

Area Market Survey Summary

Listings as of 12/11/17 at 3:45pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017) , Sold Off MLS (11/1/2017 to 11/30/2017)

Active

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|-------------------------------------|-----------------|--------------------|----------------------------------|-------------|----------------|-------------|
| \$160,000 thru \$179,999 | 1 | 107 | Minimum | \$179,000 | Maximum | \$8,900,000 |
| \$250,000 thru \$299,999 | 2 | 48 | Average | \$1,207,038 | Median | \$662,000 |
| \$300,000 thru \$349,999 | 3 | 66 | | | | |
| \$350,000 thru \$399,999 | 1 | 145 | | | | |
| \$400,000 thru \$449,999 | 3 | 88 | | | | |
| \$450,000 thru \$499,999 | 4 | 85 | | | | |
| \$500,000 thru \$549,999 | 2 | 148 | | | | |
| \$550,000 thru \$599,999 | 2 | 3 | | | | |
| \$600,000 thru \$649,999 | 1 | 4 | | | | |
| \$650,000 thru \$699,999 | 1 | 4 | | | | |
| \$700,000 thru \$749,999 | 1 | 67 | | | | |
| \$750,000 thru \$799,999 | 4 | 88 | | | | |
| \$800,000 thru \$849,999 | 1 | 20 | | | | |
| \$850,000 thru \$899,999 | 2 | 124 | | | | |
| \$900,000 thru \$949,999 | 1 | 41 | | | | |
| \$1,000,000 thru \$1,249,999 | 3 | 83 | | | | |
| \$1,250,000 thru \$1,499,999 | 1 | 59 | | | | |
| \$1,500,000 thru \$1,749,999 | 1 | 159 | | | | |
| \$3,000,000 thru \$3,249,999 | 1 | 175 | | | | |
| \$4,750,000 thru \$4,999,999 | 1 | 184 | | | | |
| \$5,000,000 thru \$5,999,999 | 1 | 117 | | | | |
| <u>\$8,000,000 thru \$8,999,999</u> | <u>1</u> | <u>32</u> | | | | |
| | 38 | 83 | | | | |

Contingent

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|---------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$250,000 thru \$299,999 | 1 | 108 | Minimum | \$299,000 | Maximum | \$850,000 |
| \$300,000 thru \$349,999 | 2 | 38 | Average | \$482,773 | Median | \$419,000 |
| \$350,000 thru \$399,999 | 2 | 176 | | | | |
| \$400,000 thru \$449,999 | 2 | 54 | | | | |
| \$550,000 thru \$599,999 | 1 | 22 | | | | |
| \$600,000 thru \$649,999 | 1 | 116 | | | | |
| \$700,000 thru \$749,999 | 1 | 20 | | | | |
| <u>\$850,000 thru \$899,999</u> | <u>1</u> | <u>133</u> | | | | |
| | 11 | 85 | | | | |

Pending

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|---------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$180,000 thru \$199,999 | 1 | 71 | Minimum | \$199,000 | Maximum | \$983,000 |
| \$200,000 thru \$249,999 | 1 | 30 | Average | \$461,500 | Median | \$332,000 |
| \$400,000 thru \$449,999 | 1 | 40 | | | | |
| <u>\$950,000 thru \$999,999</u> | <u>1</u> | <u>41</u> | | | | |
| | 4 | 46 | | | | |

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

Area Market Survey Summary

Listings as of 12/11/17 at 3:45pm

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Sold

| <u>Selling Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$200,000 thru \$249,999 | 1 | 57 | Minimum | \$242,500 | Maximum | \$1,125,000 |
| \$250,000 thru \$299,999 | 1 | 16 | Average | \$536,130 | Median | \$489,000 |
| \$300,000 thru \$349,999 | 2 | 47 | | | | |
| \$350,000 thru \$399,999 | 2 | 144 | | | | |
| \$400,000 thru \$449,999 | 4 | 50 | | | | |
| \$450,000 thru \$499,999 | 4 | 43 | | | | |
| \$500,000 thru \$549,999 | 4 | 81 | | | | |
| \$550,000 thru \$599,999 | 3 | 31 | | | | |
| \$700,000 thru \$749,999 | 1 | 27 | | | | |
| \$750,000 thru \$799,999 | 3 | 46 | | | | |
| \$1,000,000 thru \$1,249,999 | 2 | 62 | | | | |
| | 27 | 57 | | | | |

LAST MONTH

MEDIAN = 487,000 0%

SOLD = 27 0%

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 U.S. Patent 6,910,045

Market Statistics Report

Listings as of 12/11/17 at 3:49pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017) , Sold Off MLS (11/1/2017 to 11/30/2017)

| Residential | <u>2- Bedrooms</u> | <u>3 Bedrooms</u> | <u>4 Bedrooms</u> | <u>5+ Bedrooms</u> | <u>All Bedrooms</u> |
|----------------------------|--------------------|-------------------|-------------------|--------------------|---------------------|
| Active | | | | | |
| #Units | 24 | 17 | 3 | 5 | 49 |
| Average List Price | \$491,706 | \$1,457,941 | \$3,508,000 | \$813,600 | \$1,044,448 |
| Average Market Time | 79 | 96 | 47 | 86 | 84 |
| Average Square Feet | 758 | 1848 | 8400 | 2225 | 1754 |
| All Off Market | | | | | |
| #Units | 18 | 11 | 2 | 0 | 31 |
| Pending | | | | | |
| #Units | 4 | 0 | 0 | 0 | 4 |
| Average List Price | \$461,500 | \$0 | \$0 | \$0 | \$461,500 |
| Average Market Time | 46 | 0 | 0 | 0 | 46 |
| Average Square Feet | 884 | 0 | 0 | 0 | 884 |
| Sold | | | | | |
| #Units | 14 | 11 | 2 | 0 | 27 |
| Dollar Value | \$6,065,500 | \$6,608,500 | \$1,801,500 | \$0 | \$14,475,500 |
| Average List Price | \$424,911 | \$590,727 | \$850,000 | \$0 | \$523,954 |
| Average Sold Price | \$433,250 | \$600,773 | \$900,750 | \$0 | \$536,130 |
| Average Market Time | 60 | 60 | 15 | 0 | 57 |
| Average Square Feet | 944 | 1631 | 1697 | 0 | 1280 |
| % of List Price | 101.96 | 101.70 | 105.97 | 0.00 | 102.32 |
| Not Pending or Sold | | | | | |
| #Units | 0 | 0 | 0 | 0 | 0 |
| Average List Price | \$0 | \$0 | \$0 | \$0 | \$0 |
| Average Square Feet | 0 | 0 | 0 | 0 | 0 |

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
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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 (11/1/2017 to 11/30/2017), Sold Off MLS (11/1/2017 to 11/30/2017)

21726369 **25560 Freezeout Rd** **Monte Rio, 95462 / B0700** **SO Single Family** **DOM/CDOM:** 10/10 **LP** \$1,025,000

BD: 4 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 1444 N **Lot Sz:** 9583/0.2200 **OLP:** \$1,025,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 096-120-002 **HOA/\$:** No
U/B/L:

OMD: 09/15/17 **PD:** 09/25/17 **COE:** 11/02/17 **SP:** \$1,025,000 **TIC:** No **2nd Unit:** No
Sale Cond: None
Fabulous salt box home with 3 bedrooms, 2 baths plus master bedroom cottage with full bath.



Dir: Moscow to Freezeout to property

Subd:

21716128 **12422 Westside Rd** **Forestville, 95436 / B0700** **S Single Family** **DOM/CDOM:** 113/113 **LP** \$1,150,000

BD: 3 **BA:** 3/1 **FP:** Yes **Pool:** Yes **SqFt:** 3719 A **Lot Sz:** 30492/0.7000 **OLP:** \$1,150,000
Stories: 3 Story **YB:** 1930 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 081-052-044 **HOA/\$:** No
U/B/L:

OMD: 07/24/17 **PD:** 11/14/17 **COE:** 11/15/17 **SP:** \$1,125,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Experience the best of old & new at this landmark 1930's Riverfront Lodge. Located between Healdsburg & Guerneville along a premier wine country road, the gracious 3700 sq/ft home built by Henry Hess maintains its original charm w/modern amenities. Stunning great room! Updated kitchen! Dazzling views of the Russian River plus river access from your own dock. Gated entry w/ plenty of parking and sun! Pool, hot tub, garage w/car lift. One of a kind!

[Additional Pictures](#)

Dir: River Road just past the Hacienda Bridge to Westside Road. Home is on the right.

Subd:

21720724 **15208 Canyon 6 Rd** **Guerneville, 95446 / B0700** **S Single Family** **DOM/CDOM:** 56/56 **LP** \$850,000

BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2215 R **Lot Sz:** 34412/0.7900 **OLP:** \$850,000
Stories: Tri Level **YB:** 1974 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-220-054 **HOA/\$:** No
U/B/L:

OMD: 09/01/17 **PD:** 10/27/17 **COE:** 11/28/17 **SP:** \$790,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



The TREE HOUSE is a luxurious, quiet & private turn-key vacation rental nestled at the end of Canyon 6 Rd. in Guerneville. Relax and Enjoy the wrap around porches. Gaze at majestic redwoods & soak in all of the natural surroundings from any room in the home. Minutes to world class wineries, Russian river, and downtown Guerneville. Perfect for a weekend getaway, or an income property. Or both; You decide! Sold with all contents and future bookings.

[Additional Pictures](#)

Dir: River Rd. to Canyon 7 to Sequoia. Left on Canyon 6.

Subd:

21724148 **16570 Glenda Dr** **Guerneville, 95446-9741 / B0700** **S Single Family** **DOM/CDOM:** 19/19 **LP** \$675,000

BD: 4 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1950 N **Lot Sz:** 11761/0.2700 **OLP:** \$675,000
Stories: 2 Story **YB:** 2003 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-120-012 **HOA/\$:** No
U/B/L:

OMD: 10/18/17 **PD:** 11/06/17 **COE:** 11/09/17 **SP:** \$776,500 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



CONTEMPORARY home in highly desirable neighborhood. Great open living for family, great entertaining area for friends. Soaring ceilings w/walls of windows create a LIGHT & BRIGHT environment accented by a fireplace. Large master suite w/private deck + a guest suite w/separate entry and deck. Rich wood finishes capture the essence of River life. RELAX and enjoy outdoor living on multiple hardwood decks. Simply - FABULOUS!

[Additional Pictures](#)

Dir: Hwy 116, turn on Drake Rd., Turn right on Wright Dr., left on Glenda.

Subd:

21719583 **105 Sequoia Ridge Rd** **Cazadero, 95421-9634 / B0700** **S Single Family** **DOM/CDOM:** 62/62 **LP** \$820,000

BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1260 R **Lot Sz:** 463043/10.6300 **OLP:** \$820,000
Stories: Multi Lev **YB:** 1979 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-040-011 **HOA/\$:** No
U/B/L:

OMD: 08/31/17 **PD:** 11/01/17 **COE:** 11/07/17 **SP:** \$770,000 **TIC:** No **2nd Unit:** No
Sale Cond: None



This spacious 10+ Acre Mountain Top Retreat is just minutes from town but feels worlds away. The 2 bedroom/1 bath cedar home features a Master loft Suite w/sitting area, soaring living room ceiling and breathtaking views through the wall of glass. Guest en suite showcases clawfoot tub and a private hot tub deck. Delight at the horse corral & paddock, fenced chicken coop/pen & 4 tier raised bed garden complete w/bee hive. Workshop, Office & Storage

[Additional Pictures](#)

Dir: Hwy 116 West, right Austin Creek Rd, right Silvia Rd, right up to top of Sequoia Ridge Rd.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017) , Sold Off MLS (11/1/2017 to 11/30/2017)

21723389 7365 Covey Rd Forestville, 95436-9587 / B0700 S Single Family DOM/CDOM: 27/27 LP \$725,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1536 R Lot Sz: 44867/1.0300 OLP: \$725,000
Stories: 2 Story YB: 1972 #Gar Sp: 1 #CP Sp: 1 APN: 083-260-018 HOA/\$: No

U/B/L:

OMD: 10/03/17 PD: 10/30/17 COE: 11/03/17 SP: \$735,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Meticulously maintained home situation on quiet Johnson Ln is framed by mature trees, on a seasonal creek with sunshine & views. Essentially single level living with a master suite retreat on the second level. Graceful entertaining flow enhanced by the deck overlooking nature at its best! Be part of The Good Life in the renowned Russian River Valley. Private oasis only minutes from the best Sonoma County has to offer! Don't miss the wine cellar!!

[Additional Pictures](#)

Dir: 101 - River Rd - Trenton Rd - Covey - Johnson; OR Hwy 116 - Covey - Johnson. Left at fork to 7365. Subd:

21723219 17505 Summit Ave Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 30/30 LP \$582,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1230 R Lot Sz: 15246/0.3500 OLP: \$582,000
Stories: 2 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 072-180-047 HOA/\$: No

U/B/L:

OMD: 10/02/17 PD: 11/01/17 COE: 11/09/17 SP: \$590,000 TIC: No 2nd Unit: No

Sale Cond: None

Stunning RIDGETOP cabin nestled on a private GATED property. Exquisite entertainment deck overlooking the Russian River Valley. This SUNNY multi-level home features French doors that open out to deck, large fireplace, open beamed ceiling & a European radiant wood stove. Immaculate OPEN kitchen with views. Your guests will enjoy their PRIVATE en suite. Public sewer/water. Close to the Russian River & Downtown. Capture the essence of River Living!

[Additional Pictures](#)

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

21722258 10156 Old River Rd Forestville, 95436-9728 / B0700 S Single Family DOM/CDOM: 46/46 LP \$575,000



BD: 2 BA: 3 FP: Yes Pool: No SqFt: 2230 R Lot Sz: 22002/0.5051 OLP: \$539,000
Stories: 2 Story YB: 1967 #Gar Sp: 1 #CP Sp: 0 APN: 082-201-010 HOA/\$: No

U/B/L:

OMD: 09/25/17 PD: 11/10/17 COE: 11/16/17 SP: \$575,000 TIC: No 2nd Unit: No

Sale Cond: None

Lots going on here. Solid, well built Mid Century Style home with over 2,000 sq. ft. on two levels. Downstairs can be closed off and has it's own entrance. Well situated on large .50 acre lot with concrete patios, walkways, two decks and plenty of room to garden. Spacious rooms with fireplaces both upstairs and down. Covered back deck is accessed from both dining area and master bedroom. Abundant parking for RV, boat and several cars.

[Additional Pictures](#)

Dir: River Road to Scenic Drive, immediate right on Old River Road. Subd:

21723759 16048 Fife Ct Guerneville, 95446-9523 / B0700 S Single Family DOM/CDOM: 16/16 LP \$449,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1288 R Lot Sz: 5889/0.1352 OLP: \$449,000
Stories: 1 Story YB: 1986 #Gar Sp: 2 #CP Sp: 0 APN: 069-230-021 HOA/\$: No

U/B/L:

OMD: 10/14/17 PD: 10/30/17 COE: 11/08/17 SP: \$554,500 TIC: No 2nd Unit: No

Sale Cond: None

Armstrong Valley!! This 3 bedroom, 2 bath home with detached garage is situated in the heart of the Armstrong Valley. full sun, walk to town, school, Park, etc. Bright and clean with all new kitchen, including new stainless steel appliances, gleaming new floors, carpets and freshly painted inside and out. Sunny and private, fully fenced corner yard. Central heat and air. New roof in 2013. This is it!

[Additional Pictures](#)

Dir: River Rd to Armstrong Woods Rd. to fife Ct. Subd:

21719374 14 Silvia Dr Cazadero, 95421-9633 / B0700 S Single Family DOM/CDOM: 76/76 LP \$483,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1501 R Lot Sz: 18700/0.4293 OLP: \$483,000
Stories: Multi Lev YB: 1987 #Gar Sp: 0 #CP Sp: 0 APN: 097-220-071 HOA/\$: No

U/B/L:

OMD: 08/17/17 PD: 11/01/17 COE: 11/09/17 SP: \$531,000 TIC: No 2nd Unit: No

Sale Cond: None

Captivating Cazadero Cottage. Situated in an exceptional setting that's perfect for entertaining, this 2BR/2BA Cedar home is pure relaxation & enjoyment. Lower level media/recreation/wine tasting room, w/ overflow accommodations, opens onto an indulgent hot tub & deck. Inspired interiors offer rich woodwork throughout a relaxed & open floor plan. Lush, Private, Sunny. Exceptional recreational access to the Russian River & Sonoma Coast.

[Additional Pictures](#)

Dir: Austin Creek Road to Slivia Drive - Right on Sequoia Ridge - second drive on Right. Subd:

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21724976 14943 Cherry St Guerneville, 95446-9615 / B0700 S Single Family DOM/CDOM: 32/32 LP \$490,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1020 N Lot Sz: 3485/0.0800 OLP: \$490,000
Stories: 2 Story YB: 1940 #Gar Sp: 1 #CP Sp: 1 APN: 072-040-032 HOA/\$: No

OMD: 10/26/17 PD: 11/27/17 COE: 11/28/17 SP: \$530,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Wonderful and quaint two bedroom, two bath, 1020 sq ft. home that abuts seasonal creek on Cherry St. This home includes a large deck, creekside patio, and hot tub. Walk to the river or relax out back in the sun. Good parking and newer roof. It is currently operating as a vacation rental. Furnishings available to purchase as well.

[Additional Pictures](#)

Dir: 116 to Old Cazadero Rd to Cherry Street.

Subd:

21719136 8316 Trenton Rd Forestville, 95436 / B0700 S Single Family DOM/CDOM: 89/89 LP \$515,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1100 B Lot Sz: 3485/0.0800 OLP: \$539,000
Stories: 1 Story YB: 2017 #Gar Sp: 1 #CP Sp: 0 APN: 082-039-078 HOA/\$: No

OMD: 08/23/17 PD: 11/20/17 COE: 11/27/17 SP: \$515,000 TIC: No 2nd Unit: No

Sale Cond: None

Brand New beautiful home in desirable Forestville location. Just finishing construction. Vaulted ceilings, very open floor plan. A/C with heat pump. Fire sprinklers. A very Green Home.

[Additional Pictures](#)

Dir: Covey rd to left on Trenton home on right

Subd:

21711434 13993 Fern Rd Guerneville, 95446-8805 / B0700 S Single Family DOM/CDOM: 126/126 LP \$499,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1662 R Lot Sz: 4639/0.1065 OLP: \$499,000
Stories: 2 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 072-120-025 HOA/\$: No

OMD: 06/26/17 PD: 11/16/17 COE: 11/22/17 SP: \$505,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Sweet Russian River Getaway Home! This two level cottage with 3 bedrooms up and a large living, dining, kitchen area down is so attractive! Main bath downstairs, with a bonus 1/2 bath upstairs off the stairway. Well appointed romantic evening space and deck for outdoor activities! Off street parking, forest views and a great woodsy deck off the upstairs bedroom. You've got the forest feel living up in the trees plus the close walk to town!

[Additional Pictures](#)

Dir: Highway 116 through Guerneville, past Safeway, close (R) on Fern Rd after Mill St and Gabes Rock Rd

Subd:

21723702 15097 Canyon 2 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 32/32 LP \$449,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1612 V Lot Sz: 5218/0.1198 OLP: \$449,000
Stories: Multi Lev YB: Against #Gar Sp: 0 #CP Sp: 0 APN: 070-257-002 HOA/\$: No

OMD: 10/09/17 PD: 11/10/17 COE: 11/22/17 SP: \$489,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Newly remodeled RUSSIAN RIVER retreat, this would make a great TURN-KEY vacation or year-round home. Attention to detail is apparent: Large kitchen w/ gorgeous granite & stainless steel appliances, master suite w/PRIVATE entrance & walk-in closet, beautiful bathrooms, central heat, laundry room, expansive decking, & tons of storage! Plenty of PARKING too! Short walk to Community Pool, Pub, Tennis Courts! On Municipal Sewer & Water, No Flood.

[Additional Pictures](#)

Dir: River Rd. to R on Canyon Two. Stay on Canyon 2 for .3 miles.

Subd:

21722104 1435 Cazadero Hwy Cazadero, 95421-9614 / B0700 S Single Family DOM/CDOM: 39/39 LP \$396,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 765 R Lot Sz: 148540/3.4100 OLP: \$396,000
Stories: 1 Story YB: 1959 #Gar Sp: 0 #CP Sp: 0 APN: 097-050-010 HOA/\$: No

OMD: 10/02/17 PD: 11/10/17 COE: 11/16/17 SP: \$483,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Huckleberry Falls is a CHARMING-COZY cottage situated on 3+ wooded acres including a .4 acre lot that borders the Austin Creek. Home features warm wood interiors, a large private patio, central heat and air, fireplace with new woodstove insert, metal roof and much more! Up the path behind the house you find the secret seasonal waterfall! Property includes a large parking area for RV/boat /garage? Close to the Russian River and the Sonoma Coast!

[Additional Pictures](#)

Dir: River Road to Cazadero Hwy 1.5 miles on your left

Subd:

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21719747 **14860 Rotonda Way** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 41/41 **LP** \$449,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1150 R **Lot Sz:** 3049/0.0700 **OLP:** \$420,000
Stories: 2 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-256-012 **HOA/\$:** No
U/B/L:
OMD: 09/22/17 **PD:** 11/02/17 **COE:** 11/06/17 **SP:** \$465,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Imagine living on top of the world. Redwood Rotonda Tree House. 3 bed, 2 bath home with ghostwood finishes throughout. New appliances, farmhouse sink, Herringbone walnut counters with marble backsplash. Central heat & r30 insulation keeps home cool in the summer, warm in the winter. Master walk-in closet, ghost wood wrapped beams, marble tile shower & double vanity. Sunny redwood decking & hot tub finishes this home nicely. # 070-256-011 incl.

[Additional Pictures](#)

Dir: Hwy. 116 to Canyon 2. Right on Rotonda to the top.

Subd:

21721922 **10878 River Dr** **Forestville, 95436-9817 / B0700** **S** **Single Family** **DOM/CDOM:** 60/160 **LP** \$449,000



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1085 R **Lot Sz:** 7910/0.1816 **OLP:** \$449,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-251-011 **HOA/\$:** No
U/B/L:
OMD: 09/25/17 **PD:** 11/24/17 **COE:** 11/27/17 **SP:** \$455,000 **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Home is a one level living area. 2 bed, 1 bath, living room w/natural light, brick fireplace w/insert. Kitchen w/eating area, soft-close cabinets, good counter space. Heat/air electric split system. Fenced level lot w/mature trees and sitting area. Single vehicle partially enclosed parking pad and additional storage under home. Detached 1 bed. cottage w/kitchen and full bath (currently rented). Close to Berry's Market, Hwy.116 and Mom's Beach

[Additional Pictures](#)

Dir: Driving East on River Rd- (R) at Forest Hills Dr. (R) on Old River Rd then (R) on River Drive.

Subd:

21717832 **9545 Valle Vista Rd** **Forestville, 95436 / B0700** **S** **Single Family** **DOM/CDOM:** 102/102 **LP** \$435,000



BD: 3 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1064 R **Lot Sz:** 11326/0.2600 **OLP:** \$422,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-123-026 **HOA/\$:** No
U/B/L:
OMD: 08/14/17 **PD:** 11/24/17 **COE:** 11/27/17 **SP:** \$425,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Well Kept, Charming vintage single level, family vacation cottage on the top of the hill in the sun, 1/4 acre double lot. Fabulous tree top views to Healdsburg. 2 beds/1 bath with an extra sleeping room, fir floors. A warm and friendly home to live or vacation in. More than 5 onsite parking spaces, lots of things for you to update. Wide-plank pine, large deck and a friendly little front stoop.

[Additional Pictures](#)

Dir: Rio Vista Rd to Valle Vista go left. First house on left. Park immediately on left in large on site

Subd:

21722818 **15362 Old River Rd** **Guerneville, 95446-9562 / B0700** **S** **Single Family** **DOM/CDOM:** 33/33 **LP** \$395,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1366 O **Lot Sz:** 12197/0.2800 **OLP:** \$409,000
Stories: 2 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-130-034 **HOA/\$:** No
U/B/L:
OMD: 09/29/17 **PD:** 11/01/17 **COE:** 11/02/17 **SP:** \$415,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Great rental property on large lot (.28 acres). Close to town. Three bedrooms, 2 bathrooms. A truly wonderful home. 2 car carport plus parking for 10 cars. This one will win your heart.

[Additional Pictures](#)

Dir: River Road to Orchard to Old River

Subd:

21724579 **5923 Cazadero Hwy** **Cazadero, 95421 / B0700** **S** **Single Family** **DOM/CDOM:** 26/26 **LP** \$369,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 960 R **Lot Sz:** 6416/0.1473 **OLP:** \$369,000
Stories: 2 Story **YB:** 1969 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 106-070-062 **HOA/\$:** No
U/B/L:
OMD: 10/20/17 **PD:** 11/15/17 **COE:** 11/22/17 **SP:** \$412,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Affordable, sun drenched home with open floor plan in downtown Cazadero! Newer dual pane windows, interior paint, floors and roof. Great room has an efficient wood burning stove for those chilly nights and mornings, in addition to central heat. Two large sunny decks, lots of privacy, and washer/dryer hookups in basement. Lots of level, off street parking with an oversize 2 car garage with heat, workbench and huge space for workshop.

[Additional Pictures](#)

Dir: Hwy 116/River Road to Cazadero Hwy. Go north 6 miles, house is on the left right before town.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017), Sold Off MLS (11/1/2017 to 11/30/2017)

21721797 **6315 Austin Creek Rd** **Cazadero, 95421 / B0700** **S** **Single Family** **DOM/CDOM:** 40/40 **LP** \$399,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1008 R **Lot Sz:** 12596/0.2892 **OLP:** \$399,000
Stories: 2 Story **YB:** 1969 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-070-071 **HOA/\$:** No
U/B/L:
OMD: 09/17/17 **PD:** 10/27/17 **COE:** 11/06/17 **SP:** \$407,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

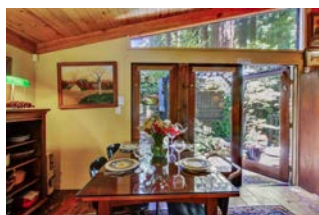


Very private modern home close to town on a large, sunny parcel, over 1/4 acre, with mountain views. Home features two bdms, two baths, one on each level. Downstairs bdrm. area has addl. entry and private deck. 2 additional parcels included. Solar system for the house has battery backup. Extensive garden areas are fenced. Private shop with 4 rooms and power, greenhouse. Two, 1,000 gallon water storage tanks, newer dual pane windows, much more!

[Additional Pictures](#)

Dir: Hwy. 116 to Cazadero Hwy. 6 miles to town of Cazadero. Left on Austin Creek Road. 1st house on right **Subd:**

21717840 **560 E Austin Creek Rd** **Cazadero, 95421-0212 / B0700** **S** **Single Family** **DOM/CDOM:** 96/96 **LP** \$389,000
BD: 1 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 890 N **Lot Sz:** 6970/0.1600 **OLP:** \$399,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-220-021 **HOA/\$:** No
U/B/L:
OMD: 08/01/17 **PD:** 11/05/17 **COE:** 11/15/17 **SP:** \$370,000 **TIC:** No **2nd Unit:** No
Sale Cond: None



The 'Knot Hole' is a charming creekside home offering plank wood floors, French doors, remodeled baths, vaulted wood beam ceilings, highlights of slate, stone & glass tiles with a private yard and water views. Upper bonus room has full bath. Enjoy direct access to the beach or onsite hot tub. A popular vacation rental on a quiet no-thru street. Abundant natural beauty.

[Additional Pictures](#)

Dir: Cazadero Hwy to R-Austin Creek the quick L-on E. Austin Creek. No sign...look for address. **Subd:**

21708493 **17695 Old Monte Rio Rd** **Guerneville, 95446-9021 / B0700** **S** **Single Family** **DOM/CDOM:** 192/192 **LP** \$399,900
BD: 2 **BA:** 1/1 **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 3302/0.0758 **OLP:** \$479,000
Stories: Multi Lev **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-039 **HOA/\$:** No
U/B/L:
OMD: 04/21/17 **PD:** 11/01/17 **COE:** 11/07/17 **SP:** \$350,000 **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is



Two homes being sold together. Great property for extended family, live and rent, vacation, etc. City sewer and water, no flood. Tons of parking!unique split level floor plan in upper home, updated kitchen, formal dining area. large bathroom with attached laundry room, Multiple decks. lower home has charming patio and out door space. Both homes need some TLC, but are priced as a 2 for 1! And did I mention the parking? Come see.

[Additional Pictures](#)

Dir: Hwy 116 to Old Monte Rio Rd. **Subd:**

21722886 **15126 Sequoia Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 43/43 **LP** \$339,000
BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 675 O **Lot Sz:** 4792/0.1100 **OLP:** \$349,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-220-004 **HOA/\$:** No
U/B/L:
OMD: 09/25/17 **PD:** 11/07/17 **COE:** 11/20/17 **SP:** \$335,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Wonderfully nostalgic cabin ready to be your home away from home, rental or full-time residence. This one bedroom home has classic knotty pine walls and ceilings with an open floorplan. Enjoy the recently upgraded kitchen with SS appliances. Great deck to enjoy your morning coffee or to BBQ with friends. Plenty of parking. New Tuff Shed and space under deck for additional storage. Close to tennis courts, park, river, and more.

[Additional Pictures](#)

Dir: Canyon 7 to Sequoia. Almost at top on left **Subd:**

21722685 **14715 Old Cazadero Rd** **Guerneville, 95446-9004 / B0700** **S** **Single Family** **DOM/CDOM:** 51/51 **LP** \$299,900
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 784 R **Lot Sz:** 4500/0.1033 **OLP:** \$299,900
Stories: Split Lev **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-070-006 **HOA/\$:** No
U/B/L:
OMD: 09/25/17 **PD:** 11/15/17 **COE:** 11/24/17 **SP:** \$320,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Wow! This 2 bed 1 bath Cottage has so much Charm, just wait till you walk in. She has been newly painted inside. Kitchen has been remodeled and offers a decking area out the side door to enjoy your morning coffee, lunch or dinner. On the upper level are two bedrooms and bath that face another large deck area and the natural redwood forest. This cottage is walking distance to fine restaurants and downtown Guerneville. Come sit back and relax.

[Additional Pictures](#)

Dir: River Road through downtown Guerneville Right on Old Cazadero to property. **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017), Sold Off MLS (11/1/2017 to 11/30/2017)

21724344 **11190 N Dell Ave N** **Forestville, 95436-9491 / B0700** **S** **Single Family** **DOM/CDOM:** 16/16 **LP** \$295,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 608 V **Lot Sz:** 2178/0.0500 **OLP:** \$295,000
Stories: 1 Story **YB:** 1936 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-024-002 **HOA/\$:** Yes/\$100.00/Se
U/B/L:

OMD: 10/17/17 **PD:** 11/02/17 **COE:** 11/09/17 **SP:** \$285,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

Remodeled in 2014 from studs out, new everything, tax records show 608 sq.ft. Large deck, New roof in May 2017, Parking for 3, Sunny and forest, Seasonal creek and garden area.

[Additional Pictures](#)

Dir: River Rd to Westside Rd. Left Westside to Sequoia, Right on Sequoia to Dell 500 ft, 11190 on left. **Subd:**

21718668 **15359 Willow Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 57/57 **LP** \$244,950



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 428 R **Lot Sz:** 3001/0.0689 **OLP:** \$255,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-063 **HOA/\$:** Yes/\$15.00/Ye
U/B/L:

OMD: 08/08/17 **PD:** 10/04/17 **COE:** 11/30/17 **SP:** \$242,500 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

REDUCED TO \$244,950! Darling cabin surrounded by Redwoods, located in Rio Nido. Large deck offers tons of space for outdoor living. Freshly painted, new carpet and updated bath. Light bright kitchen and extra room for dining/sitting area with a door leading to deck.

[Additional Pictures](#)

Dir: Canyon 7 Rd. to Willow Rd. .05 miles on Willow Rd. to property. Just past Bay Ave. **Subd:**

21725118 **17970 Duncan Ln** **Guerneville, 95446 / B0700** **P** **Single Family** **DOM/CDOM:** 41/41 **LP** \$983,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1510 N **Lot Sz:** 456509/10.4800 **OLP:** \$983,000
Stories: 1 Story **YB:** 1992 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-021-027 **HOA/\$:** No
U/B/L:

OMD: 10/26/17 **PD:** 12/06/17 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

10 Acres of TOTAL Seclusion & PRIVACY. Just outside of GVL, this amazing property is a showplace for this contemporary custom built 2BR 2BA home + an elegant step-down Library w/ walk-out to lush trails & majestic Redwoods. A perfect year-round retreat w/ end of road privacy, gated entry, two fireplaces, hot tub, gourmet kitchen and high speed internet. Hobby farm incl. irrigated raised beds, small orchard, vineyard, barn, chicken coop. Heavenly!

[Additional Pictures](#)

Dir: Old Monte Rio RT on Duncan Rd to end - stay LEFT - gate on LEFT. **Subd:**

21725038 **21492 Rio Vista Ter** **Monte Rio, 95462 / B0700** **P** **Single Family** **DOM/CDOM:** 40/40 **LP** \$425,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 740 R **Lot Sz:** 4356/0.1000 **OLP:** \$425,000
Stories: 1 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-157-006 **HOA/\$:** No
U/B/L:

OMD: 10/26/17 **PD:** 12/05/17 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Romantic Storybook Cottage in the Woods. Peacefully situated on a sun dappled knoll w/ ridge-line views, this charming 2BR 1BA get-a-way has nostalgic interiors w/ rare period details. Enjoy bonus office/den w/ walk-out to deck & hot tub, imported wood stove, splendid outdoor entertainment space & a wonderful sense of privacy. 2 car off-street parking & new Septic w/ permits. Moments to beaches, wine tasting, fine dining and the Sonoma Coast.

[Additional Pictures](#)

Dir: Monte Rio Fire Station UP & around staying left to Rio Vista then RIGHT almost to end of road. **Subd:**

21724980 **9189 Rio Dell Ct** **Forestville, 95436-9528 / B0700** **P** **Single Family** **DOM/CDOM:** 30/30 **LP** \$239,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 384 N **Lot Sz:** 4121/0.0946 **OLP:** \$239,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-013 **HOA/\$:** No
U/B/L:

OMD: 11/01/17 **PD:** 12/03/17 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Solid, entry level charming cabin nestled under redwood trees, needs you to bring your imagination to the interior and bring this one back to it's glory. Perfect for weekends or cozy full-time living, or great for investment/rental. Conveniently located 6 miles from 101 right off River Rd.

[Additional Pictures](#)

Dir: River Rd. to Rio Dell Court. Between Argonne and Champs de Elysses. **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017), Sold Off MLS (11/1/2017 to 11/30/2017)

21722572 **21891 Monte Vista Ter** **Monte Rio, 95462 / B0700** **P** **Single Family** **DOM/CDOM:** 71/71 **LP** \$199,000
BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 900 R **Lot Sz:** 3485/0.0800 **OLP:** \$229,000
Stories: 1 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-023-018 **HOA/\$:** No
U/B/L:
OMD: 09/21/17 **PD:** 12/01/17 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



Located above the charming Russian River hamlet of Villa Grande this original mobile home from the 1960's has been improved & expanded over time and is freshly painted w/ new carpet & plenty of skylights. There are 2BR's + office, large open living room and family room, storage room & covered carport. Just a short distance to Duncan's Mills or Downtown Monte Rio. Property is surrounded by undeveloped land & includes the adjacent lot next door.

[Additional Pictures](#)

Dir: Moscow Road, to River Way to Monte Vista Terrace

Subd:

21717084 **7785 Giusti Rd** **Forestville, 95436-9673 / B0700** **CN** **Single Family** **DOM/CDOM:** 133/133 **LP** \$850,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1439 R **Lot Sz:** 44867/1.0300 **OLP:** \$850,000
Stories: 1 Story **YB:** 1974 **#Gar Sp:** 1 **#CP Sp:** 2 **APN:** 083-170-032 **HOA/\$:** No
U/B/L:
OMD: 07/31/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Much sought after location at the end of Giusti Rd. Perfect opportunity for the Gentleman Farmer or avid gardener. Desirable micro-climate with small vineyard w/ almost 180 grapevines, various fruit trees and more than 10 raised bed garden boxes. Private gated single story 3BR/2Bath home with upgraded floors and on-demand water heater. Multiple outbuildings, shop, garage & work-spaces. Small wine cellar under house. RV Parking

[Additional Pictures](#)

Dir: Follow Giusti Rd to almost end of road, Property on right by Ohaire Ln

Subd:

21726846 **6101 Van Keppel Rd** **Forestville, 95436-9574 / B0700** **CC** **Single Family** **DOM/CDOM:** 20/20 **LP** \$729,000
BD: 4 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 1900 R **Lot Sz:** 57499/1.3200 **OLP:** \$729,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-072-023 **HOA/\$:** No
U/B/L:
OMD: 11/21/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



4 bedroom single story home with all usable 1.32 acres. Nice private setting. Remodeled kitchen with granite counters and new cabinets. Stainless steel appliances. Septic and City water plus a well for irrigation.

[Additional Pictures](#)

Dir: Hwy 116 right on Convey to Van Keppel

Subd:

21719445 **6757 Covey Rd** **Forestville, 95436-9584 / B0700** **CC** **Single Family** **DOM/CDOM:** 116/116 **LP** \$627,500
BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1938 R **Lot Sz:** 19476/0.4471 **OLP:** \$639,000
Stories: 1 Story **YB:** 1957 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-060-035 **HOA/\$:** No
U/B/L:
OMD: 08/17/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Come home to 2+bedroom 1.5 baths,(like a 3 bedroom) with Big living room & bonus rooms.Country kitchen with laminate floors,granite transformation counters,new dishwasher,cooktop range, sink and faucet. Exterior painted just a year ago.Home is perfect for extended family. A few windows are not dual pane.Needs some TLC. Property goes all the way to wooden fence in the back. Walk score of 10.

[Additional Pictures](#)

Dir: Hwy 116 Right on Covey

Subd:

21726785 **11090 Dell Ave** **Forestville, 95436-9739 / B0700** **CC** **Single Family** **DOM/CDOM:** 22/22 **LP** \$559,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 9583/0.2200 **OLP:** \$559,000
Stories: 1 Story **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-041-024 **HOA/\$:** No
U/B/L:
OMD: 11/19/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



One of a kind! Our 13 Redwoods is going to knock your socks off. This 2 bedroom, 2 bath home situated on a large private corner parcel has it all. Beginning with the Show stopping gourmet kitchen featuring Custom carved oak cabinetry, wolf range, Silestone counters and under counter beverage frig. Central heat&air. Open beamed ceilings, formal dining. Fenced, gated and landscaped yards with greenhouse dining area and outdoor kitchen. New septic!

[Additional Pictures](#)

Dir: River Rd to Westside, to Sequoia, to Dell Ave.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017), Sold Off MLS (11/1/2017 to 11/30/2017)

21721700 15229 Willow Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 90/90 LP \$425,000
BD: 5 BA: 3 FP: No Pool: No SqFt: 2145 R Lot Sz: 13939/0.3200 OLP: \$480,000
Stories: 1 Story YB: Unknow #Gar Sp: 1 #CP Sp: 0 APN: 070-230-044 HOA/\$: No
U/B/L:
OMD: 09/12/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is



Three homes situated one flat lot almost 1/3 acre. NO flood. ON sewer. Large blue house, 15233 Willow is a 2 bed, 1 bath completely remodeled with permits in 2012 and shows very well. Yellow home behind blue house is a small, granny type old time charm cabin; address is 15279 Cyn. 3. Both rented. Third house facing Willow (15229) the seller lives in and is a work in progress. Don't miss the stand alone garage. Tons of room for vehicles, RV, etc.

[Additional Pictures](#)

Dir: Hwy. 116 to Rio Nido.

Subd:

21726885 21901 Mesa Grande Ter Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 17/17 LP \$419,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 592 R Lot Sz: 4095/0.0940 OLP: \$419,000
Stories: 1 Story YB: 1940 #Gar Sp: 0 #CP Sp: 0 APN: 095-022-011 HOA/\$: No
U/B/L:
OMD: 11/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other



Quintessential Country Cabin. Fully furnished, turn key cottage is ready for your holiday getaway in the woods. Beautifully maintained, wood floors, cozy propane fireplace, custom kitchen cabinets and upgraded bathroom. Peekaboo River views from a majestic wall of windows. Tranquil woodland setting provides complete privacy. Nice outside deck to enjoy your morning coffee or sit and watch the sun go down. Short walk to Villa Grande beach. Come see

[Additional Pictures](#)

Dir: Moscow Rd left on River Way, right on Mesa Grande Terrace.

Subd:

21700114 17970 Sweetwater Springs Guerneville, 95446-8910 / B0700 CC Single Family DOM/CDOM: 342/342 LP \$399,000
BD: 2 BA: 1 FP: No Pool: No SqFt: 840 R Lot Sz: 28558/0.6556 OLP: \$499,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 069-120-006 HOA/\$: No
U/B/L:
OMD: 01/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Make this vacation home with Country style living a dream come true. 2 bedroom are bonus rooms, no closets. High ceilings. An original miners cabin in the historic town of Mercury. One of the few remaining structures left. Portions of the home are original circa 1879. Almost an acre of usable land. Sweetwater springs water district is water source. Beautiful Redwood, Oak, and Maple trees. Home to wild life, so the pet dog will have plenty amusement

[Additional Pictures](#)

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

Subd:

21727429 14088 Sosna Ave Guerneville, 95446-9024 / B0700 CC Condo/Coop DOM/CDOM: 10/10 LP \$359,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1236 N Lot Sz: 605/0.0139 OLP: \$359,000
Stories: 2 Story YB: 1986 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-016 HOA/\$: Yes/\$400.00/Mo
U/B/L:
OMD: 12/01/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Relaxed resort-like living in a beautiful gated community on the Russian River. Enjoy the calm of the gently flowing river from peaceful seating areas in a park like setting. The 2 BD, 2 Bath home is thoughtfully designed for quiet, comfortable enjoyment with large windows that invite the redwood trees into the great room to say hello. Many new upgrades in kitchen and baths. Come and Take a look for yourself.

[Additional Pictures](#)

Dir: River Rd West to Dubrava. About 1 mile from Safeway.

Subd:

21726779 17430 Hwy 116 Guerneville, 95446-9638 / B0700 CC Single Family DOM/CDOM: 21/21 LP \$325,000
BD: 3 BA: 1 FP: No Pool: No SqFt: 796 R Lot Sz: 5227/0.1200 OLP: \$325,000
Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-014 HOA/\$: No
U/B/L:
OMD: 11/20/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



Adorable + AFFORDABLE in Guerneville. Value Priced & MOVE-IN-READY 3BR/1BA Cottage that's close to town, on municipal sewer and no flood. Abundant upgrades include rich hardwood floors, sparkling stainless steel appliances, deluxe stone counters & gleaming skylights. Splendid outdoor spaces include large covered front porch and rear deck with verdant-green outlooks. Very accessible location that's close to everything. An Exceptional Opportunity!

[Additional Pictures](#)

Dir: HWY 116 West thru town - Property on Right.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017), Sold Off MLS (11/1/2017 to 11/30/2017)

21724418 **20795 Bohemian Ave** **Monte Rio, 95462 / B0700** **CC Single Family** **DOM/CDOM:** 55/122 **LP** \$319,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 594 R **Lot Sz:** 2148/0.0493 **OLP:** \$375,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-183-002 **HOA/\$:** No
U/B/L:
OMD: 10/17/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

If you are looking for a move-in ready home, this home is for you! Fully remodeled, foundation up, less than 4 years ago. Fully permitted. Updates include: tank-less water heater, Jacuzzi, custom redwood counter tops, custom hardwood floors, new roof. Large yard, walking distance to the river, movie theater and historic Bohemian Grove. Perfect for a weekend retreat or AirBnb!

[Additional Pictures](#)

Dir: Bohemian Hwy to Bohemian Ave

Subd:

21720001 **9195 Rio Dell Ct** **Forestville, 95436-9528 / B0700** **CC Single Family** **DOM/CDOM:** 108/108 **LP** \$299,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 438 R **Lot Sz:** 6970/0.1600 **OLP:** \$315,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-067 **HOA/\$:** No
U/B/L:
OMD: 08/25/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Darling remodeled cottage much roomier than you would expect. Large deck to enjoy your view of redwoods. Remodeled and move in ready. On demand hot water heater, gorgeous tub in bathroom, skylights, breakfast bar, lots of windows and light. Off street parking and easy access to River Road.

[Additional Pictures](#)

Dir: River Road to Rio Dell Court

Subd:

21726463 **5566 Gravenstein Hwy N** **Forestville, 95476-9697 / B0700** **A Farms/Ranch** **DOM/CDOM:** 32/221 **LP** \$8,900,000



BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 20000 **Lot Sz:** 914324/20.9900 **OLP:** \$8,900,000
Stories: 2 Story **YB:** 2013 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-170-001 **HOA/\$:** No
U/B/L:
OMD: 11/09/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Kozlowski Farms: Approx. 21 acres w/ 15 ac. planted to Pinot Noir. 10,000 sf production facility & retail store. 6,800 sf of storage warehouses. 2,500 sf main residence + guest cottage. Existing permits for ag processing and food sales. Owner applied for 30,000 case winery permit. DA Zoning is flexible for agricultural use. High exposure location w/ turn lane on Hwy 116 makes this an ideal location for new winery operator. Listed as MLS#21725998

[Additional Pictures](#)

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

Subd:

21717629 **123 Nolan Ct** **Forestville, 95436-9438 / B0700** **A Single Family** **DOM/CDOM:** 117/179 **LP** \$5,999,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** 2914 R **Lot Sz:** 951786/21.8500 **OLP:** \$5,999,000
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 083-130-078 **HOA/\$:** No
U/B/L:
OMD: 08/16/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Situated amidst soaring trees and lush vineyards in Sonoma County's Russian River Valley, this 21.85 acre artisan estate holds endless opportunities for any buyer, with zoning that allows everything from Single Family Home, Vacation Rental to a Winery with tasting room and production facility, property already has 3 acres of Pinot Vines With room for more. 8500 total square feet between three gorgeous buildings. A must see Property!!!

[Additional Pictures](#)

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

Subd:

21713424 **19540 King Ridge Rd** **Cazadero, 95421-9613 / B0700** **A Single Family** **DOM/CDOM:** 184/537 **LP** \$4,950,000



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

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

[Additional Pictures](#)

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

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 (11/1/2017 to 11/30/2017), Sold Off MLS (11/1/2017 to 11/30/2017)

21711537 8781 Martinelli Rd Forestville, 95436-9258 / B0700 A Single Family DOM/CDOM: 175/175 LP \$3,195,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 2116 R **Lot Sz:** 2635816/60.5100 **OLP:** \$3,195,000
Stories: 1 Story **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-200-002 **HOA/\$:** No
U/B/L:
OMD: 06/16/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Quintessential 3 bedroom, 3 bath farmhouse compound nestled on 75+ acres of a bucolic wine country knoll overlooking mountains and historical vineyards with close proximity to Healdsburg and world class wineries. The property includes 15 acres of vineyard surrounding the main house and a 1 bedroom guest house with kitchenette, a workshop, and two barns. This property is sold with beautifully appointed finishes and high-design furnishings.

[Additional Pictures](#)

Dir: Take 116 West from Forestville and turn Right on Martinelli. House will be on the left.

Subd:

21714829 6361 Trenton Healdsburg Forestville, 95436-9613 / B0700 A Single Family DOM/CDOM: 159/159 LP \$1,699,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 767092/17.6100 **OLP:** \$1,799,000
Stories: 1 Story **YB:** 1912 **#Gar Sp:** 6 **#CP Sp:** 0 **APN:** 078-010-014 **HOA/\$:** No
U/B/L:
OMD: 07/05/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Many possibilities for this 17.61 acre property in 2 parcels. Comfortable home of 3 beds, 3 baths with living room, formal dining and family room. Gorgeous outdoor environment under covered entertaining pavilion with outdoor kitchen, lovely hillside water fall, bocce court and more. Huge garage/shop building for the collector or home based business. A mobile home is also on the property. There are trails to walk or ride and enjoy the property.

[Additional Pictures](#)

Dir: River Road to Trenton Healdsburg Rd. 1st driveway on right off River Rd.

Subd:

21714740 20030 River Blvd Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 59/59 LP \$1,385,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1131 R **Lot Sz:** 62291/1.4300 **OLP:** \$1,185,000
Stories: 2 Story **YB:** 1911 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-244-008 **HOA/\$:** No
U/B/L:
OMD: 06/24/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Riverfront 1.43 acres Turnkey vacation rental w/ 4 sleeping areas inside the home, vintage sleeping cabin, & bath house. This glorious property continues to awe & relax return visitors. Giant redwoods, lush lawns, flowering gardens, expansive decks, shade, sun, hot tub including access to its own beach. End of road privacy w/gated entrance. Rare river acreage. Vacation Rentals are allowed in the Russian River Region. Great for rental income.

[Additional Pictures](#)

Dir: 116 west left over Monte Rio Bridge, left on River Blvd to end of road.

Subd:

21725479 12022 Mays Canyon Rd Guerneville, 95446-9496 / B0700 A Farms/Ranch DOM/CDOM: 41/41 LP \$1,195,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1560 O **Lot Sz:** 2197602/50.4500 **OLP:** \$1,500,000
Stories: 1 Story **YB:** 1999 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-300-017 **HOA/\$:** No
U/B/L:
OMD: 10/31/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: In Foreclosure, Notice Of Def, Offer As Is

Very quiet, very private gated entrance. Home is nestled in a valley surrounded by beautiful Redwoods. Detached two car garage. Secluded ag building/barn. Non permitted guest cottage. Only 30 minutes to Jenner and the Pacific Ocean, 10 minutes to world class wineries and 5 minutes to shopping in downtown Guerneville. Sale subject to tenants rights until 12/31/2017. Huge price reduction, must sell in next 30 days.

[Additional Pictures](#)

Dir: River Road into Guerneville, left at the bridge onto HWY116, make a right to Mays Canyon for 1 mile

Subd:

21723361 7311 Rancho Molino Trl Forestville, 95436-9568 / B0700 A Single Family DOM/CDOM: 71/71 LP \$1,195,000



BD: 3 **BA:** 3/1 **FP:** Yes **Pool:** No **SqFt:** 2832 R **Lot Sz:** 400316/9.1900 **OLP:** \$1,195,000
Stories: Multi Lev **YB:** 1989 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 084-031-006 **HOA/\$:** No
U/B/L:
OMD: 10/01/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

End of the road privacy with fantastic tree-lined and sunset views! Excellent floor plan with a large kitchen that opens to dining and living rooms with a wood burning stove. New carpeting. Main level en suite master bedroom ready for your finishing touches. Two bedrooms and two full baths located upstairs. Separate entrance to the lower level that includes a bedroom, game room and is plumbed for a full bath. Expansive sun-filled view deck.

[Additional Pictures](#)

Dir: HWY 116 to Rancho Molino Trail, stay to the right and head up the hill to the last house on the road

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017) , Sold Off MLS (11/1/2017 to 11/30/2017)

21717445 **12130 Highway 116** **Guerneville, 95446-9480 / B0700** **A** **Single Family** **DOM/CDOM:** 137/137 **LP** \$1,145,000



BD: 6 **BA:** 6/1 **FP:** Yes **Pool:** No **SqFt:** 2829 R **Lot Sz:** 87120/2.0000 **OLP:** \$1,195,000
Stories: 2 Story **YB:** 1891 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-070-010 **HOA/\$:** No
U/B/L:
OMD: 07/27/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Beautiful Victorian Home with wrap-around Deck for enjoying the wonderful Summer and Fall weather at the Russian River. Total 6 Bed, 6 1/2 Bath. 6 Fireplaces. Hot Tub / Deck Area and Dry Sauna for the ultimate relaxation! Close to dozens of World-Class wineries. Thirty minutes to the Sonoma Coast

[Additional Pictures](#)

Dir: From Sebastopol, West on 116, 10 min West of Forestville in Pocket Canyon. 2 mi before Guerneville **Subd:**

21724970 **16334 Valley Ln** **Guerneville, 95446-8924 / B0700** **A** **Single Family** **DOM/CDOM:** 41/41 **LP** \$949,000



BD: 5 **BA:** 4/1 **FP:** No **Pool:** Yes **SqFt:** 2000 N **Lot Sz:** 24394/0.5600 **OLP:** \$949,000
Stories: 2 Story **YB:** 2003 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 069-270-030 **HOA/\$:** No
U/B/L:
OMD: 10/31/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Imagine a beautiful salt water pool set w/ privacy & sun. A second home for family & friends to visit or extra income. This property offers a 3/3 home & second 2/2 home. Flat & sunny & over 1/2 acre of sun. Fully fenced & private gated entry, adds to the pure joy of this home. Modern finishes & design makes this a home you will be proud to show. it will be THE gathering place! Vacation Rentals are allowed in the Russian River Region.

[Additional Pictures](#)

Dir: River rd. Rt on Armstrong wds rd. Left on Laughlin rd right on Valley Ln. **Subd:**

21721464 **24951 Hwy 116 Hwy** **Duncans Mills, 95430 / B0700** **A** **Single Family** **DOM/CDOM:** 88/266 **LP** \$895,000



BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 3300 O **Lot Sz:** 31000/0.7117 **OLP:** \$949,000
Stories: 2 Story **YB:** 1880 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-160-012 **HOA/\$:** No
U/B/L:
OMD: 09/14/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Brilliant opportunity to own a piece of Russian River history, the historic Superintendent's House was built by the founders of the quaint hamlet of Duncans Mills. Beautiful circa 1880, Victorian home boasting 4 bedrooms, 2 full baths, bonus room, formal dining room, with exquisite details throughout, and a detached unit offering many possibilities. Extensively remodeled yet maintaining the grace and elegance of its original grandeur.

[Additional Pictures](#)

Dir: River Road to Mill Pond Road **Subd:**

21714853 **6320 Trenton Healdsburg** **Forestville, 95436-9613 / B0700** **A** **Single Family** **DOM/CDOM:** 159/159 **LP** \$895,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2012 N **Lot Sz:** 38355/0.8805 **OLP:** \$1,075,000
Stories: Other **YB:** 1949 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 078-010-026 **HOA/\$:** No
U/B/L:
OMD: 07/05/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Charming country home built circa 1949 on .88 acre parcel. Lovingly maintained with 3 beds, 2 baths, living room, family room with dining area and kitchen. Single level living with 1 bed and sitting room on lower level. Many outbuildings including 3 car garage, shop/storage, home office or artist studio, greenhouse and raised garden beds. Enjoy the relaxing deck shaded by huge redwood tree. RRD zoning may allow vacation rental.

[Additional Pictures](#)

Dir: River Rd to Trenton Healdsburg Rd. First driveway on the left. **Subd:**

21726992 **16050 Laughlin Rd** **Guerneville, 95446 / B0700** **A** **Farms/Ranch** **DOM/CDOM:** 20/20 **LP** \$849,000



BD: 0 **BA:** 0 **FP:** No **Pool:** No **SqFt:** U **Lot Sz:** 255262/5.8600 **OLP:** \$849,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-230-007 **HOA/\$:** No
U/B/L:
OMD: 11/21/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Exquisitely rare sub-dividable acreage with apple trees, pears, persimmon, walnut and more. Get ready to build your Forever Home in the lush cradle of Armstrong Valley. Unused agriculture well produced 22 GPM in 2013. Press your own apple juice. Horses welcome. Bring your goats and Banty hens. Zoning allows for 2 homes per acre plus additional ADU; only your imagination can limit the possibilities. Also listed in MLS #21726268 under lots and land

[Additional Pictures](#)

Dir: River Road to Armstrong Woods Road Left at Laughlin property on right behind gate. NO Trespassing. **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017) , Sold Off MLS (11/1/2017 to 11/30/2017)

21726773 19399 Redwood Dr Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 22/22 LP \$799,000
BD: 3 BA: 3/1 FP: Yes Pool: No SqFt: 1740 R Lot Sz: 8050/0.1848 OLP: \$799,000
Stories: Split Lev YB: 1981 #Gar Sp: 1 #CP Sp: 0 APN: 094-200-006 HOA/\$: No
U/B/L:
OMD: 11/19/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Northwoods river front home. A spacious custom home designed by architect. Open floor plan with three ensuite bedrooms and dramatic vaulted skylights. Garage and large storage area below for canoes and kayaks. Direct river access down path from deck. Set just across from the golf course and not far to town or the coast. Ideal as a family retreat or vacation home.

[Additional Pictures](#)

Dir: Hwy 116 to Redwood Drive on north side of golf course.

Subd:

21725263 14801 Old Cazadero Rd Guerneville, 95446-9668 / B0700 A Single Family DOM/CDOM: 43/140 LP \$799,000
BD: 5 BA: 2 FP: Yes Pool: No SqFt: 2660 O Lot Sz: 14314/0.3286 OLP: \$869,000
Stories: 2 Story YB: 1961 #Gar Sp: 3 #CP Sp: 2 APN: 072-070-080 HOA/\$: No
U/B/L:
OMD: 10/29/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Much more than meets the eye. Large sunny home, beautifully landscaped, high above flooding. Large deck off the upstairs kitchen is perfect for entertaining. Quiet and peaceful, this home features a living room with views, 3 bedrooms, 1 bath, kitchen with skylights up, and great entertainment space down, complete with kitchen, bath, 2 bedrooms and game room. Short distance to downtown Guerneville and River, make this perfect for year round living

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero

Subd:

21714754 30726 King Ridge Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 170/170 LP \$785,000
BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1280 R Lot Sz: 1960200/45.0000 OLP: \$785,000
Stories: 2 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 109-340-033 HOA/\$: No
U/B/L:
OMD: 06/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None



Unequivocally Away from it ALL! A beautiful home Off-the-Grid" Thriving on Solar & Propane. Fresh water from the year round creek & sunny gardens for your fresh produce. 45 acres of quiet serene peace. Unplug and go Play. Enjoy back to Nature. No traffic, or light pollution where the Milkyway is your night light. Pure heaven on earth. Here is your chance to actually live, talk & share. In real Life. 30 minute drive past the Cazadero Gen. Store.

[Additional Pictures](#)

Dir: 30minutes past general store. Special Directions needed. See confidential remarks.

Subd:

21717352 18147 Hwy 116 Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 118/118 LP \$750,000
BD: 5 BA: 4/1 FP: Yes Pool: No SqFt: 1489 N Lot Sz: 51266/1.1769 OLP: \$750,000
Stories: Other YB: 1935 #Gar Sp: 1 #CP Sp: 0 APN: 072-240-004 HOA/\$: No
U/B/L:
OMD: 07/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is



Great river front multi-parcel multi-unit/bldng property w/3 bed cabin + non-conforming unit,a rented duplex,cleared land,easy river access & boat launch.Live in one or use as weekend retreat & rent out the rest or rent out all! 2 RV hook-ups,plenty of space to play, camp & more.Lots of potential for expansion as this raised property is being sold with 18125 & 18135 HWY 116 at listed price. Lot & Sqft is for all properties.Main cabin needs update

[Additional Pictures](#)

Dir: US-101 to River Rd toward Guerneville which turns into HWY 116.

Subd:

21723542 4350 Cazadero Hwy Cazadero, 95421-9758 / B0700 A Single Family DOM/CDOM: 67/67 LP \$749,000
BD: 3 BA: 2 FP: No Pool: No SqFt: 1245 R Lot Sz: 114563/2.6300 OLP: \$749,000
Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 105-190-019 HOA/\$: No
U/B/L:
OMD: 10/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None



Fresh-Original-Design! A truly custom home.Custom lights, counters, doors & more. Accents & decor made from rustic finds turned into chic original designs.This one of a kind home & finishes makes for a pride in ownership that will have you glowing & showing your home to everyone. 2 bedroom 2 bath Main Unit & a Studio Unit all on 2.63 acres. Room for expansion & plenty of off street parking. Vacation Rentals are allowed in the Russian River Region


[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy- 4.3 miles from Hwy 116. If you got to CDF you went too far.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017), Sold Off MLS (11/1/2017 to 11/30/2017)

21727731 **19622 Redwood Dr** **Monte Rio, 95462 / B0700**  **A** **Single Family** **DOM/CDOM:** 4/4 **LP** \$699,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1528 N **Lot Sz:** 8276/0.1900 **OLP:** \$699,000
Stories: 1 Story, **YB:** 1980 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 094-250-007 **HOA/\$:** Yes/\$150.00/Ye
U/B/L:
OMD: 12/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
 Northwood's finest. Experience luxurious comfort at The River. Featuring an open floor plan, large & sunny deck, close proximity to the golf course. Magical newer touches include renovated bathrooms (with warm floors), central heat, roof, appliances, lighting, water heater, HD curved screen TV, and more. There is also a laundry room, ample storage space and large garage area. Move-in ready. Is now your time to start creating glorious memories?

[Additional Pictures](#)

Dir: River Road to Redwood Glade (at Northwood Lodge). Right on Redwood Drive.


Subd:

21726719 **8276 Trenton Rd** **Forestville, 95436-9200 / B0700** **A** **Single Family** **DOM/CDOM:** 4/4 **LP** \$625,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1580 N **Lot Sz:** 6098/0.1400 **OLP:** \$625,000
Stories: 1 Story **YB:** 2005 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-039-086 **HOA/\$:** No
U/B/L:
OMD: 12/05/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
 Wonderfully remodeled 3 bedroom, 2 bathroom home features light, bright spacious floor plan, has newly remodeled kitchen with counter seating, high end stainless steel appliances, designer light fixtures, warm and cozy fireplace, newer floors throughout, has beautifully landscaped terraced yard with stone walkway and large back deck for entertaining. Close to shopping, downtown Forestville, Russian River recreation area, minutes from Santa Rosa.

[Additional Pictures](#)

Dir: River Rd or Mirabel Road to Trenton Road, home on North Side of Road.

Subd:

21727922 **10810 Canyon Rd** **Forestville, 95436 / B0700**  **A** **Single Family** **DOM/CDOM:** 0/0 **LP** \$599,000
BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** U **Lot Sz:** 31363/0.7200 **OLP:** \$599,000
Stories: 2 Story **YB:** 1975 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-190-021 **HOA/\$:** No
U/B/L:
OMD: 12/11/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None
 Charming custom cabin with wrap around deck & panoramic views. Quiet setting with open usable meadow. Separate workshop building with several rooms and lower storage area. Small barn on lower slope once held horses.

[Additional Pictures](#)

Dir: Scenic to right on Old River Rd to Canyon. Go to top of hill to sign with addresses. Go left

Subd:

21727718 **15044 Rio Nido Rd** **Guerneville, 95446-9265 / B0700** **A** **Single Family** **DOM/CDOM:** 5/5 **LP** \$595,000
BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1354 N **Lot Sz:** 5502/0.1263 **OLP:** \$595,000
Stories: 2 Story **YB:** 1902 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-006 **HOA/\$:** No
U/B/L:
OMD: 12/06/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None
 Finished product soon. Classic & Classy remodel. All new studs, walls, insulation & parts of the foundation. All new w/ permits. Having a hard time finding a solid & clean home. Here is your chance to to get into a brand new home with classic turn of the century exterior. 2 large bedrooms upstairs w/a jack & jill bathroom. Brand new kitchen & floors w/a full bath and bed down stairs. Roomy dining room off kitchen. Huge back deck for entertaining.

[Additional Pictures](#)

Dir: River Road to Rio Nido Rd - small dirt road on left off of Rio Nido rd.

Subd:

21727581 **10880 Forest Hills Rd** **Forestville, 95436-9499 / B0700**  **A** **Single Family** **DOM/CDOM:** 0/0 **LP** \$539,000
BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1140 R **Lot Sz:** 6656/0.1528 **OLP:** \$539,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-252-016 **HOA/\$:** No
U/B/L:
OMD: 12/11/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None
 Freshly remodeled, move-in ready home. New Kitchen includes quartz counters, deluxe cabinets & high-end stainless appliances. Engineered wood flooring, new carpeting, with luxurious trims gives a warm & inviting feeling. Two bedrooms plus grand sunny sunroom/office makes this a pleasant retreat. Elevated by FEMA provided loads of storage space under home. Spacious two car garage with automatic openers. Large decks to enjoy on those warm evenings.

[Additional Pictures](#)

Dir: River Road to Forest Hills

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017), Sold Off MLS (11/1/2017 to 11/30/2017)

21702529 7266 Harmon Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 296/556 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/Ye
U/B/L:
OMD: 02/15/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Other
 vacation/ 2nd home getaway. You are buying membership rights in Odd Fellows Recreation Club,private organized as a non profit corp. Membership includes rights to use a specific Club owned lot and to own the cabin on the lot. The cabin is non deeded personal Property. Membership applicants must be approved by the Club, meet credit & background check criteria and provide proof of membership in an Odd Fellows Rebekahs, Masons or Eastern Star Lodg



[Additional Pictures](#)

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

21725737 11170-aka11770 Mays Can Forestville, 95436-9493 / B0700 A Single Family DOM/CDOM: 37/37 LP \$475,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1009 R Lot Sz: 68389/1.5700 OLP: \$475,000
Stories: 1 Story YB: 1922 #Gar Sp: 1 #CP Sp: 0 APN: 085-150-016 HOA/\$: No
U/B/L:
OMD: 11/04/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 1.56 Acre! Large, level, secluded lot with plenty of room for gardening, loads of parking, etc. home has been lovingly updated with high quality materials such as granite and marble. Living room features brick fireplace to cozy up to on cold winter evenings. Charming, covered front porch invites you to come sit and sip your favorite beverage. Large country kitchen with formal dining area. Skylights make it bright & shiny. Full basment/storag



[Additional Pictures](#)

Dir: Hwy 116 to Mays Canyon Rd. (Forestville end) **Subd:**

21723622 12090 Hwy 116 Hwy Guerneville, 95446-9411 / B0700 A Single Family DOM/CDOM: 68/68 LP \$475,000
BD: 1 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 7706/0.1769 OLP: \$475,000
Stories: Other YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 085-070-009 HOA/\$: No
U/B/L:
OMD: 10/04/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Truly one of a kind DOME HOME in the heart of the Russian River! The attention to detail is obvious, from the beautiful woodwork to the custom tile shower and entryway. Updated kitchen, a separate building for laundry, and a great big yard for having FUN in the SUN!



[Additional Pictures](#)

Dir: River Rd. to L on 116, or take 116 north from Sebastopol/Forestville **Subd:**

21724614 19030 Hidden Valley Rd Guerneville, 95446-9342 / B0700 A Single Family DOM/CDOM: 52/52 LP \$465,000
BD: 3 BA: 2 FP: No Pool: No SqFt: 1534 O Lot Sz: 4792/0.1100 OLP: \$465,000
Stories: 2 Story YB: 1946 #Gar Sp: 0 #CP Sp: 0 APN: 072-050-006 HOA/\$: No
U/B/L:
OMD: 10/20/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None
 Two unit property in great neighborhood. Live and earn or room for extended family. 2 bedroom upper unit features a private back patio with hot tub, charming covered front porch with double French doors and wraparound deck. Kitchen has granite counters, rich wood cabinets and stainless appliances. Spacious 1 bedroom lower unit features its own private enclosed patio, tile floors, updated kitchen and bath. City sewer and water, no flood zone.



[Additional Pictures](#)

Dir: Hwy 116 to Cherry Street. left on Hidden Valley **Subd:**

21713277 16063 Riverlands Rd Guerneville, 95446-9417 / B0700 A Single Family DOM/CDOM: 183/183 LP \$459,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 979 R Lot Sz: 4948/0.1136 OLP: \$495,000
Stories: 1 Story YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 071-140-039 HOA/\$: No
U/B/L:
OMD: 06/11/17 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Classic two bedroom, one bath Russian River home. Spacious living room with classic woodwork, including original wood floors. Laundry and pantry room off kitchen. Home raised above flooding. Beneath is a large two car garage with workshop. Set in a sunny location overlooking tennis courts, Pee Wee Golf, and regional parks. Located a quarter mile to downtown Guerneville and around the corner to the river at the neighborhood dock.



[Additional Pictures](#)

Dir: Highway 116 to Drake. Left on Riverlands just past the tennis courts. 3rd house on right. **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017) , Sold Off MLS (11/1/2017 to 11/30/2017)

21723217 **15220 Rio Nido Rd** **Guerneville, 95446-9568 / B0700** **A** **Single Family** **DOM/CDOM:** 73/73 **LP** \$449,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1491 A **Lot Sz:** 5001/0.1148 **OLP:** \$449,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-200-019 **HOA/\$:** No
U/B/L:
OMD: 09/29/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Two houses for the price of one! The front house is a 1954 built 2 bedroom 1 bath 860 square foot home set across the street from a scenic creek and redwood grove with 874 square foot garage which includes storage area & work benches. The rear cottage is a 591 square foot 1 bedroom 1.5 bath cabin high up on the hill with a rustic feel. Public water and sewer. Live in one & rent out the other? Also listed as MLS# 21725340 in Multi Unit 2-4 section

[Additional Pictures](#)

Dir: River Road to Rio Nido Road. Approximately 1/2 mile up on the left.

Subd:

21723619 **21 Springhill Dr** **Cazadero, 95421-9618 / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP** \$429,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1313 R **Lot Sz:** 13508/0.3101 **OLP:** \$445,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-220-047 **HOA/\$:** No
U/B/L:
OMD: 10/17/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Great home in Cazadero. Upgraded ranch style home on large lot, 2 car attached garage. 1 mi from Hwy 116. Gardeners paradise a mix of sun & shade. Nice neighborhood. Walk to Austin Creek, short drive to Russian River, 10 min to ocean. Original hardwood floors in bedrooms & hallway. Upgrades: hardie plank siding, paint, roof, wood French doors, light fixtures, dual pane fiberglass/wood casement windows, granite counters, farmhouse sink & more

[Additional Pictures](#)

Dir: Hwy 116 to Austin Creek Rd to Sylvia to Springhill Dr.

Subd:

21717501 **213 Farrell Dr** **Forestville, 95436-9525 / B0700** **A** **Single Family** **DOM/CDOM:** 139/139 **LP** \$429,000



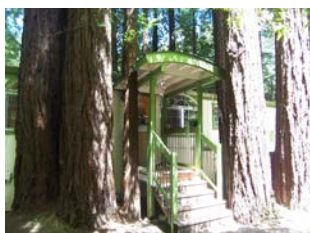
BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 4356/0.1000 **OLP:** \$459,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 082-104-006 **HOA/\$:** No
U/B/L:
OMD: 07/25/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

[Additional Pictures](#)

Dir: CROSS STREET FROM ORCHARD RD AND NAZIELLE RD.

Subd:

21716335 **1020 Cazadero Hwy** **Cazadero, 95421-9718 / B0700** **A** **Single Family** **DOM/CDOM:** 145/162 **LP** \$365,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1140 A **Lot Sz:** 3960/0.0909 **OLP:** \$425,000
Stories: 1 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-060-053 **HOA/\$:** No
U/B/L:
OMD: 07/13/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

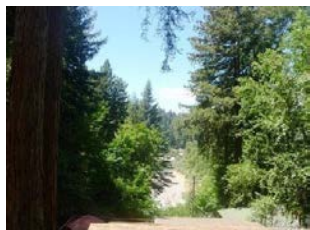
This home is nestled along Austin Creek, soak in the hot tub or sit in gazebo surrounded by Redwoods and creek views. Living room boasts picture window and vaulted ceilings. Seller has loved this home for 16 years and has driven to Santa Rosa daily for work. This home is conveniently located! Close to the Russian River, ocean and quaint towns of Cazadero and Duncans Mills. Full time residence or vacation rental/getaway, imagine the possibilities!

[Additional Pictures](#)

Dir: Head west on Hwy 116, turn onto the Cazadero Hwy. About one mile down the road on your right.

Subd:

21718251 **11717 Madrona Rd** **Forestville, 95436-9765 / B0700** **A** **Single Family** **DOM/CDOM:** 131/131 **LP** \$308,450



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 580 O **Lot Sz:** 1398/0.0321 **OLP:** \$352,950
Stories: 2 Story **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-024 **HOA/\$:** No
U/B/L:
OMD: 08/02/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This Beautiful home is located in the resort community of Summer home park Ideal Location hillside home well above the flood zone among the towering redwoods with a view of the Russian river and private beach. Ideal location just a 2 minute walk to the private beach, boat docks and Restaurant/Bar

[Additional Pictures](#)

Dir: Summerhome Park Rd -> Madrona Rd

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2017 to 11/30/2017) , Sold Off MLS (11/1/2017 to 11/30/2017)

21726479 **14215 Lovers Ln** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 12/12 **LP** **\$305,000**



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 2250/0.0517 **OLP:** \$305,000
Stories: 1 Story **YB:** 1921 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-140-061 **HOA/\$:** No
U/B/L:
OMD: 11/30/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Cottage in the Redwoods just minutes to downtown Guerneville, Northwood Golf Course and delectable restaurants and wineries. This cottage has a delightful living room with old pine paneling, French front door, gas stove, skylight, plantation shutter and private decks overlooking natural landscape. There are two bedrooms and one bath with a stall shower. The kitchen has lots of windows and offers a view of one of the decks. Planting area on hill

[Additional Pictures](#)

Dir: Traveling West on Highway 116 (River Road) turn right on Lovers Lane. House will be on your left. **Subd:**

21723939 **4110 Cazadero Hwy** **Cazadero, 95421 / B0700** **A** **Single Family** **DOM/CDOM:** 54/54 **LP** **\$300,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1426 R **Lot Sz:** 25199/0.5785 **OLP:** \$450,000
Stories: 1 Story **YB:** 1967 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 105-180-017 **HOA/\$:** No
U/B/L:
OMD: 10/18/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Single level with garage! A bit of work could make this gem shine once again. Opportunity knocks! Home is functional and has been recently occupied. Three bedrooms, two full baths featuring newer tiled enclosures and one with dual vanities, newer central heating system, 1426 square feet, under magnificent redwoods.

[Additional Pictures](#)

Dir: Addresses on Caz Hwy indicate distance from 116, so 4100 Caz Hwy is 4.1 miles from 116 on right. **Subd:**

21727593 **11254 Terrace Dr** **Forestville, 95436-9367 / B0700** **N A** **Single Family** **DOM/CDOM:** 5/5 **LP** **\$270,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 860 N **Lot Sz:** 3385/0.0777 **OLP:** \$270,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-120-025 **HOA/\$:** No
U/B/L:

OMD: 12/06/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This quaint cabin in the woods is ready to be updated! Large deck great for entertaining or relaxing while taking in awesome views of the forest. Abundant sunlight and a driveway for parking off street, which can be hard to find in Forestville. One bedroom downstairs with high ceiling and loft. Large bedroom upstairs. Tax record shows 1bd 1bth 416 sq/ft. Now is 2bd 1bth approx 860 sq/ft.

[Additional Pictures](#)

Dir: River rd to Forest hills dr. Right on Old River Rd, Left on Ogburn Ln, Right on Terrace Dr. **Subd:**

21721518 **9202 Rio Dell Ct** **Forestville, 95436-9528 / B0700** **A** **Single Family** **DOM/CDOM:** 90/90 **LP** **\$269,000**



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 516 R **Lot Sz:** 8350/0.1917 **OLP:** \$299,000
Stories: 1 Story, **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-081-038 **HOA/\$:** No
U/B/L:

OMD: 09/12/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Cute little home close to the Russian River. Small bonus room off kitchen with closet space could possibly be used as a guest room, 1 bdrm, 1 bath, inside laundry, woodstove in living room, frig and washer/dryer included, newer stove, large entertaining deck, 2 car carport and two additional parking spots, storage shed, and a portion of the rear yard is fenced, perfect for your pets.

[Additional Pictures](#)

Dir: River Rd. west, past Mirabel, look for small road sign indicating Rio Dell Ct.turn left on Rio Dell **Subd:**

21720263 **15160 Willow Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 107/107 **LP** **\$179,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 369 R **Lot Sz:** 4600/0.1056 **OLP:** \$199,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-251-001 **HOA/\$:** No
U/B/L:

OMD: 08/26/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Join the Tiny Home movement, and enjoy the simplicity of owning in the Russian River Wine Country. Charming cottage in Rio Nido that could be a fabulous AirBnB investment opportunity with the right upgrades!

[Additional Pictures](#)

Dir: River Road to Canyon 7 to Willow **Subd:**