

# Area Market Survey Summary

Listings as of 12/04/16 at 10:12am

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016) , Sold Off MLS (11/1/2016 to 11/30/2016)

## Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	68	<b>Minimum</b>	\$135,900	<b>Maximum</b>	\$7,988,000
\$140,000 thru \$159,999	1	23	<b>Average</b>	\$814,423	<b>Median</b>	\$434,000
\$200,000 thru \$249,999	2	150				
\$250,000 thru \$299,999	1	15				
\$300,000 thru \$349,999	2	33				
\$350,000 thru \$399,999	3	63				
\$400,000 thru \$449,999	5	69				
\$450,000 thru \$499,999	1	61				
\$500,000 thru \$549,999	4	90				
\$550,000 thru \$599,999	1	60				
\$700,000 thru \$749,999	1	164				
\$950,000 thru \$999,999	2	22				
\$2,250,000 thru \$2,499,999	1	442				
\$7,000,000 thru \$7,999,999	1	217				
	26	90				

## Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	375	<b>Minimum</b>	\$115,000	<b>Maximum</b>	\$625,000
\$180,000 thru \$199,999	1	51	<b>Average</b>	\$370,845	<b>Median</b>	\$359,000
\$200,000 thru \$249,999	3	154				
\$250,000 thru \$299,999	1	18				
\$300,000 thru \$349,999	2	46				
\$350,000 thru \$399,999	3	45				
\$450,000 thru \$499,999	3	48				
\$550,000 thru \$599,999	2	166				
\$600,000 thru \$649,999	1	88				
	17	100				

## Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	1	7	<b>Minimum</b>	\$227,900	<b>Maximum</b>	\$2,750,000
\$300,000 thru \$349,999	1	47	<b>Average</b>	\$1,105,300	<b>Median</b>	\$338,000
\$2,750,000 thru \$2,999,999	1	270				
	3	108				

## Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$160,000 thru \$179,999	1	2	<b>Minimum</b>	\$177,000	<b>Maximum</b>	\$1,995,000
\$200,000 thru \$249,999	2	82	<b>Average</b>	\$528,544	<b>Median</b>	\$455,000
\$250,000 thru \$299,999	2	134				
\$350,000 thru \$399,999	3	82				
\$400,000 thru \$449,999	1	52				
\$450,000 thru \$499,999	5	43				
\$500,000 thru \$549,999	1	34				
\$550,000 thru \$599,999	2	60				
\$1,250,000 thru \$1,499,999	1	130				
\$1,750,000 thru \$1,999,999	1	249				
	19	78				

**LAST MONTH**

**MEDIAN = \$412,500 +10.30 %**

**SOLD = 24 -20.83 %**

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

## Market Statistics Report

Listings as of 12/04/16 at 10:13am

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016) , Sold Off MLS (11/1/2016 to 11/30/2016)

<b>Residential</b>	<b><u>2- Bedrooms</u></b>	<b><u>3 Bedrooms</u></b>	<b><u>4 Bedrooms</u></b>	<b><u>5+ Bedrooms</u></b>	<b><u>All Bedrooms</u></b>
<b>Active</b>					
<b>#Units</b>	32	8	1	2	43
<b>Average List Price</b>	\$590,849	\$596,063	\$2,290,000	\$756,848	\$639,055
<b>Average Market Time</b>	86	103	442	19	94
<b>Average Square Feet</b>	1003	1643	3700	2877	1272
<b>All Off Market</b>					
<b>#Units</b>	13	8	1	0	22
<b>Pending</b>					
<b>#Units</b>	2	1	0	0	3
<b>Average List Price</b>	\$282,950	\$2,750,000	\$0	\$0	\$1,105,300
<b>Average Market Time</b>	27	270	0	0	108
<b>Average Square Feet</b>	1072	5165	0	0	2436
<b>Sold</b>					
<b>#Units</b>	11	7	1	0	19
<b>Dollar Value</b>	\$3,864,500	\$4,182,835	\$1,995,000	\$0	\$10,042,335
<b>Average List Price</b>	\$350,227	\$596,980	\$2,145,000	\$0	\$535,598
<b>Average Sold Price</b>	\$351,318	\$597,548	\$1,995,000	\$0	\$528,544
<b>Average Market Time</b>	66	72	249	0	78
<b>Average Square Feet</b>	999	1939	3416	0	1473
<b>% of List Price</b>	100.31	100.10	93.01	0.00	98.68
<b>Not Pending or Sold</b>					
<b>#Units</b>	0	0	0	0	0
<b>Average List Price</b>	\$0	\$0	\$0	\$0	\$0
<b>Average Square Feet</b>	0	0	0	0	0

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

## BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016) , Sold Off MLS (11/1/2016 to 11/30/2016)

21603049 140 Marigold Ln Forestville, 95436-9321 / B0700 S Single Family DOM/CDOM: 249/249 LP \$2,145,000



BD: 4 BA: 5 FP: Yes Pool: Yes SqFt: 3416 R Lot Sz: 293594/6.7400 OLP: \$2,145,000  
 Stories: Split Lev YB: 1999 #Gar Sp: 2 #CP Sp: 0 APN: 085-050-043 HOA/\$: No  
 U/B/L:  
 OMD: 02/25/16 PD: 11/04/16 COE: 11/17/16 SP: \$1,995,000 TIC: No 2nd Unit: No  
 Sale Cond: None

Stunning ridge top estate overlooking the Russian River Valley. Spacious Mediterranean compound built with quality and designed for indoor/outdoor living. Resort style grounds with pool & spa in a banana belt climate. Serene setting with expansive views and gated privacy. Minutes to airport, Healdsburg, wineries or the coast. A rare opportunity for extended family, retreat or year round living. One of the top vacation rentals in the county.

[Additional Pictures](#)

Dir: River Rd to Westside Rd. Down to the left to McPeak. then up Marigold Lane. Gated entrance. Subd:

21614501 10255 Hwy 116 Forestville, 95436 / B0700 S Single Family DOM/CDOM: 130/130 LP \$1,395,000



BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 2145 O Lot Sz: 130680/3.0000 OLP: \$1,650,000  
 Stories: 1 Story, YB: 2002 #Gar Sp: 2 #CP Sp: 2 APN: 085-180-016 HOA/\$: No  
 U/B/L:  
 OMD: 07/05/16 PD: 11/12/16 COE: 11/18/16 SP: \$1,323,735 TIC: No 2nd Unit: Yes  
 Sale Cond: Offer As Is

Sun, seclusion, privacy, gorgeous gardens, pool & pool house, over-sized garage with 600sf multi-purpose rm. w/bath. RV parking by the creek. Home has an open floor plan with a loft w/office area and pool table area. A kitchen to please the gourmet. Large pantry. Master is large: walk in closet, tiled bathroom. Laundry rm has sink and glass door to the garden. Custom double carport is located across from outdoor fireplace. This property has it all

[Additional Pictures](#)

Dir: Hwy 116 Just past Green Vally Rd. on the Rt from F'ville town Subd:

21618860 16730 Center Way Guerneville, 95446-9796 / B0700 S Single Family DOM/CDOM: 94/94 LP \$625,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 2209 R Lot Sz: 5227/0.1200 OLP: \$625,000  
 Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 071-192-027 HOA/\$: No  
 U/B/L:  
 OMD: 08/15/16 PD: 11/17/16 COE: 11/30/16 SP: \$585,000 TIC: No 2nd Unit: No  
 Sale Cond: Offer As Is

This luxurious Vacation Beach home nestled into the redwoods can be used as primary residence, or turn-key vacation rental, VRBO or AirBnB. Thoughtful details and designer touches highlight the stunning features such as the Quartz and Granite counters, quality cabinetry, upgraded flooring, and flowing floor plan. The exterior features a newly-extended livable deck, french doors, and zen garden with hot tub. 2 car garage and additional parking!

[Additional Pictures](#)

Dir: Hwy 116 to Neely Rd to Center Way Subd:

21623679 11739 Laurel Dell Ave Monte Rio, 95462-9740 / B0700 S Single Family DOM/CDOM: 26/26 LP \$565,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1392 R Lot Sz: 10454/0.2400 OLP: \$565,000  
 Stories: 2 Story YB: 1974 #Gar Sp: 0 #CP Sp: 0 APN: 096-211-019 HOA/\$: No  
 U/B/L:  
 OMD: 10/07/16 PD: 11/02/16 COE: 11/16/16 SP: \$557,100 TIC: No 2nd Unit: No  
 Sale Cond: None

Country dreams in scenic Rien's Beach. Lovely .24 acre site surrounded by a large parcel and no adjacent neighbors. Full sun. Lofted ceilings and charming woodwork. Currently being used as a 2 BR and open office. Wall was taken out between upstairs bedrooms years ago to create a large master. New quartz countertop in kitchen. Upstairs bath has a newly tiled shower. Open beam woodsy feel. Storage shed in front. Serene with great views of the hills.

[Additional Pictures](#)

Dir: Hwy 116 west from Monte Rio. Turn left onto Laurel Dell-first home on the right. Subd:

21623076 11110 McPeak Rd Forestville, 95436-9741 / B0700 S Single Family DOM/CDOM: 34/34 LP \$490,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1086 R Lot Sz: 47916/1.1000 OLP: \$490,000  
 Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 2 APN: 081-090-035 HOA/\$: No  
 U/B/L:  
 OMD: 09/30/16 PD: 11/03/16 COE: 11/15/16 SP: \$525,000 TIC: No 2nd Unit: No  
 Sale Cond: None

Contemporary design on one acre parcel with a renovated Barn/office. Membership in Hacienda Beach available-fabulous beach with views of the Hacienda Bridge. Two car carport under house. Formal entry leads to a BR with on suite bath and laundry and partially covered private deck. Up is the open living/dining, Remodeled kitchen and master BR and Bath. Huge rear deck for entertaining with fireplace and spa. Stone steps lead to Remodeled Barn/office.

[Additional Pictures](#)

Dir: River Rd to Westside-turn left and then right onto McPeak Subd:

**BAREIS Client 5-Up Residential**

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**21623281 14228 Lovers Ln Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 14/14 LP \$475,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1492 A Lot Sz: 6861/0.1575 OLP: \$475,000**  
**Stories: Multi Lev YB: 1990 #Gar Sp: 1 #CP Sp: 0 APN: 072-140-009 HOA/\$: No**

**U/B/L:**

**OMD: 10/03/16 PD: 10/17/16 COE: 11/07/16 SP: \$485,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Beautiful remodeled home tucked into the redwoods. Enjoy the peaceful setting as you walk up the steps of the gorgeous redwood deck. Brand new roof on the home. Inside there are many upgrades. The kitchen features new cabinets, granite counter tops, stainless steel appliances, & new lighting. New laminate flooring throughout downstairs. Jetted master bathtub. Loft area with storage & spiral staircase. This is a must see!

[Additional Pictures](#)

**Dir:** Hwy 116 West, Pass Garden Grill & concrete bridge, sharp right onto Lovers Ln, after 2nd speed bump. **Subd:**

**21625689 14578 Canyon 1 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 20/20 LP \$379,000**



**BD: 3 BA: 2 FP: No Pool: No SqFt: 1386 O Lot Sz: 4600/0.1056 OLP: \$379,000**  
**Stories: 1 Story YB: 1930 #Gar Sp: 2 #CP Sp: 0 APN: 070-280-077 HOA/\$: No**

**U/B/L:**

**OMD: 11/05/16 PD: 11/25/16 COE: 11/29/16 SP: \$471,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

Beautiful top to bottom remodel. 3 bedrooms, 2 bathrooms. Hardwood floors. 2 car garage. City water and sewer. Must see.

[Additional Pictures](#)

**Dir:** River Road to Rio Nido. Canyon 2 Road to Canyon 1 Road. **Subd:**

**21622319 9715 Old River Rd Forestville, 95436 / B0700 S Single Family DOM/CDOM: 41/41 LP \$429,000**



**BD: 3 BA: 3 FP: Yes Pool: No SqFt: 1549 R Lot Sz: 13939/0.3200 OLP: \$429,000**  
**Stories: Split Lev YB: 1966 #Gar Sp: 2 #CP Sp: 0 APN: 082-143-083 HOA/\$: No**

**U/B/L:**

**OMD: 09/30/16 PD: 11/10/16 COE: 11/15/16 SP: \$465,000 TIC: No 2nd Unit: Yes**  
**Sale Cond: None**

Two for one in Forestville. 2 bedroom, 2 bath main home with detached studio unit on 1/3 acre. home boasts wood floors, beamed ceiling, Central heat, garage and a beautiful brick fireplace for added charm. Studio has vaulted ceilings to make it bright & light, perfect artist retreat or rent it.the yard has so much potential it will be a delight for the gardeners. Huge pond ready to be brought back. No you can't hear the pin drop, but so worth it!

[Additional Pictures](#)

**Dir:** River Rd to Martinelli Rd. immediate right on Old River Rd. **Subd:**

**21622904 14210 Woodland Dr Guerneville, 95446-9502 / B0700 S Single Family DOM/CDOM: 38/38 LP \$405,600**



**BD: 2 BA: 1 FP: Yes Pool: Yes SqFt: 1002 R Lot Sz: 14375/0.3300 OLP: \$405,600**  
**Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 070-080-009 HOA/\$: No**

**U/B/L:**

**OMD: 09/27/16 PD: 11/04/16 COE: 11/09/16 SP: \$455,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is,REO**

Opportunity knocks! 2 bedroom 1 bath home within walking distance to town. Open living room with fireplace and slider that leads to deck and pool. Detached bonus area, large finished storage area under the house and a detached shed. So many possibilities ~ bring your tools and ideas and make this property shine.

[Additional Pictures](#)

**Dir:** River Road to Armstrong Woods to Woodland **Subd:**

**21619074 15 Huckleberry Hts Cazadero, 95421-9681 / B0700 S Single Family DOM/CDOM: 102/102 LP \$464,000**



**BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1198 R Lot Sz: 102802/2.3600 OLP: \$495,000**  
**Stories: 1 Story YB: 1969 #Gar Sp: 2 #CP Sp: 0 APN: 097-040-019 HOA/\$: No**

**U/B/L:**

**OMD: 08/11/16 PD: 11/21/16 COE: 11/23/16 SP: \$455,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Charming, private home on large 2.36 acres with enough space to build on a potential barn, or garage. Plenty of room for boat or RV. This private 2 bedroom, 1.5 bath house has a nice deck off of the dining room with space to BBQ on a warm summer afternoon. Open beam ceilings, a cozy wood burning stove and a spacious open floor plan lend to the charm that inundates the home.

[Additional Pictures](#)

**Dir:** Highway 116 right on Cazadero Highway, left on Huckleberry Heights **Subd:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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**BAREIS Client 5-Up Residential**

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**21620632 16200 Cutten Dr Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 52/52 LP \$399,900**



**BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2580 R Lot Sz: 8477/0.1946 OLP: \$399,900**  
**Stories: 1 Story YB: 2001 #Gar Sp: 0 #CP Sp: 0 APN: 069-280-012 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/02/16 PD: 10/25/16 COE: 11/07/16 SP: \$421,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

This is a Lovely Manufactured home with full foundation, great location. Large Kitchen opened to Family Rm wood burning fireplace dual zoned heat & AC. Dining Rm opening up to the living room with lots of windows to let the light in. Master has it's own office space with gas burning fireplace for both rm's & large private bath! 2 more bedrooms for family or guest & 1 1/2 bath. Great out door space and parking area. This home has a lot to offer!

[Additional Pictures](#)

**Dir: River Road to Armstrong Road to Laughlin Rd. Right at cul de sac house is on the left Subd:**

**21621328 8096 Maple Ave Forestville, 95436 / B0700 S Single Family DOM/CDOM: 63/63 LP \$399,000**



**BD: 2 BA: 1 FP: No Pool: No SqFt: 672 R Lot Sz: 3920/0.0900 OLP: \$419,000**  
**Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 1 APN: 082-039-030 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/09/16 PD: 11/11/16 COE: 11/18/16 SP: \$399,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Really sharp summer home on market for the first time ever! Big beautiful open sunny deck on front of home. Newer flooring throughout. Custom made kitchen cabinetry. Light & bright throughout. Second BR features a Murphy Bed. Large screened in back porch contributes to a larger living area. Laundry area. Lots of nooks and crannies. Carport. Down stairs basement with workshop and storage space. Lovely park like garden area with gazebo type seating

[Additional Pictures](#)

**Dir: Mirabel Rd. to Park Ave. to Maple Ave. Subd:**

**21623118 22870 Conifer Dr Monte Rio, 95462-9745 / B0700 S Single Family DOM/CDOM: 45/45 LP \$429,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1365 R Lot Sz: 10454/0.2400 OLP: \$429,000**  
**Stories: 1 Story YB: 1964 #Gar Sp: 1 #CP Sp: 0 APN: 096-211-011 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/30/16 PD: 11/14/16 COE: 11/17/16 SP: \$387,500 TIC: No 2nd Unit: No**

**Sale Cond: None**

Ranch style 2 bd/2 bath home with open beamed ceiling and brick fireplace wall. Dining area opens to a covered porch to expand living area for outdoor dining. Detached garage for workshop space. Level .24 ac lot gives room for gardens and extra parking for boats and campers. Recent roof and floor coverings.

[Additional Pictures](#)

**Dir: West of Monte Rio on River Road to Laurel Dell to Conifer. Subd:**

**21614813 13992 Fern Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 139/139 LP \$385,958**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2315 A Lot Sz: 3049/0.0700 OLP: \$480,000**  
**Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 072-120-038 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/22/16 PD: 11/08/16 COE: 11/18/16 SP: \$360,000 TIC: No 2nd Unit: No**

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

Beautifully situated atop Guerneville is this 3 bedroom delight. Main floor has 2 br/1 ba, living room, dining area and kitchen. Deck off the living room overlooks the trees. Take the interior stairs down to the lower level (w/locking door to separate the two levels) you find a bedroom & bath, living area, laundry and huge storage area off kitchenette and has a separate exterior entrance. Needs TLC but well worth the investment.

[Additional Pictures](#)

**Dir: River Road to Fern Road Subd:**

**21609472 6175 Cazadero Hwy Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 184/184 LP \$299,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 828 R Lot Sz: 3485/0.0800 OLP: \$319,000**  
**Stories: 1 Story YB: 1912 #Gar Sp: 1 #CP Sp: 0 APN: 106-090-083 HOA/\$: No**  
**U/B/L:**  
**OMD: 05/09/16 PD: 11/09/16 COE: 11/23/16 SP: \$285,000 TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Located in historic downtown Cazadero, this home was built in 1912, per tax records. The gated home is private and not visible from the highway. Lush landscaping compliments lovely views of mountains and trees. The two bedroom home offers plenty of storage below the home and loads of off street parking. There is also easy access to the home from behind the property. There is a detached one car garage. Property is on a mutual water system.

[Additional Pictures](#)

**Dir: Cazadero Highway to Downtown Cazadero, first property on the left after the post office. Subd:**

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**21618616 14940 Canyon 2 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 83/83 LP \$255,000**



**BD: 1 BA: 1 FP: No Pool: No SqFt: 543 N Lot Sz: 2500/0.0574 OLP: \$259,999**  
**Stories: 2 Story YB: 1997 #Gar Sp: 0 #CP Sp: 0 APN: 070-256-002 HOA/\$: No**  
**U/B/L:**  
**OMD: 08/06/16 PD: 10/28/16 COE: 11/04/16 SP: \$256,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

This charming 1 bedroom/1 bath chalet can be found under the beautiful redwood trees, with beautiful trims, gorgeous cathedral ceilings, installed security system and many recent updates. The pride of ownership shines throughout this home, come see for yourself and make this your perfect getaway or year round home! Only a short stroll from the Rio Nido Roadhouse, Pee Wee Golf, dog park, community garden, community pool and much more!

[Additional Pictures](#)

**Dir:** River Road to Canyon 2.

**Subd:**

**21613834 17358 Park Ave Guerneville, 95446-9621 / B0700 S Single Family DOM/CDOM: 152/152 LP \$249,000**



**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 810 R Lot Sz: 4500/0.1033 OLP: \$287,500**  
**Stories: 1 Story YB: 1961 #Gar Sp: 0 #CP Sp: 1 APN: 072-160-015 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/10/16 PD: 11/09/16 COE: 11/17/16 SP: \$230,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is,REO**

Cute 1 bedroom Russian River cabin on a sunny lot with parking for 2 cars. Lots of decks to relax, close to town and the Russian River, perfect for year round living or weekend get-a-ways! Needs a little TLC but completely worth the investment.

[Additional Pictures](#)

**Dir:** 116 to Old Monte Rio Rd to Park

**Subd:**

**21624680 17770 Neeley Rd Guerneville, 95446-9783 / B0700 S Single Family DOM/CDOM: 12/12 LP \$209,900**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1110 R Lot Sz: 5227/0.1200 OLP: \$199,500**  
**Stories: 1 Story YB: 1946 #Gar Sp: 0 #CP Sp: 0 APN: 071-240-018 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/20/16 PD: 11/01/16 COE: 11/04/16 SP: \$210,000 TIC: No 2nd Unit: Yes**  
**Sale Cond: In Foreclosure,Notice Of Def,Offer As Is**

Charming mid 20th century duplex that needs TLC to be brought back to old time glory in the Vacation Beach area. Walking distance to summer dam beach area and playground. Good bones. Priced to sell quickly AS IS. Sunny flat lot with fruit trees, outbuildings for storage or a playhouse for the kids. Room for RV, boat.

[Additional Pictures](#)

**Dir:** Neeley Rd to Beach to Greentree Wy.

**Subd:**

**21626393 15980 Drake Rd Guerneville, 95446-9734 / B0700 S Single Family DOM/CDOM: 2/2 LP \$177,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 884 R Lot Sz: 9583/0.2200 OLP: \$177,000**  
**Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 071-140-061 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/20/16 PD: 11/22/16 COE: 11/30/16 SP: \$177,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**

Sweet home walking distance to town. Nice large sunny lot, great for those gardeners out there.

[Additional Pictures](#)

**Dir:** 116 to Drake Rd.

**Subd:**

**21603241 5850 Anderson Rd Forestville, 95436-9632 / B0700 P Farms/Ranch DOM/CDOM: 270/270 LP \$2,750,000**



**BD: 3 BA: 3/1 FP: Yes Pool: Yes SqFt: 5165 O Lot Sz: 507038/11.6400 OLP: \$3,095,000**  
**Stories: 2 Story YB: 2001 #Gar Sp: 3 #CP Sp: 0 APN: 083-040-084 HOA/\$: No**  
**U/B/L:**  
**OMD: 02/20/16 PD: 11/16/16 COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: None**

Russian River area, 2 elec gates, Custom Mediterranean home, 40 ft salt & solar pool, Cabana w/full kitchen & granite & stone Viking BBQ, Studio, Office bldg, 1500 sq/ft barn w/slab floor. 3 acres plantable for Pinot Noir or Chard. Lush tropical landscape, 24 zone auto sprinkler system. Priced \$1.3 mill under appraised value. 20 minutes from Healdsburg, 1 hour+ to SF, 7 minutes to Charles Schultz Airport. Whole foods 10 minutes

[Additional Pictures](#)

**Dir:** 101, River Road west, pass Farm House Inn, next Left, First Left, Right on Anderson to end to gate

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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

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**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016) , Sold Off MLS (11/1/2016 to 11/30/2016)

**21624255 14056 Sosna Way Guerneville, 95446-9590 / B0700 P Condo/Coop DOM/CDOM: 47/47 LP \$338,000**  
**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 969 R Lot Sz: 680/0.0156 OLP: \$338,000**  
**Stories: 2 Story YB: 1990 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-047 HOA/\$: Yes/\$390.00/Mo**  
**U/B/L:**  
**OMD: 10/14/16 PD: 11/30/16 COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**  
 Relaxed & unparalleled resort-like living in a gated community on the Russian River. Great windows/skylights let light flood into this 2 BD w/En-Suite BA townhouse- Impressive design w Vaulted-ceilings in living/dining. Personal patio garden & deck. Submerge yourself into the calming nature surrounding your home~stroll along the trails, relax in the landscaped meadows & swim the river. There's never been a space so ideal for summertime or anytime!



[Additional Pictures](#)

**Dir:** 1 mile west of Safeway on Hwy 116 to Dubrava gate on left.

**Subd:**

**21625169 10693 River Dr Forestville, 95436-9816 / B0700 P Single Family DOM/CDOM: 7/7 LP \$227,900(Auc)**  
**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1174 R Lot Sz: 10611/0.2436 OLP: \$227,900**  
**Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 082-220-030 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/27/16 PD: 11/07/16 COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: REO**  
 This is an auction. This Single Family Residence Is A Welcoming Home That Sits On A Respectable sized 10610 Sq Ft lot. This Property Situated At 10693 River Dr, Is located In The city Of Forestville. According To Tax Records This Property Was Built In 1950, Offering 2 Bed, 1 Bath, With 1174 Square Feet. This Is A Bank Owned Property To Be Sold As Is. Buyer And Agent To Verify All.



[Additional Pictures](#)

**Dir:** Head north on River Dr, Turn left to stay on River Dr, Destination will be on the left

**Subd:**

**21613973 17505 Summit Ave Guerneville, 95446 / B0700 CN Single Family DOM/CDOM: 156/156 LP \$565,000**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1230 R Lot Sz: 15246/0.3500 OLP: \$565,000**  
**Stories: 2 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 072-180-047 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/01/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**  
 STUNNING hilltop home nestled on a PRIVATE gated property. Exquisite entertaining deck overlooking the Russian River Valley. This SUNNY multi-level home features bedrooms that open to deck, large fireplace, open beamed ceiling and a European Radiant heat stove. Immaculate OPEN kitchen with views. Your guests will enjoy their own private guest suite below. Public sewer/water. Walk to the Russian River. Capture the essence of River Living!!



[Additional Pictures](#)

**Dir:** Hwy 116 to Old Monte Rio Rd to Park Ave to Left up Summit.

**Subd:**

**21614607 8110 Tyrone Rd Monte Rio, 95462 / B0700 CN Single Family DOM/CDOM: 166/166 LP \$200,000**  
**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 mountains, lots of privacy.



[Additional Pictures](#)

**Dir:** Bohemian Hwy to Tyrone road.

**Subd:**

**21620961 9899 Hillside Dr Forestville, 95436-9774 / B0700 CC Single Family DOM/CDOM: 88/88 LP \$625,000**  
**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1526 R Lot Sz: 13939/0.3200 OLP: \$668,000**  
**Stories: 3 Story,S YB: 1978 #Gar Sp: 2 #CP Sp: 1 APN: 082-290-024 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/07/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**  
 Solid Contemporary home set on a generous fenced sylvan view lot. 2bd 2 bath + large bonus room. Beautiful forest views. In the center of Sonoma's Coastal and Wine Region. Excellent commuting location. Numerous upgrades though out the home. Comfort, space & privacy at end of road. Ready. Street access from State of the art Carport.



[Additional Pictures](#)

**Dir:** River Rd to Scenic 2 Hillside Use upper entrance top of hill.. shared lower driveway. do not use.

**Subd:**



**BAREIS Client 5-Up Residential**

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**21613159 3985 Cazadero Hwy Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 175/175 LP \$599,000**



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

**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**Subd:**

**21625278 14455 Camino Del Arroyo Guerneville, 95446-9307 / B0700 CC Single Family DOM/CDOM: 37/37 LP \$499,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1568 R Lot Sz: 10454/0.2400 OLP: \$499,000**  
**Stories: 2 Story YB: 1977 #Gar Sp: 0 #CP Sp: 0 APN: 072-330-010 HOA/\$: No**  
**U/B/L:**

**OMD: 10/28/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Custom built home on level land bordering Hulbert Creek with lots of parking. Living rm with hand hewn beams and wainscoting. Stunning library with attached Sun room. Kitchen with granite counters, gas cook top. Full bath on main level with copper lined ceiling, claw foot tub, antique toilet and tank. Up are two big bedrooms and a large bathroom. Tons of closet space and a stunning built in bed in Master with faux fireplace. Lovely garden area too.

[Additional Pictures](#)

**Dir: Hwy 116/River rd to Old Cazadero Rd. Go way out past Fern and turn right on Camino Del Arroyo.**

**Subd:**

**21625903 15025 Cherry St Guerneville, 95446-9671 / B0700 CC Single Family DOM/CDOM: 25/25 LP \$450,000**



**BD: 3 BA: 1 FP: No Pool: No SqFt: 1235 R Lot Sz: 4500/0.1033 OLP: \$380,000**  
**Stories: 1 Story YB: 1958 #Gar Sp: 0 #CP Sp: 2 APN: 072-040-027 HOA/\$: No**  
**U/B/L:**

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

**Sale Cond: None**

Distinctly Stylish Creekside Cottage in the Redwoods. Large comfortable layout affords easy entertaining and pleasant relaxation. Beautiful wooded vistas, lovely covered porch and babbling seasonal creek all combine to create enduring memories. Fantastic location in superior neighborhood that's on municipal sewer & water + no flood. Private gated entrance and generous parking. Easy access to Wine Tasting, Fine Dining, Recreation & the Coast.

[Additional Pictures](#)

**Dir: HWY 116 West, past Safeway RIGHT on Old Cazadero Rd, LEFT on Cherry. Property is 3rd house Left.**

**Subd:**

**21618816 20073 Beech Ave Monte Rio, 95462-9795 / B0700 CC Single Family DOM/CDOM: 106/106 LP \$399,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1281 R Lot Sz: 5663/0.1300 OLP: \$422,000**  
**Stories: 1 Story YB: 1949 #Gar Sp: 1 #CP Sp: 0 APN: 094-090-016 HOA/\$: No**  
**U/B/L:**

**OMD: 08/20/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

Sweet home from the 40's with many upgrades, new flooring, crown molding, nice slider to a covered porch. Gas insert in fireplace keeps whole house cozy. Large livingroom has been opened to dining area giving more room for entertaining. Backyard has covered deck area for outside dining & a 2 room shed that gives storage/workshop space. Nice year round living in Monte Rio. Walking distance to the school, movie theatre & center of town. New roof 05

[Additional Pictures](#)

**Dir: River Road west through Monte Rio to Beech Ave. Before Elementary school.**

**Subd:**

**21626086 14990 Outlet Dr Guerneville, 95446-8601 / B0700 CC Single Family DOM/CDOM: 16/16 LP \$360,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 715 A Lot Sz: 9583/0.2200 OLP: \$360,000**  
**Stories: 1 Story YB: 1980 #Gar Sp: 0 #CP Sp: 2 APN: 070-160-032 HOA/\$: No**  
**U/B/L:**

**OMD: 11/18/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

This updated log-cabin style cottage is close to the river but sits high and dry above flood zone. Features vaulted ceilings, sky lights, fireplace, and newly remodeled kitchen with granite counters and stainless steel appliances. Large 329 s.f. basement workshop has full bath and plumbing. Could be converted to granny once finished. Large deck, covered front porch, and concrete patio with brick BBQ. Refrigerator and washer/dryer included.

[Additional Pictures](#)

**Dir: From Santa Rosa, west on River Road, R on Foothill, veer R up the dirt road.**

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016) , Sold Off MLS (11/1/2016 to 11/30/2016)

**21626386 15357 Canyon 3 Rd Rio Nido, 95471 / B0700 CC Single Family DOM/CDOM: 13/13 LP \$359,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 910 R Lot Sz: 2500/0.0574 OLP: \$359,000**  
**Stories: 2 Story,S YB: 1948 #Gar Sp: 1 #CP Sp: 0 APN: 070-230-080 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/21/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

Welcome to this beautifully renovated home by Sticks and Stones Properties, LLC. Move-in ready! Clear Section 1. New; tankless water heater, roof, electrical wiring, plumbing, flooring, dual pane windows, appliances and gorgeous finishings. BONUS ROOM, back yard, garage & 2 additional parking spots! Getaway home or vacation rental? Walk to Roadhouse pool/restaurant. Wineries & river access nearby. About 22 min. to SR. Bring your family & friends!

[Additional Pictures](#)

**Dir:** River Rd, Rt onto Canyon 2, keep left onto Canyon 2, Left to Canyon 3 Rd.

**Subd:**

**21626094 10443 Woodside Dr Forestville, 95436-9726 / B0700 CC Single Family DOM/CDOM: 20/20 LP \$335,000**



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

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

[Additional Pictures](#)

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

**Subd:**

**21622662 14315 Lovers Ln Guerneville, 95446-9382 / B0700 CC Single Family DOM/CDOM: 72/72 LP \$310,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 780 R Lot Sz: 3498/0.0803 OLP: \$310,000**  
**Stories: 1 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 072-140-043 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/23/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Charming 2+ bedroom, one bath, raised above the flood. Great location, walking distance to Russian River and downtown Guerneville. Large fenced yard, tons of potential here.

[Additional Pictures](#)

**Dir:** hwy 116 to Lovers Lane

**Subd:**

**21625554 11150 Terrace Dr Forestville, 95436-9366 / B0700 CC Single Family DOM/CDOM: 18/18 LP \$299,970**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1280 N Lot Sz: 4792/0.1100 OLP: \$299,970**  
**Stories: Multi Lev YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 081-150-035 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/16/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Delightful Hillside Hideaway! Newly remodeled multi-level home in quiet wooded setting. Upgrades include new cabinets and quartz counter tops in kitchen, new paint, lighting, hardwood floors, custom tile and a new roof. Open plan living/dining/kitchen and master on upper level. Spiral staircase down to family room, 2nd bd/ba, laundry and office. Private river access available. Great location minutes from the 101 corridor and world renown wineries

[Additional Pictures](#)

**Dir:** River Rd. to Forest Hills Rd. right Summerhome Pk Rd. left Ice Box Canyon Rd. right Terrace Dr.

**Subd:**

**21614477 14972 Canyon 2 Road Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 161/161 LP \$245,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 680 R Lot Sz: 5502/0.1263 OLP: \$269,000**  
**Stories: 1 Story YB: 1930 #Gar Sp: 3 #CP Sp: 0 APN: 070-256-019 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/23/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: None**

Located in popular Rio Nido is this cabin cozy 2 bed/1 bath house AND Junior 1 bed/1 bath granny unit in back. Spacious driveway, some newer windows, 2 separate meters, 1 water bill, roof about 5-7 years old. Needs a little TLC. Walking distance to the Rio Nido pool, nearby restaurants and fun Guerneville entertainment. No Flood Zone.

[Additional Pictures](#)

**Dir:** River Rd to Canyon 2 Rd. Left on Canyon 2 past the Lodge.

**Subd:** Eagle Nest Rio Nido

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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## BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016) , Sold Off MLS (11/1/2016 to 11/30/2016)

**21617293**      **15271 Canyon 3 Rd**      **Guerneville, 95446 / B0700**      **CC Single Family**      **DOM/CDOM:** 135/135      **LP**      \$244,900



**BD:** 2    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 528 R    **Lot Sz:** 2548/0.0585    **OLP:** \$249,900  
**Stories:** 1 Story    **YB:** 1935    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 070-230-042    **HOA/\$:** No  
**U/B/L:**

**OMD:** 07/22/16    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Offer As Is

Sweet home larger than tax records show. Super cozy home in peaceful setting. Plenty of newer deck space to relax and read a book. New roof, 1 year old. Newer paint, 3-4 years old. Newer breaker box. New sweet white picket fence. And, new oven hood. Very nicely kept front yard. Pride of ownership. Walking distance to fun Rio Nido Roadhouse pool! Pest inspection complete and clearing in process!

[Additional Pictures](#)

**Dir:** Take left on Canyon 2 past pool. Left on Canyon 3, house on left.

**Subd:**

**21623611**      **5900 Austin Creek Rd**      **Cazadero, 95421 / B0700**      **CC Single Family**      **DOM/CDOM:** 51/51      **LP**      \$199,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 858 R    **Lot Sz:** 5750/0.1320    **OLP:** \$199,000  
**Stories:** 2 Story    **YB:** 1924    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 106-040-015    **HOA/\$:** No  
**U/B/L:**

**OMD:** 10/14/16    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Offer As Is

MEMORIES ARE MADE HERE! 1st time on the market in over 50 yrs. This 2 bed/1.5 bath (+ bonus rooms) holiday home has been enjoyed by the same family for generations. Features include vintage wood beadboard in the interior, a clawfoot tub & a brick fireplace in kitchen. Walking distance to town and peek-a-boo view of Austin Ck. Originally built in 1924 this family get-away has good old bones and awaits it newest incarnation. Come make it your own!!

[Additional Pictures](#)

**Dir:** Cazadero Hwy approx 6 miles to left on Hahn Rd right on Austin Ck Rd home next right

**Subd:**

**21527321**      **15131 Drake Rd**      **Guerneville, 95446 / B0700**      **CC Single Family**      **DOM/CDOM:** 375/375      **LP**      \$115,000



**BD:** 1    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 370 N    **Lot Sz:** 5009/0.1150    **OLP:** \$125,000  
**Stories:** 1 Story    **YB:** 1941    **#Gar Sp:** 0    **#CP Sp:** 2    **APN:** 071-070-060    **HOA/\$:** No  
**U/B/L:**

**OMD:** 11/13/15    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Short Sale

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

[Additional Pictures](#)

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

**Subd:**

**21621569**      **15208 Old River Rd**      **Guerneville, 95446-9551 / B0700**      **CR Single Family**      **DOM/CDOM:** 83/83      **LP**      \$499,500



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1449 R    **Lot Sz:** 10019/0.2300    **OLP:** \$515,000  
**Stories:** 1 Story    **YB:** 1931    **#Gar Sp:** 2    **#CP Sp:** 0    **APN:** 070-130-017    **HOA/\$:** No  
**U/B/L:**

**OMD:** 09/12/16    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Offer As Is, None

Paradise awaits. This beautiful, sun drenched, property has all the comforts to be your entertainment home. You will delight in the gardens, the spacious deck and the nicely appointed home. Kitchen features granite counters, skylights, custom island, glass tile back splash and professional style gas stove. The custom made barn door to the bathroom, in the master suite, features local lumber! Fruit trees, redwood trees, flowers and vegetable beds

[Additional Pictures](#)

**Dir:** Enter on Orchard Rd. River Rd to Orchard Rd.

**Subd:**

**21607735**      **19540 King Ridge Rd**      **Cazadero, 95421-9613 / B0700**      **A Single Family**      **DOM/CDOM:** 217/217      **LP**      \$7,988,000



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

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

**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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**BAREIS Client 5-Up Residential**

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**21522078 6941 Ellen Ln Forestville, 95436 / B0700 A Farms/Ranch DOM/CDOM: 442/442 LP \$2,290,000**



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

Hilltop estate view home with huge income from long term grape contracted through 2025. This nets the owner \$45k per year with 1.5% annual increases (this pays for a lot of a mortgage payment)! There are also 2-3 acres of premier plantable land. The 3,700 sq ft home features game room, pizza oven in the kitchen, 1,300 bottle wine cellar, integrity series windows etc. Outside includes Inground pool and 9 Acre ft pond.

[Additional Pictures](#)

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

**Subd:**

**21625831 31595 Seaview Rd Cazadero, 95421-9794 / B0700 A Single Family DOM/CDOM: 19/19 LP \$995,595**



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

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

[Additional Pictures](#)

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

**Subd:**

**21625897 15015 Armstrong Woods Guerneville, 95446-9529 / B0700 A Single Family DOM/CDOM: 25/25 LP \$995,000**



**BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1878 R Lot Sz: 415562/9.5400 OLP: \$995,000**  
**Stories: 1 Story YB: 2002 #Gar Sp: 2 #CP Sp: 2 APN: 069-210-014 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/09/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

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

[Additional Pictures](#)

**Dir:** River Road to Armstrong Woods Road

**Subd:**

**21614882 19475 REDWOOD Dr Monte Rio, 95462-9760 / B0700 A Single Family DOM/CDOM: 164/164 LP \$725,000**



**BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1152 R Lot Sz: 7841/0.1800 OLP: \$725,000**  
**Stories: 2 Story YB: 1964 #Gar Sp: 0 #CP Sp: 1 APN: 094-190-009 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/23/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

LOCATION & ACCESS! This large-lot retreat has it all: Overlook the river, or meander down to swim & kayak. THIS IS 1 OF A FEW LOTS IN THE WHOLE DEVELOPMENT WITH RIVER ACCESS!! Finish up a fun day with a round of golf - or watch others duff from the side porch. Top Level is 3/2 w/ washer/dryer next to side door. 3 entry points on main floor w/wrap around deck. Bottom Level is designer ready with brick fireplace, full bath, and own entry

[Additional Pictures](#)

**Dir:** Hwy 116 to Redwood Dr (Northwood Golf Course)

**Subd:** Northwood

**21623562 19496 Hidden Valley Rd Guerneville, 95446-9353 / B0700 A Single Family DOM/CDOM: 60/60 LP \$595,000**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2341 R Lot Sz: 6251/0.1435 OLP: \$595,000**  
**Stories: 2 Story YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 072-060-005 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/05/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Chateau Chardonnay is a current vacation rental! furnished and ready to go. Updated home nestled in the redwoods, close to river, shops and restaurants. Upper level includes custom kitchen with stainless steel appliances and granite counter tops. Large open floor plan that is great for entertaining, just start enjoying!

[Additional Pictures](#)

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

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016) , Sold Off MLS (11/1/2016 to 11/30/2016)

**21623983 25 Huckleberry Hts Cazadero, 95421-9681 / B0700 A Single Family DOM/CDOM: 54/54 LP \$539,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1620 O Lot Sz: 152896/3.5100 OLP: \$549,000**  
**Stories: 2 Story YB: 1958 #Gar Sp: 0 #CP Sp: 0 APN: 097-040-006 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/11/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

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

[Additional Pictures](#)

**Dir:** Cazadero Hwy to Huckleberry Hts.

**Subd:**

**21626278 17523 Summit Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 18/18 LP \$518,100**



**BD: 6 BA: 5 FP: Yes Pool: No SqFt: 2589 R Lot Sz: 6534/0.1500 OLP: \$543,100**  
**Stories: Tri Level YB: 1988 #Gar Sp: 0 #CP Sp: 0 APN: 072-172-008 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/16/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: Short Sale**

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

[Additional Pictures](#)

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

**Subd:**

**21623387 11110 Summerhome Park Forestville, 95346 / B0700 A Single Family DOM/CDOM: 55/55 LP \$510,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: A Lot Sz: 13504/0.3100 OLP: \$510,000**  
**Stories: 2 Story YB: Against #Gar Sp: 0 #CP Sp: 0 APN: 081-140-030 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/10/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**21608147 7266 Harmon Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 233/233 LP \$500,000**



**BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 2300 O Lot Sz: 14000/0.3214 OLP: \$500,000**  
**Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 4 APN: 850-000-165 HOA/\$: Yes/\$2500.00/Year**  
**U/B/L:**  
**OMD: 04/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Other**

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

[Additional Pictures](#)

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

**Subd:**

**21623500 19055 Old Monte Rio Rd Guerneville, 95446-9039 / B0700 A Single Family DOM/CDOM: 61/61 LP \$499,999**



**BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1404 R Lot Sz: 29251/0.6715 OLP: \$499,999**  
**Stories: 2 Story YB: 1970 #Gar Sp: 2 #CP Sp: 0 APN: 094-170-037 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/04/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

Guerneville... where the Wine Country meets the Redwoods at the Russian River! Northern California beauty at its best. This beautiful property is located just West of Guerneville, across the road from Northwoods Golf Course and above the flood zone! Offering 2 bedrooms, 2 bathrooms, a great A frame room with floor to ceiling windows looking out over your redwoods! This is a rare sunny location in a desired neighborhood.

[Additional Pictures](#)

**Dir:** Hwy 116 to Old Monte Rio Road. Directly across from Northwood Golf Course.

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016), Sold Off MLS (11/1/2016 to 11/30/2016)

**21617650 11060 Terrace Dr Forestville, 95436-9768 / B0700 A Single Family DOM/CDOM: 128/128 LP \$439,500**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 972 O Lot Sz: 4539/0.1042 OLP: \$459,500**  
**Stories: 1 Story YB: 1954 #Gar Sp: 1 #CP Sp: 0 APN: 082-280-026 HOA/\$: No**  
**U/B/L: Lot 1, Block 4**  
**OMD: 07/29/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Nice upgraded remodeled home in Forestville. This property has had additional square footage legally added. The property is now a two bedroom, two bath with lots of upgrades. New square footage is approximately 972. The property has an additional lot with lots of room and parking. New roof, kitchen with all new GE appliances, all new bathrooms, new deck, skylights throughout, on demand tank-less water heater, all new plumbing and electrical.

[Additional Pictures](#)

**Dir: River Road, Forest Hills, Right on Old River Road/Summerhome Park, Left on Ogburn, Right on Terrace. Subd:**

**21621916 17586 Orchard Ave Guerneville, 95446-9161 / B0700 A Single Family DOM/CDOM: 80/80 LP \$439,000**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1560 R Lot Sz: 5998/0.1377 OLP: \$439,000**  
**Stories: 2 Story YB: 2005 #Gar Sp: 2 #CP Sp: 0 APN: 071-230-088 HOA/\$: No**  
**U/B/L:**

**OMD: 09/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Short Sale**

Charming single family home in the wonderful Russian River neighborhood. 3 beds, 2 baths, formal living room with a fireplace, spacious kitchen, and more spanning over 1,500 sq.ft.! Separate unit on lower level with a bed, bath with shower, and private entrance. Dont miss out!

**Dir: Neeley Rd to River Ln to Orchard Ave**

**Subd:**

**21622780 14719 Eagles Nest Rd Guerneville, 95446-9555 / B0700 A Single Family DOM/CDOM: 52/52 LP \$429,000**



**BD: 2 BA: 1 FP: No Pool: No SqFt: 921 R Lot Sz: 5301/0.1217 OLP: \$429,000**  
**Stories: 1 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 070-294-002 HOA/\$: No**  
**U/B/L:**

**OMD: 10/13/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

Exquisite Guerneville Treehouse Cabin: This stunning reconfigured two bedroom, one bath home has been remodeled with modern flair and attention to details. Upon entry note the beautiful, newly refinished hardwood floors, with rich, interesting grain patterns and the live foliage display through walls of windows. While prepping in the kitchen, enjoy the silky feel of your attractive concrete counters. Sale includes adjacent .21 acre lot Read More

[Additional Pictures](#)

**Dir: Highway 116/ River Road, near Rio Nido, take Eagles Nest Road**

**Subd:**

**21621621 22633 Sylvan Way Monte Rio, 95462-9797 / B0700 A Single Family DOM/CDOM: 83/83 LP \$429,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 640 R Lot Sz: 10019/0.2300 OLP: \$429,000**  
**Stories: 1 Story YB: 1956 #Gar Sp: 0 #CP Sp: 1 APN: 096-180-015 HOA/\$: No**  
**U/B/L:**

**OMD: 09/12/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Fabulous RIVERFRONT location, many expensive homes on the street. Best spot on the river, flat, sunny, quiet! RIVERFRONT is what you are buying. House needs FULL remodel or replacement, uninhabitable, this is a MAJOR fixer or tear down! One small bedroom and a smaller one. Bathroom is tiny, total house is 640sf per county. Great room has kitchen/eating/living/fireplace insert. You need vision and love to buy it, other owners on the street do!

[Additional Pictures](#)

**Dir: West on River Road, about 2.5 miles past Monte Rio turn left on Laurel Dell then left on Sylvan Way.**

**Subd:**

**21626983 2360 Cazadero Hwy Cazadero, 95421-9664 / B0700 N A Single Family DOM/CDOM: 2/2 LP \$425,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1639 R Lot Sz: 10454/0.2400 OLP: \$425,000**  
**Stories: 2 Story YB: 1980 #Gar Sp: 2 #CP Sp: 0 APN: 105-301-004 HOA/\$: No**  
**U/B/L:**

**OMD: 12/02/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

Surrounded by towering redwoods framing a magnificent view of Austin Creek, this home features an impressive great room with tall windows and a high open beam ceiling. Pride of ownership defines the condition of this home with newer hardwood floors, appliances, 40 year roof plus other upgrades. Minutes from the Russian River, Guerneville and the Sonoma Coast. Sit on your deck and enjoy the wildlife. Kayak from your house to Jenner on the coast.

[Additional Pictures](#)

**Dir: Highway 116 to Cazadero Hwy. Approximately 2.3 miles on the left side.**

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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## BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016) , Sold Off MLS (11/1/2016 to 11/30/2016)

**21619129 8943 Argonne Way Forestville, 95436-9379 / B0700 A Single Family DOM/CDOM: 114/114 LP \$399,000**



**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 776 R Lot Sz: 3049/0.0700 OLP: \$424,000**  
**Stories: 1 Story YB: 1955 #Gar Sp: 0 #CP Sp: 2 APN: 082-072-030 HOA/\$: No**  
**U/B/L:**  
**OMD: 08/12/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**Subd:**

**21626661 9328 Champs De Elysees Forestville, 95436-9518 / B0700 N A Single Family DOM/CDOM: 6/6 LP \$369,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 900 R Lot Sz: 4792/0.1100 OLP: \$369,000**  
**Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 082-104-051 HOA/\$: No**  
**U/B/L:**

**OMD: 11/28/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Come and see this charming wine country getaway. Enter through a dutch door to open beam ceilings that add depth, dimension & character to this newly refreshed home. Huge eat-in kitchen area opens with french doors to outdoor decking and sunny fun days. New BR carpeting and fresh paint throughout. Downstairs basement with laundry and separate entry to bonus rooms. Updated double pane windows all around & a huge storage area.

[Additional Pictures](#)

**Dir:** River Rd to Champs.

**Subd:**

**21622813 11896 Laurel Ave Forestville, 95436-9570 / B0700 A Single Family DOM/CDOM: 68/68 LP \$350,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 16553/0.3800 OLP: \$450,000**  
**Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 081-281-044 HOA/\$: No**  
**U/B/L:**

**OMD: 09/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**Subd:**

**21622988 17461 Orchard Ave Guerneville, 95446-9717 / B0700 A Single Family DOM/CDOM: 64/64 LP \$347,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1158 R Lot Sz: 3001/0.0689 OLP: \$367,000**  
**Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 071-220-026 HOA/\$: No**  
**U/B/L:**

**OMD: 09/28/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: None**

Vacation Beach Bungalow is Priced to Sell. Super opportunity to secure your place at the Russian River with easy neighborhood access to one of the most popular Russian River beaches. Split bedroom layout, updated kitchen & woodburning fireplace. Fenced yard. Close to downtown Guerneville restaurants, bars & recreation. Minutes to world class wineries and the Sonoma Coast. Start building your memories that will last a lifetime ~ ENJOY!

[Additional Pictures](#)

**Dir:** HWY 116 to Neeley Rod - Right on Orchard - property on Right

**Subd:**

**21627048 9771 Argonne Way Forestville, 95436-8000 / B0700 N A Single Family DOM/CDOM: 1/1 LP \$320,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 724 R Lot Sz: 21079/0.4839 OLP: \$320,000**  
**Stories: 1 Story YB: 1947 #Gar Sp: 0 #CP Sp: 0 APN: 082-061-073 HOA/\$: No**  
**U/B/L:**

**OMD: 12/03/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**

**Sale Cond: Offer As Is**

Location, location, location! Walk to Steel Head Beach from this charming 2br cabin on almost 1/2 Ac with 2 sunny decks surrounded by graceful trees only 5 min from downtown Forestville & 10 min from Hwy 101, Guerneville and SR Airport.

**Dir:** River Road to Trenton opposite Steel Head Beach south of Mirabel Rd.Gostraight 200ft to RE sign

**Subd:**

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2016 to 11/30/2016) , Sold Off MLS (11/1/2016 to 11/30/2016)

**21626365 11085 Westside Ave Forestville, 95436 / B0700 A Single Family DOM/CDOM: 15/15 LP \$299,000**



**BD: 2 BA: 1 FP: No Pool: No SqFt: 648 R Lot Sz: 3049/0.0700 OLP: \$299,000**  
**Stories: 1 Story YB: 1963 #Gar Sp: 0 #CP Sp: 0 APN: 081-041-032 HOA/\$: No**  
**U/B/L:**  
**OMD: 11/19/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

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

[Additional Pictures](#)

**Dir:** Westside Road, **Subd:**

**21611761 14291 Laurel Rd Guerneville, 95446-9378 / B0700 B A Single Family DOM/CDOM: 199/199 LP \$239,900**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 928 R Lot Sz: 3049/0.0700 OLP: \$304,900**  
**Stories: 1 Story YB: 1927 #Gar Sp: 0 #CP Sp: 0 APN: 072-090-030 HOA/\$: No**  
**U/B/L:**  
**OMD: 05/19/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is,REO**

Cute Guerneville cottage with Russian River charm. This 2 bedroom 2 bath home is a few blocks for downtown Guerneville and the Russian River. There are laminate floors throughout, knotty wood ceilings and a pellet stove to cozy up to on cold nights. Tucked behind your white picket fence is room for planting in the raised beds. Worth the investment for this little piece of heaven.

[Additional Pictures](#)

**Dir:** 116 to Old Cazadero Rd to Laurel Rd **Subd:**

**21620064 15500 Willow Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 100/100 LP \$239,000**



**BD: 1 BA: 1 FP: Yes Pool: Yes SqFt: 570 O Lot Sz: 1869/0.0429 OLP: \$249,000**  
**Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-252-001 HOA/\$: No**  
**U/B/L:**  
**OMD: 08/26/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Vintage charm and warmth with designer touches! Come and see this sun drenched 1930's cottage. Ready for you to call home! Perfect for full time use or a weekend get away. 1 lg bdrm.living rm with gorgeous old world fireplace.Vintage wood windows and close to the pool and Road House restaurant. Less than 2 miles to downtown Guerneville, Armstrong Woods park,Wineries and recreation!And only a few blocks to the river.

[Additional Pictures](#)

**Dir:** River road west,Right on Canyon 2,Immediate left on Canyon 7, right on Willow. House is on right. **Subd:**

**21626006 20340 Highway 116 Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 23/23 LP \$159,000**



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

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

[Additional Pictures](#)

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

**21622868 12490 Underwood Ave Guerneville, 95446-8515 / B0700 A Single Family DOM/CDOM: 68/68 LP \$135,900**



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

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

[Additional Pictures](#)

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

Presented By: John Genovese CA BRE License #01380792, 707-303-6358

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

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