on Old River Rd.; house on rt. UBL: Subd: TBM: , 21506278

18063 Elm Ave



XSt: Alder Road Monte Rio / B0700 A Single Family DOM/CDOM: 10/10 LP: \$439,000
BD: 2 BA: 1 RMS: FP: Yes Pool: Yes SqFt: 720 R Lot Sz: 7902/0.1814 OLP: \$439,000
Stories: 2 Story YB: 1961 #Gar Sp: 2 #CP Sp: 0 APN: 095-222-006 HOA/\$: No

OMD: 03/25/15 PD: COE: SP: TIC: No 2nd Unit: No

Private tree studded sunny lot in Monte Rio's finest neighborhood. River and beach are very close. Fabulous in-ground pool perfect for those summer parties. Aviary, greenhouse, playhouse and more. Room for everyone. Home is sunny and bright with wood beam ceilings, open floor plan, great kitchen, laundry closet. Wrap around deck with views. Fully fenced and gated with 2 driveways. Tons of storage, RV parking. Home raised above 100 year flood pl

DIR: River Blvd. to Heller St. Turn right - Heller turns into Alder Rd. Right On Elm. UBL: Subd: TBM: , 21506666

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Client 5-Up Residential

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Page: 15

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

17512-17510 Neeley Rd **XSt:** HWY 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$429,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1140 R **Lot Sz:** 3977/0.0913 **OLP:** \$429,000
Stories: 2 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-230-067 **HOA/\$:** No




OMD: 03/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Picture yourself in a house close by the river With tangerine trees and rental besides Somebody calls you, you answer quite slowly A place like this is something great to buy Lucy what a diamond this is.

DIR: Hwy 116 to Neeley Rd **UBL:** **Subd:** **TBM:** , 21503913

11001 Ogburn Ln **XSt:** Terrace **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$419,900
BD: 1 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1361 R **Lot Sz:** 5423/0.1245 **OLP:** \$435,000
Stories: 2 Story **YB:** 1960 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-280-002 **HOA/\$:** No



OMD: 03/02/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Forestville Find. A wonderful 2 bedroom home plus office/art room located at the end of the road. Open living/dining area with vaulted ceilings and hardwood floors. 1 large sleeping room and full bath down plus master suite upstairs with attached deck overlooking open space. Seasonal creek runs along the back hillside. Plenty of front yard space and multi level decks in back for entertaining. Attached 1 car garage.

DIR: Summerhome Park to Ogburn Ln. almost to the end. **UBL:** **Subd:** **TBM:** , 21504378

21502 Highland Terrace Dr **XSt:** Huckleberry Way **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$399,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 800 N **Lot Sz:** 4792/0.1100 **OLP:** \$439,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 095-113-009 **HOA/\$:** No




OMD: 02/23/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Amazing views atop Starrett Hill. This 2 bedroom,2 bath home has been completely remodeled!Desirable floor plan includes great room with breath taking forest views,darling eat in breakfast nook,bedrooms/baths book mark the great room for ultimate privacy.Parking for 4 cars on a flat driveway with NO STAIRS into the home.Exterior has modern touches,partial wrap around deck and space below home to expand living area.Turn key,Extra parcel included!

DIR: Starrett Hill,L-on Middle Terrace,R- on Rio Vista Terrace, L- on Huckleberry Way, R- on Highland Ter **UBL:** **Subd:** **TBM:** , 21503329

21458 Alpine Ter **XSt:** Highland Ter. **Monte Rio / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP:** \$385,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1280 R **Lot Sz:** 28885/0.6631 **OLP:** \$385,000
Stories: 2 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 095-134-001 **HOA/\$:** No




OMD: 04/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Private and secluded hillside retreat with bright and sunny exposure. Extensive recent Kitchen and Bathroom upgrades in contemporary style: granite countertops, stainless-steel appliances, softwoods, cool stone, and glass. Vaulted ceiling in Living Room with skylights. Full-floor Master Bedroom suite on lower level opens onto expansive Deck, with Laundry in Master Bathroom. Large side Patio overlooks forest. Decorative front fencing.

DIR: Follow 5 directional arrows, at Starrett Hill Rd., Middle Ter., Rio Vista, Huckleberry, & Highland. **UBL:** **Subd:** **TBM:** , 21506245

17590 Duncan Rd **XSt:** Old Monte Rio Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$375,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 526 R **Lot Sz:** 20473/0.4700 **OLP:** \$375,000
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-001 **HOA/\$:** No



OMD: 03/26/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

The Raven's Nest overlooks the meandering Russian River and Valley from its close to town location. Private and very charming with its wood floors and wood stove, this sunny spot has all the elements for your relaxation and restoration. Good vacation rental history, The Raven's Nest is being offered turnkey. Other features include a parking deck and outbuilding which makes the perfect artist's studio or workshop.

DIR: Hwy 116 to Old Monte Rio Rd to Duncan. No sign. **UBL:** **Subd:** **TBM:** 360, J5 21506836

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 707-303-6358

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 16

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

11 Silvia Dr



XSt: Springhill **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 22/22 **LP:** ↓ \$365,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1072 R **Lot Sz:** 9801/0.2250 **OLP:** \$375,000
Stories: 3 Story, Mul **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-220-050 **HOA/\$:** No

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

Unique home in a great neighborhood. One bedroom but the second floor loft serves nicely as an additional bedroom. Split bath with separate shower room. Two story living room. Open beam ceilings. Open floor plan. Nice sized deck to entertain on or just sit and enjoy nature. Walk to Austin Creek.

DIR: Hwy 116 to Austin Creek Road to Silvia.

UBL: **Subd:** **TBM:** , 21505535

20390 River Blvd



XSt: Field **Monte Rio / B0700** **N A** **Single Family** **DOM/CDOM:** 1/1 **LP:** \$350,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1132 R **Lot Sz:** 12197/0.2800 **OLP:** \$350,000
Stories: 1 Story **YB:** 1915 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-231-007 **HOA/\$:** No

OMD: 04/03/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Riverfront Fixer on double lot. Single level 2 bedroom, 1 bath home with attached 1 car garage/workshop, inviting sun room entrance. Beautiful open beamed ceilings. charming built-ins. Gorgeous river views. Huge deck for entertaining and outdoor enjoyment. Towering redwoods and additional storage/workshop. RV parking. Needs plenty of TLC, but oh what potential!

DIR: from Monte Rio, left on Bohemian Hwy across bridge, left on River Blvd.

UBL: **Subd:** **TBM:** , 21507284

21581 Hwy 116 Hwy



XSt: B Street **Monte Rio / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP:** \$339,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1075 R **Lot Sz:** 4356/0.1000 **OLP:** \$339,000
Stories: 1 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-123-004 **HOA/\$:** No

OMD: 04/01/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

The Heart of Vacation Wonderland. Right the nick time for summer fun! This charming updated Russian River home has been Loved and Pampered and Polished and now it can be yours. All of the amenities are here, just add people. Behind the white picket fence sits a sunny deck and hot tub. Across the street are restaurants, sandy river beaches, movies & golfing. No car needed, just sandals, sun screen, towels & umbrella. Darling rental in back.

DIR: Highway 116 (River Road) going west right hand side before Monte Rio School. Look for sign.

UBL: **Subd:** **TBM:** , 21506960

9779 Rio Vista Rd



XSt: River Road **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 5/5 **LP:** \$339,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 900 N **Lot Sz:** 21780/0.5000 **OLP:** \$339,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-123-054 **HOA/\$:** No

OMD: 03/30/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Lovingly cared for country cottage in turnkey condition. Tastefully updated kitchen and baths, new flooring, paint and water heater. New septic in 2012. Well situated off the road and accessed by a blacktop drive. Three decks make for a seamless transition from inside to outside living space. Lovely 1/2 acre parcel has rock wall terracing and includes a large level garden space with plenty of sun and raised planter beds.

DIR: River Road to Rio Vista. Right at one way, first drive on left. House is at top of drive.

UBL: **Subd:** **TBM:** , 21505928

18233 Neeley Rd



XSt: Benson **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 1/1 **LP:** \$325,000
BD: 1 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 696 O **Lot Sz:** 5001/0.1148 **OLP:** \$325,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-260-030 **HOA/\$:** No

OMD: 04/03/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This darling cottage is in a private setting with plenty of sun and lots of decking. Soak in the hot tub and look up to view the beautiful redwoods. Living Room/dining area has custom wood flooring with french doors leading to the deck. Large walk in tile shower in bedroom. The beauty of the outdoors is accentuated by the many windows and entrances. This is a successful vacation rental but could be your own retreat

DIR: Neeley,Past Benson, Left at sign on tree says Easy Days. Go to top at V make a left.

UBL: **Subd:** **TBM:** , 21507556

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Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 17

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)

5147 Ridgley Ct



XSt: Ridgley Ave. **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 225/225 **LP:** \$324,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1700 **O** **Lot Sz:** 10729/0.2463 **OLP:** \$399,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 850-000-034 **HOA/:** Yes/\$2,000.00/Ye

OMD: 08/22/14 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy this wonderful remodeled, fully permitted home with approx. 1770+/- SF of living space, 3bd/2ba, brick fireplace, a unique cart and winch lift system and multiple deck levels offering breathtaking panoramic views of vineyards, river & forest. Add your finishing touches! Located at the end of a private lane, includes a private beach, tennis clubhouse, restaurant, bocce ball, activities for the whole family! PRIVATE MEMBERSHIP REQUIREMENT

DIR: Hwy. 116 to Odd Fellow Park. R.Riverside, R.Willey, L.Recreation R. Ridgley Ave. Sharp L Ridgley Ct. **UBL:** **Subd:** **TBM:** 361, H3 21419326

17426 Riverside Dr



XSt: Highway 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$319,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 946 R **Lot Sz:** 2614/0.0600 **OLP:** \$339,000
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-190-040 **HOA/:** No

OMD: 03/09/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming 3 bedroom Guerneville cottage located on a secluded riverfront street makes this a perfect weekend retreat or vacation rental. Add bunk beds and a futon, and you can house extended family and friends. The home's open floorplan includes faux hardwood floors, woodburning fireplace, new appliances and large bright bathroom. Home has a new roof, curtains, carpeting, wall sconces, and bathroom vanity.

DIR: West of Guerneville. River Road west, left on River Drive **UBL:** **Subd:** **TBM:** , 21505054

19275 Hidden Valley Rd



XSt: Cherry Street **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 51/51 **LP:** \$319,000
BD: 2 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 4792/0.1100 **OLP:** \$329,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 1 **#CP Sp:** 2 **APN:** 072-050-034 **HOA/:** No

OMD: 02/12/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful Russian River home that has just been fully updated with permits. This home has a large kitchen with an island and all stainless appliances including a stove and dishwasher and upgraded cabinets and slab granite countertops. Large open floor plan with all new electrical, dual pane windows, flooring, central heating/air, wood burning stove, decks, and lots of storage and closet space. On City sewer and water with plenty of parking.

DIR: River Road West, right on Lovers Lane, right on Cherry Street then left on Hidden Valley Road. **UBL:** Lot 19 Block 2 **Subd:** **TBM:** , 21502941

20121 Railroad Ave



XSt: Bohemian Avenue **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 14/120 **LP:** \$299,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 14810/0.3400 **OLP:** \$299,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-225-026 **HOA/:** No

OMD: 03/21/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Rare Russian River Gem! Custom built cabin set on a beautiful peaceful lot. Great room has open beam ceilings, light and bright with forest views from every window. Tastefully decorated kitchen has stainless steel appls, upgraded counters and cabinets. Large bathroom with plenty of storage and privacy. Over a 1/3 acre lot provides ample parking above and below the property. Permitted bonus room has been started- bring your ideas to customize your new home

DIR: 116 to Church St. Church St. becomes Bohemian Highway. Turn on Bohemian Ave. to Railroad Ave. **UBL:** **Subd:** **TBM:** , 21506290

17331 Park Ave



XSt: Old Monte Rio Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$299,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1184 R **Lot Sz:** 5624/0.1291 **OLP:** \$319,000
Stories: 2 Story **YB:** 1954 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-150-028 **HOA/:** No

OMD: 03/09/15 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Classic River home or for getaways. 2 lots for space & privacy or future development. Garage & full basement for storage, workshop area. Off street parking. Original wood floors, fireplace for chilly nights, semi-enclosed front patio for warm days. Deck off of dining rm. 2 BR, 2 BA, plus den/office or 3rd bedroom. A little TLC needed. No Flood.

DIR: Hwy 116 to Old Monte Rio Rd to Park Ave. **UBL:** **Subd:** **TBM:** , 21504980

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 04/04/2015 2:21 pm

Page: 18

Criteria:Property Type Residential Transaction Type Sale Area ussian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (3/1/2015 to 3/31/2015)



11060 Ogburn Ln XSt: Summerhome Forestville / B0700 A Single Family DOM/CDOM: 79/144 LP: \$299,000
BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 920 R Lot Sz: 3049/0.0700 OLP: \$299,000
Stories: 2 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 082-280-008 HOA/\$: No
OMD: 01/15/15 PD: COE: SP: TIC: No 2nd Unit: No
top of the hill enclave. The neighbors are quiet and traffic is light. Recent pest work, updated waste disposal. Treetop views. Street level access to living area, kitchen and bdrm.Dwnstrs bdrm and bath have both inside and outside access. Motivated seller. Bring offers.

DIR: Ogburn Lane to the end. Home is on the left at the top. UBL: Subd: TBM: 21500764



5845 Austin Creek Rd XSt: Kramer rd Cazadero / B0700 A Single Family DOM/CDOM: 38/44 LP: \$277,500
BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 997 R Lot Sz: 7331/0.1683 OLP: \$307,400
Stories: 1 Story YB: 1944 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-076 HOA/\$: No
OMD: 02/25/15 PD: COE: SP: TIC: No 2nd Unit: No
This is an auction listing. This single family residence is a charming and welcoming home that sits on a respectable sized lot. This property situated at 5845 Austin Creek Rd is located in the city of Cazadero, Sonoma County. According to tax records this property was built in 1944 and is offering 2 bedrooms, 1 bathroom is a 997 square foot floor plan. This is a bank owned property to be sold as-is. Buyer and agent to verify all.

DIR: HWY 116 to Cazadero Hwy to Hahn Road to Austin Creek Road UBL: Subd: TBM: 21503996



17315 Park Ave XSt: Summit Ave Guerneville / B0700 N A Single Family DOM/CDOM: 5/5 LP: \$276,000
BD: 3 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 1140 A Lot Sz: 5624/0.1291 OLP: \$276,000
Stories: 1 Story YB: 1929 #Gar Sp: 0 #CP Sp: 0 APN: 072-150-012 HOA/\$: No
OMD: 03/30/15 PD: COE: SP: TIC: No 2nd Unit: No
This quiet retreat features 3 bedrooms and 1.5 baths. Spacious kitchen with dining area. Large deck with serene views of the redwoods. A nice mix of sun and shade. Additional garage/storage area. Approximately 1/3rd of a mile to the Russian River and 1 mile to downtown Guerneville.

DIR: Hwy 116 west of Guerneville, Right on Old Monte Rio Rd, Right on Park Ave. UBL: Subd: TBM: 21507080



11717 Madrona Rd XSt: Summerhome Park Rd Forestville / B0700 A Single Family DOM/CDOM: 246/246 LP: \$239,000
BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 436 R Lot Sz: 1398/0.0321 OLP: \$249,000
Stories: 1 Story YB: 1988 #Gar Sp: 0 #CP Sp: 1 APN: 081-250-024 HOA/\$: No
OMD: 08/01/14 PD: COE: SP: TIC: No 2nd Unit: No
Vacation Home! This is a great community. There is a bar/pool tables on the beach,movie theater for family fun. There is awesome view of River in this fully remodeled 1 bath with loft unit. Beautiful deck to relax on. New roof, new siding, new bathroom remodel, new maple kitchen cabinets with roll out drawers,new maple laminate flooring, new Bali shades to keep you cool in the summer. Come see it to appreciate.Feels bigger than whats reflected.

DIR: From 101,take River Road, left on Forest hills road,right on Summerhome park rd, left at Madrona. UBL: Subd: TBM: 21417791



17598 Hwy 116 Hwy XSt: Riverside Dr Guerneville / B0700 A Single Family DOM/CDOM: 81/81 LP: \$230,000
BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1519 N Lot Sz: OLP: \$230,000
Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 072-200-059 HOA/\$: No
OMD: 01/13/15 PD: COE: SP: TIC: No 2nd Unit: Yes
Enjoy wonderful Russian River views from this charming River home. Upstairs features a five rooms two bedroom, one bath unit. Downstairs is three rooms, one bedroom one bath unit.

DIR: Hwy 116 3/4 miles west of Guerneville UBL: Subd: TBM: 21500734

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