

Area Market Survey Summary

Listings as of 12/07/15 at 11:30am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2015 to 11/30/2015)

Active

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|------------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-------------|
| \$90,000 thru \$99,999 | 1 | 7 | Minimum | \$95,000 | Maximum | \$2,625,000 |
| \$120,000 thru \$139,999 | 1 | 82 | Average | \$468,601 | Median | \$363,000 |
| \$140,000 thru \$159,999 | 1 | 3 | | | | |
| \$200,000 thru \$249,999 | 6 | 53 | | | | |
| \$250,000 thru \$299,999 | 3 | 70 | | | | |
| \$300,000 thru \$349,999 | 7 | 88 | | | | |
| \$350,000 thru \$399,999 | 4 | 84 | | | | |
| \$400,000 thru \$449,999 | 1 | 64 | | | | |
| \$450,000 thru \$499,999 | 2 | 134 | | | | |
| \$500,000 thru \$549,999 | 4 | 66 | | | | |
| \$550,000 thru \$599,999 | 1 | 94 | | | | |
| \$600,000 thru \$649,999 | 2 | 60 | | | | |
| \$650,000 thru \$699,999 | 1 | 144 | | | | |
| \$750,000 thru \$799,999 | 1 | 63 | | | | |
| \$850,000 thru \$899,999 | 1 | 76 | | | | |
| \$1,000,000 thru \$1,249,999 | 1 | 23 | | | | |
| \$2,500,000 thru \$2,749,999 | 1 | 83 | | | | |
| | 38 | 73 | | | | |

Contingent

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|----------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$120,000 thru \$139,999 | 1 | 24 | Minimum | \$125,000 | Maximum | \$929,000 |
| \$200,000 thru \$249,999 | 2 | 24 | Average | \$415,975 | Median | \$351,950 |
| \$250,000 thru \$299,999 | 6 | 84 | | | | |
| \$300,000 thru \$349,999 | 4 | 43 | | | | |
| \$350,000 thru \$399,999 | 4 | 46 | | | | |
| \$450,000 thru \$499,999 | 4 | 187 | | | | |
| \$600,000 thru \$649,999 | 2 | 41 | | | | |
| \$750,000 thru \$799,999 | 2 | 102 | | | | |
| \$900,000 thru \$949,999 | 1 | 143 | | | | |
| | 26 | 81 | | | | |

Pending

| <u>Listing Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|----------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$180,000 thru \$199,999 | 2 | 117 | Minimum | \$186,100 | Maximum | \$737,000 |
| \$200,000 thru \$249,999 | 1 | 203 | Average | \$350,498 | Median | \$349,000 |
| \$250,000 thru \$299,999 | 1 | 61 | | | | |
| \$300,000 thru \$349,999 | 3 | 50 | | | | |
| \$350,000 thru \$399,999 | 5 | 66 | | | | |
| \$700,000 thru \$749,999 | 1 | 41 | | | | |
| | 13 | 78 | | | | |

Sold

| <u>Selling Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> | <u>Summary Price Information</u> | | | |
|----------------------------|-----------------|--------------------|----------------------------------|-----------|----------------|-----------|
| \$90,000 thru \$99,999 | 2 | 49 | Minimum | \$91,000 | Maximum | \$860,000 |
| \$140,000 thru \$159,999 | 1 | 34 | Average | \$380,204 | Median | \$343,000 |
| \$200,000 thru \$249,999 | 1 | 16 | | | | |
| \$250,000 thru \$299,999 | 3 | 36 | | | | |
| \$300,000 thru \$349,999 | 3 | 43 | | | | |
| \$400,000 thru \$449,999 | 2 | 30 | | | | |
| \$450,000 thru \$499,999 | 3 | 30 | | | | |
| \$550,000 thru \$599,999 | 1 | 66 | | | | |
| \$700,000 thru \$749,999 | 1 | 67 | | | | |
| \$850,000 thru \$899,999 | 1 | 42 | | | | |
| | 18 | 39 | | | | |

Last Month

MEDIAN: \$375,000 + 4.73 %
SOLD 28 - 55.56 %

Market Statistics Report

Listings as of 12/07/15 at 11:33am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2015 to 11/30/2015)

Residential

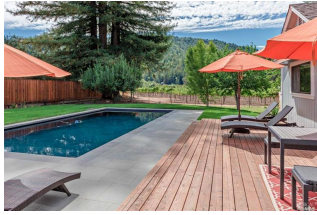
| | <u>2- Bedrooms</u> | <u>3 Bedrooms</u> | <u>4 Bedrooms</u> | <u>5+ Bedrooms</u> | <u>All Bedrooms</u> |
|----------------------------|--------------------|-------------------|-------------------|--------------------|---------------------|
| Active | | | | | |
| #Units | 34 | 24 | 4 | 2 | 64 |
| Average List Price | \$308,730 | \$499,973 | \$1,200,250 | \$662,500 | \$447,221 |
| Average Market Time | 66 | 84 | 100 | 101 | 76 |
| Average Square Feet | 884 | 1149 | 2714 | 2858 | 1160 |
| All Off Market | | | | | |
| #Units | 21 | 10 | 0 | 0 | 31 |
| Pending | | | | | |
| #Units | 9 | 4 | 0 | 0 | 13 |
| Average List Price | \$365,178 | \$317,468 | \$0 | \$0 | \$350,498 |
| Average Market Time | 81 | 72 | 0 | 0 | 78 |
| Average Square Feet | 1080 | 1408 | 0 | 0 | 1181 |
| Sold | | | | | |
| #Units | 12 | 6 | 0 | 0 | 18 |
| Dollar Value | \$3,985,500 | \$2,858,175 | \$0 | \$0 | \$6,843,675 |
| Average List Price | \$330,375 | \$490,167 | \$0 | \$0 | \$383,639 |
| Average Sold Price | \$332,125 | \$476,363 | \$0 | \$0 | \$380,204 |
| Average Market Time | 42 | 34 | 0 | 0 | 39 |
| Average Square Feet | 902 | 1481 | 0 | 0 | 1095 |
| % of List Price | 100.53 | 97.18 | 0.00 | 0.00 | 99.10 |
| Not Pending or Sold | | | | | |
| #Units | 0 | 0 | 0 | 0 | 0 |
| Average List Price | \$0 | \$0 | \$0 | \$0 | \$0 |
| Average Square Feet | 0 | 0 | 0 | 0 | 0 |

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

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2015 to 11/30/2015)

21522364 16471 Watson Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 42/42 LP \$988,000
BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 1585 R Lot Sz: 25265/0.5800 OLP: \$988,000
Stories: 1 Story YB: 1989 #Gar Sp: 2 #CP Sp: 0 APN: 069-190-027 HOA/\$: No
U/B/L:
OMD: 09/10/15 PD: 10/22/15 COE: 11/04/15 SP: \$860,000 TIC: No 2nd Unit: No



Sale Cond: Offer As Is
 Welcome to your own private retreat. Extensively and elegantly remodeled in 2014 with exquisite materials. There is a 36' solar-heated saline pool, incased by blue stone deck. A 700sf redwood deck is perfect for entertainment and poolside lounging. A detached 750sf barn with cement floors, electricity, mezzanine, and workbench. Set on over half an acre of land, this 3b/2b home provides the privacy, natural beauty, and stunning vineyard views.

[Additional Pictures](#)

Dir: West on River Rd, R on Armstrong Wood Rd, L Watson Rd, 16471 Watson Rd is on the lefthand side **Subd:**

21520554 17475 Riverside Dr Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 67/67 LP \$725,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1030 R Lot Sz: 6752/0.1550 OLP: \$718,000
Stories: 2 Story YB: 1987 #Gar Sp: 0 #CP Sp: 2 APN: 072-200-072 HOA/\$: No
U/B/L:
OMD: 08/19/15 PD: 10/27/15 COE: 11/20/15 SP: \$725,000 TIC: No 2nd Unit: No



Sale Cond: None
 Striking RIVERFRONT w/ Private Boat Dock & Views. Dramatically set along a spectacular stretch of Russian River this expertly updated 2BR+2BA Vacation Rental has permit to Sleep 6. Laze along the River on multiple tiered decks, cast off in the water from your dock or intimately entertain w/ friends. Superior off-road location provides relaxation + easy access to Guerneville bars, restaurants, recreation & world class wineries. No Flood-ELEVATED

[Additional Pictures](#)

Dir: HWY 116 - toward coast & just past town - LEFT on Riverside **Subd:**

21520204 17426 Orchard Ave Guerneville, 95446-9155 / B0700 S Single Family DOM/CDOM: 66/66 LP \$599,000
BD: 2 BA: 2 FP: No Pool: No SqFt: 1420 N Lot Sz: 16117/0.3700 OLP: \$599,000
Stories: 2 Story YB: 1942 #Gar Sp: 1 #CP Sp: 0 APN: 071-220-011 HOA/\$: No
U/B/L:
OMD: 08/17/15 PD: 10/22/15 COE: 11/03/15 SP: \$590,000 TIC: No 2nd Unit: No

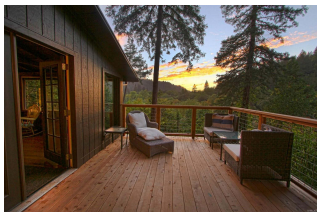


Sale Cond: None
 Amazingly beautiful Riverfront- Gentle rolling lawn to the Russian River. Located behind the summer dam. First time ever on the open market. This home has been in the same family since 1942. Comfortable expansive cottage with fir floors in living room & upstairs bedroom, super front patio, off street parking, Full of sun and light. A Riverfront joy.

[Additional Pictures](#)

Dir: Neeley Road to Orchard to property **Subd:**

21524052 11100 Summerhome Park Forestville, 95436-9755 / B0700 S Single Family DOM/CDOM: 28/28 LP \$495,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1970 R Lot Sz: 50094/1.1500 OLP: \$495,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 081-130-029 HOA/\$: No
U/B/L:
OMD: 10/01/15 PD: 10/29/15 COE: 11/10/15 SP: \$490,000 TIC: No 2nd Unit: No

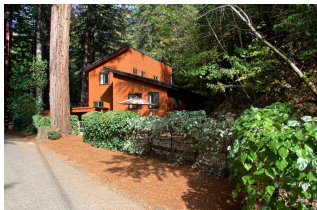


Sale Cond: None
 Quintessential 2 bedroom 2 bath cabin in Summerhome Park. Most of the hard work has been done. All new multi level decks with views of the surrounding hills. Private sunken hot tub, new kitchen with large dining area and indoor laundry. Huge living area with wall of windows and open beamed ceiling for large family gatherings.

[Additional Pictures](#)

Dir: Forest Hills to Summerhome Park Rd. Go up driveway where it says 11110 and park on the left. **Subd:**

21522645 16047 Fern Way Guerneville, 95446-9323 / B0700 S Single Family DOM/CDOM: 32/32 LP \$429,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1389 R Lot Sz: 8760/0.2011 OLP: \$429,000
Stories: 2 Story YB: 1980 #Gar Sp: 1 #CP Sp: 0 APN: 072-350-013 HOA/\$: No
U/B/L:
OMD: 09/14/15 PD: 10/16/15 COE: 11/05/15 SP: \$463,175 TIC: No 2nd Unit: No



Sale Cond: None
 Beautiful well kept home on over a 1/3 acre. One bedroom 1 bath on main level. Wonderful tranquil setting with views out every window. Hardwood floors in living/kitchen area with plenty natural light. Freestanding woodstove and skylights accent the open floor plan. Nicely landscaped yard with rock walls and walking paths. Attached one car garage with plenty of storage.

[Additional Pictures](#)

Dir: Old Cazadero Rd. to Fern Way **Subd:**

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2015 to 11/30/2015)

21525416 **18000 Neeley Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 30/30 **LP** \$450,000
BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1000 N **Lot Sz:** 14070/0.3230 **OLP:** \$450,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-321-016 **HOA/\$:** No
U/B/L:
OMD: 10/18/15 **PD:** 11/17/15 **COE:** 11/25/15 **SP:** \$450,000 **TIC:** No **2nd Unit:** No
Sale Cond: None



Private 1/3rd- acres of sun and quiet. Gardener's Paradise. Cathedral ceilings. Open floor plan. Single-level with 1 car garage. Ultimate Russian River Get-Away or full-time solid home. Mature trees surround mostly level land. Full SUN. Light. Bright. BONUS ROOM. Integration of exterior deck and porch with interior architecture. New roof and gutters. Turn Key. Fresh interior paint. Don't miss the incredible video of the property. Truly special.

[Additional Pictures](#)

Dir: Hwy 116 to Neeley Road. End of Neeley Road.

Subd:

21524826 **14784 Canyon 4 Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 24/24 **LP** \$415,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1550 R **Lot Sz:** 7841/0.1800 **OLP:** \$415,000
Stories: 2 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-262-039 **HOA/\$:** No
U/B/L:
OMD: 10/09/15 **PD:** 11/02/15 **COE:** 11/19/15 **SP:** \$425,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Charming, private three bedroom two bath home located at the top of the hill on a dead-end road. This home is quaint and inviting in every way. From the moment you walk through the front door you feel that you're home! Beautiful wood floors, wonderful GREAT room with fireplace for those chilly winter evenings. Close to River and downtown Guerneville make this a perfect full time home or weekend getaway. Plenty of parking and storage.

[Additional Pictures](#)

Dir: River Rd, Canyon 7, Willow, Canyon 4 to top of hill right on Alta Canyon

Subd:

21524809 **6 Wildwood Ln** **Cazadero, 95421 / B0700** **S** **Single Family** **DOM/CDOM:** 35/35 **LP** \$409,000
BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 944 R **Lot Sz:** 43560/1.0000 **OLP:** \$409,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-130-002 **HOA/\$:** No
U/B/L:
OMD: 10/09/15 **PD:** 11/13/15 **COE:** 11/17/15 **SP:** \$420,000 **TIC:** No **2nd Unit:** No
Sale Cond: None



This immaculate 1 acre creekside home is nestled in the redwoods along Austin Creek. The property is located down a private drive and shared with only 1 other home. Features include remodeled kitchen, central heat, new dual pane windows(most),recently painted exterior, tankless water heater, pergo flooring and wood burning stove. New entertainment deck leads to fire pit and creek below. Dream workshop 400 sf(approx.)new roof & retaining wall.

[Additional Pictures](#)

Dir: Hwy 116, Cazadero Hwy 3.9 miles to Boy Scout Camp Royaneh(Scanlon Rd), to 1st right on Wildwood L

Subd:

21521459 **9079 Middle Ter** **Monte Rio, 95462 / B0700** **S** **Single Family** **DOM/CDOM:** 39/39 **LP** \$299,000
BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 932 R **Lot Sz:** 12580/0.2888 **OLP:** \$299,000
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-145-002 **HOA/\$:** No
U/B/L:
OMD: 09/21/15 **PD:** 10/30/15 **COE:** 11/06/15 **SP:** \$347,000 **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is



Vacation Wonderland twofer! Two updated cabins on one indivisible, 0.29ac, south-facing parcel. BOTH feature permitted (NEW within 6 yrs) large decks, foundations, electric, plumbing, gutters, septic, new blonde oak hardwood floors. Plus tool shed. 2BR home: open layout, storage, updated bathroom, partial basement. 1BR bright small home: large modern bathroom with radiant in-floor heat, ceramic tile, Laundry closet with combo W/D and skylight.

[Additional Pictures](#)

Dir: Hwy. 116 over bridge, rt. on Main, rt. on Starrett Hill, left on Middle, just past Monte Vista.

Subd:

21523208 **11205 Sequoia Rd** **Forestville, 95436 / B0700** **S** **Single Family** **DOM/CDOM:** 44/44 **LP** \$349,000
BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 786 R **Lot Sz:** 14776/0.3392 **OLP:** \$349,000
Stories: 1 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-041-068 **HOA/\$:** No
U/B/L:
OMD: 09/21/15 **PD:** 11/04/15 **COE:** 11/06/15 **SP:** \$339,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



This Russian River chalet-style 1930's cabin offers peace and serenity. The rich wood interior and the setting make you feel 'as though you're away from it all'. Large living room w/beamed ceiling, fireplace & 3 sets of french doors that bring the outdoors inside. Huge covered porch off of living room & bedroom plus another off the lower level. Screened-in porch, unfinished bonus area, & plenty of storage. Near Sunset Beach & wineries.

[Additional Pictures](#)

Dir: River Rd to Westside Rd (west of Hacienda Bridge) to Sequoia.

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 (11/1/2015 to 11/30/2015)

21524346 **5820 Austin Creek Rd** **Cazadero, 95421 / B0700** **S** **Single Family** **DOM/CDOM:** 46/46 **LP** **\$329,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1390 R **Lot Sz:** 6970/0.1600 **OLP:** \$329,000
Stories: 2 Story **YB:** 1978 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-040-052 **HOA/\$:** No
U/B/L:

OMD: 10/05/15 **PD:** 11/20/15 **COE:** 11/25/15 **SP:** \$330,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

3 Bedrm Home w/rock garden yard ! Enjoy views from your private deck. Above tree tops in a warm atmosphere. This 3/ 2 home w/ an extra storage building is perfect for full time living & w/ a low maintenance yard for weekend living. A private parking pad. Large Bonus room for hobbies, games or even an office for 2. 3 year new roof. Wood floors compliment a nice living rm & dining rm. Wood stove for cozy heat in addition to electric heat.

[Additional Pictures](#)

Dir: Cazadero Hwy - left on Kramer- right on Austin Creek rd. just around the bend.

Subd:

21523835 **10995 Terrace Dr** **Forestville, 95436-9767 / B0700** **S** **Single Family** **DOM/CDOM:** 18/18 **LP** **\$298,500**



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 510 R **Lot Sz:** 8799/0.2020 **OLP:** \$298,500
Stories: 1 Story **YB:** 1969 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-280-035 **HOA/\$:** No
U/B/L:

OMD: 10/05/15 **PD:** 10/23/15 **COE:** 11/25/15 **SP:** \$298,500 **TIC:** No **2nd Unit:** No
Sale Cond: None

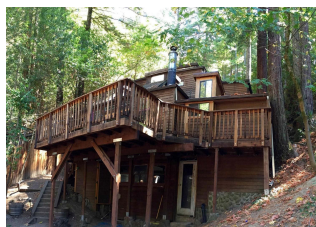
Adorable, well maintained Cottage on beautifully wooded double lot. Brick fireplace, wood floors, new carpets, custom cabinets, open beam ceilings, cast iron tub, mini blinds. Large yard and decks. Large, organized, dry storage area under house for kayaks, bikes etc. New septic system. Please see perimeter foundation in storage area underneath house. Not in Flood zone.

[Additional Pictures](#)

Dir: River RD to Foresthills. Rt onto Old River Road. Lft on Ogburn. Right on Terrace. 4th house on right

Subd:

21520206 **15235 Canyon 2 Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 32/98 **LP** **\$285,000**



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1000 O **Lot Sz:** 7800/0.1791 **OLP:** \$285,000
Stories: 2 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-258-002 **HOA/\$:** No
U/B/L:

OMD: 09/14/15 **PD:** 10/16/15 **COE:** 11/10/15 **SP:** \$290,000 **TIC:** No **2nd Unit:** No
Sale Cond: None

You have got to see this amazing piece of art to believe it! Lots of love and hard work has gone into this home over the years. Stunning architectural design, Solid wood panel walls and trim, antique stained glass leaded windows and a quiet place in the redwoods. It is very SOLID, clean, dry and ready for the artist type, whoever you may be. It also features updated appliances and new decks and railings. Cozy wood fireplaces upstairs and down.

[Additional Pictures](#)

Dir: River Rd; Go north on Canyon 2 Road. Stay on it, past any signs that say No Outlet.

Subd:

21521726 **15290 Canyon 2 Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 59/59 **LP** **\$299,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** Yes **SqFt:** 944 R **Lot Sz:** 4356/0.1000 **OLP:** \$299,000
Stories: 1 Story **YB:** Against **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-255-001 **HOA/\$:** No
U/B/L:

OMD: 09/14/15 **PD:** 11/12/15 **COE:** 11/25/15 **SP:** \$285,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Excellent weekend getaway with recent vacation-rental history. Quiet, sunny location with great outdoor entertainment spaces. Modernized cabin with open floor plan. Peaceful cabin in the woods. Short stroll to the River, public swimming pool, cafe, bar, and recreational facilities (mini-golf, playground, tennis courts, BBQ area, dog park, community garden). Short drive to downtown Guerneville and all the pleasures of the lower Russian River area.

[Additional Pictures](#)

Dir: River Rd. to Canyon Two Rd., just past Rotunda Way on left, before fork with Mt. Jackson Trl.

Subd:

21526675 **14631 Old Cazadero Rd** **Guerneville, 95446-9003 / B0700** **S** **Single Family** **DOM/CDOM:** 16/16 **LP** **\$179,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1024 R **Lot Sz:** 4500/0.1033 **OLP:** \$179,000
Stories: 1 Story **YB:** 1927 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-070-011 **HOA/\$:** No
U/B/L:

OMD: 11/06/15 **PD:** 11/22/15 **COE:** 11/24/15 **SP:** \$201,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Charming cottage from the world of the late roaring twenties. Original details. Enclosed porch w old timey windows, Creek View. Gorgeous old fireplace. Large deck and sweet spot in the back yard. You are invited to bring this graceful little lady back from yester year to today. Lived in & loved by one owner for the past 38 years. Create your own story line of rags to riches! Contractors, remodelers, handy folks should apply. Your house matters.

[Additional Pictures](#)

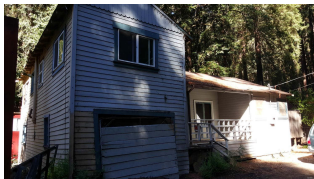
Dir: River Road to Old Cazadero Road

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 (11/1/2015 to 11/30/2015)

21523762 **15357 Canyon 3 Rd** **Rio Nido, 95471 / B0700** **S** **Single Family** **DOM/CDOM:** 34/34 **LP** \$149,000
BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 910 R **Lot Sz:** 2500/0.0574 **OLP:** \$149,000
Stories: 2 Story **YB:** 1948 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-230-080 **HOA/\$:** No
U/B/L:
OMD: 09/27/15 **PD:** 10/31/15 **COE:** 11/05/15 **SP:** \$140,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Calling all contractors, flippers and dreamers with cash. Major fixer in Guerneville. Public water, public sewer and NO FLOOD!
Home is a fixer upper with good upside potential.



[Additional Pictures](#)

Dir: River Road to Canyon 2 or Willow to Canyon 3.

Subd:

21523751 **14708 Eagles Nest Rd** **Guerneville, 95446-9555 / B0700** **S** **Single Family** **DOM/CDOM:** 54/74 **LP** \$109,000
BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 958 R **Lot Sz:** 3690/0.0847 **OLP:** \$109,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-293-039 **HOA/\$:** No
U/B/L:
OMD: 09/27/15 **PD:** 11/20/15 **COE:** 11/23/15 **SP:** \$99,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Calling all contractors, flippers and dreamers with cash. Major fixer in Guerneville. Public water, public sewer and NO FLOOD!
Lot next door is currently on the market too. Purchase both and increase the possibilities. Potential abounds so don't miss this opportunity.



[Additional Pictures](#)

Dir: River Rd. to Eagles Nest just past Rio Nido.

Subd:

21520202 **15160 Willow Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 43/43 **LP** \$99,000
BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 369 R **Lot Sz:** 4600/0.1056 **OLP:** \$99,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-251-001 **HOA/\$:** No
U/B/L:
OMD: 09/28/15 **PD:** 11/10/15 **COE:** 11/10/15 **SP:** \$91,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Here's your opportunity to join the nationwide Tiny House Movement. You cannot build a new, permanent home in Sonoma County this small, but you CAN buy an existing one! With public sewer and water, improvements to this stick-built house are easy, but expansion is not. Think economically; think environmentally; think simplicity.



[Additional Pictures](#)

Dir: River Rd. to Canyon Seven Rd. on left, then turn right onto Willow Rd. (before Hay Ln.).

Subd:

21525515 **21792 Mesa Grande Ter** **Villa Grande, 95486 / B0700** **P** **Single Family** **DOM/CDOM:** 41/41 **LP** \$737,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2008 R **Lot Sz:** 55321/1.2700 **OLP:** \$737,000
Stories: Multi Lev **YB:** 1969 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 095-062-014 **HOA/\$:** No
U/B/L:
OMD: 10/22/15 **PD:** 12/02/15 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
Trillium House - Jewel of the Villa Grande Terraces. Elegant, easy living. A 1.27 acre redwood retreat overlooking the Russian River & Villa Grande. Soaring architecture, redwood views, shade garden, Stunning chef's kitchen, inspired great room, a loft style master & more! In some Irish towns, one's address is simply the name of the house. It's also true in Villa Grande. Trillium - the first flower of Spring - your own getaway. Your house matte

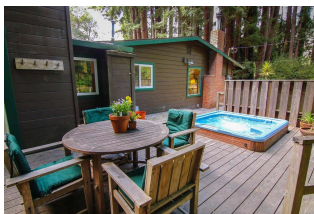


[Additional Pictures](#)

Dir: Moscow Rd - Starret, R Forest Way, Hair pin turn, R Mesa Grande, First house on R

Subd:

21523611 **26707 Freezeout Rd** **Monte Rio, 95462 / B0700** **P** **Single Family** **DOM/CDOM:** 59/59 **LP** \$399,500
BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1307 N **Lot Sz:** 20909/0.4800 **OLP:** \$399,500
Stories: Multi Lev **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 096-100-055 **HOA/\$:** No
U/B/L:
OMD: 09/26/15 **PD:** 11/24/15 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None
A beautiful greenbelt .48 acres near the village of Duncans Mills in W. Sonoma county. You'll enjoy a cozy brick hearth woodstove, bamboo flooring, skylights, beamed ceilings w/ a downstairs den with French doors and glassy upper retreat room. The tree studded lots are enhanced with a wrap deck (700 sq. ft. +/-), hot tub and verdant beauty. Just minutes to Pacific coast and Russian river beaches , trail hiking, biking & dining.



[Additional Pictures](#)

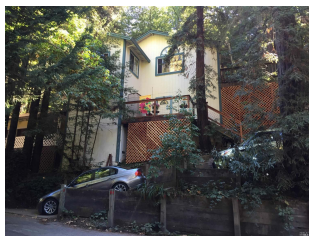
Dir: Hwy 116 to Duncans Mills. Left on Moscow over the bridge to Freezeout Rd.

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 (11/1/2015 to 11/30/2015)

21523517 14570 Canyon 1 Rd Guerneville, 95446 / B0700 P Single Family DOM/CDOM: 65/65 LP \$396,000



BD: 3 BA: 2/1 FP: Yes Pool: Yes SqFt: 1422 R Lot Sz: 5001/0.1148 OLP: \$437,000
Stories: 2 Story YB: 1993 #Gar Sp: 0 #CP Sp: 0 APN: 070-310-004 HOA/\$: No

OMD: 09/25/15 PD: 11/29/15 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

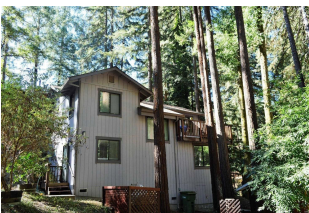
This magical sun drenched,3bdrm,2 1/2 bath enchanting tree house sits on a hillside that backs to open space,with tree top views, a large Hot Tub,big beautiful windows,& two parking spaces.2 bdrms on first floor with full bath and laundry.Upstairs features a great room, formal dining,updated kitchen,master bath and 1/2 bath for guests!Cable TV and High speed internet available too!Community Pool, garden, dog run & sport court for local residents.

[Additional Pictures](#)

Dir: West on River Road to Canyon 2. Right onto first Canyon 1 road. has is on the right side.

Subd:

21525602 11005 Dell Ave Forestville, 95436-9739 / B0700 P Single Family DOM/CDOM: 28/28 LP \$395,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1448 R Lot Sz: 5963/0.1369 OLP: \$395,000
Stories: 2 Story YB: 1934 #Gar Sp: 1 #CP Sp: 0 APN: 081-051-003 HOA/\$: No

OMD: 10/22/15 PD: 11/19/15 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Contemporary & spacious home sits on a sweeping corner lot. Extensively renovated over the years and move-in ready. This multi-level home features a versatile floor plan; the upper level opens into living room, kitchen(new counter-tops), bath, BR and a deck w/ a view. Lower level features guest BR w/deck, bath, laundry, storage and a bonus room currently used as a Master Bedroom Suite/Office(separate entry). Garage/workshop & low maintenance yard

[Additional Pictures](#)

Dir: River Rd to Westside Rd to Sequoia Rd to right on Dell Ave, up Oak Ave to covered driveway on right.

Subd:

21522409 10661 Woodside Dr Forestville, 95436-9795 / B0700 P Single Family DOM/CDOM: 84/84 LP \$380,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1296 R Lot Sz: 18700/0.4293 OLP: \$380,000
Stories: 1 Story YB: 1957 #Gar Sp: 0 #CP Sp: 1 APN: 081-190-016 HOA/\$: No

OMD: 09/11/15 PD: 12/04/15 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Notice Of Def,Offer As Is

Quiet,SERENE, secluded property in DESIRABLE area with great SUN. Home does need work but could be absolutely fabulous with the right energy. Definitely worth taking a look at.

[Additional Pictures](#)

Dir: River Rd to Scenic Dr. Immediate rt on Old River. Left on Canyon Rd. At the 'T' on top, turn left.

Subd:

21521356 15056 Armstrong Woods Guerneville, 95446-9529 / B0700 P Single Family DOM/CDOM: 92/92 LP \$359,900



BD: 3 BA: 2 FP: No Pool: No SqFt: 1464 R Lot Sz: 5663/0.1300 OLP: \$379,900
Stories: 1 Story YB: 1985 #Gar Sp: 2 #CP Sp: 0 APN: 069-220-048 HOA/\$: No

OMD: 09/01/15 PD: 12/02/15 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Great location in Armstrong Valley. Stop by and see this 3 bedroom, 2 bath home on a sunny, level lot with a 2 car garage and ample parking. The fruit trees in front give a sense of privacy. Use your imagination and build a little sweat equity too!

[Additional Pictures](#)

Dir: River Road to Armstrong Woods, on the left just past Watson Road.

Subd:

21526411 9355 Rio Vista Rd Forestville, 95436-9510 / B0700 P Single Family DOM/CDOM: 21/71 LP \$349,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 856 R Lot Sz: 4138/0.0950 OLP: \$349,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 1 APN: 082-123-048 HOA/\$: No

OMD: 10/30/15 PD: 11/20/15 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Hilltop spendor in Forestville. Beautifully updated home boasts 2 bedrooms and 2 baths. Sunny yard is fully fenced for privacy, with huge decks and room to garden. Extra storage space. Walk to Steelhead Beach.

[Additional Pictures](#)

Dir: River Road to Rio Vista Road - around the circle to the RIGHT .5 miles - house is on the LEFT.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2015 to 11/30/2015)

21525513 **14553 Cherry St** **Guerneville, 95446-9617 / B0700** **P** **Single Family** **DOM/CDOM:** 27/27 **LP** **\$325,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 700 R **Lot Sz:** 2801/0.0643 **OLP:** \$325,000
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-038 **HOA/**\$: No
U/B/L:

OMD: 10/22/15 **PD:** 11/18/15 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

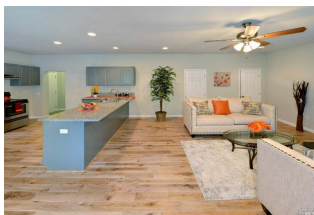
Creek side charm for this craftsman style cottage. Beautiful great room - cathedral ceilings, open beams and a propane fireplace. It's a perfect space for cooler weather. Cleverly updated kitchen and bath. Sweet front and side porches for entertaining or just sitting. Above flood. Close to the new gourmet Guerneville and art scene. Cute, clean and move in ready. It's the perfect little getaway. This cherry is ready to be pic Your House Matters!

[Additional Pictures](#)

Dir: Hwy 116- Lover's Lane to Cherry

Subd:

21519329 **15470 Hay Ln** **Guerneville, 95446 / B0700** **P** **Single Family** **DOM/CDOM:** 102/102 **LP** **\$324,970**



BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1410 R **Lot Sz:** 6299/0.1446 **OLP:** \$379,500
Stories: 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-009 **HOA/**\$: No
U/B/L:

OMD: 08/08/15 **PD:** 11/18/15 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

Great PRICE for fully RENOVATED 3BR,2BA home in Rio Nido! Charming cul-de-sac no maintenance yard, great drainage and NOT in flood zone. Spacious upstairs deck, relax w/coffee on patio off kitchen, enjoy cozy nights in your open family room with wood stove. Stroll down the hill to community swimming pool, Rio Nido's Roadhouse, the Russian River, post office, and even Pee Wee golf.

[Additional Pictures](#)

Dir: River Rd->Canyon Two Rd->Canyon 3 Rd->Willow Rd->Bay Ave->Hay Ln

Subd:

21524092 **14461 Old Cazadero Rd** **Guerneville, 95446-9609 / B0700** **P** **Single Family** **DOM/CDOM:** 61/61 **LP** **\$275,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1112 R **Lot Sz:** **OLP:** \$275,000
Stories: Other **YB:** 1949 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-080-014 **HOA/**\$: No
U/B/L:

OMD: 09/30/15 **PD:** 11/30/15 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

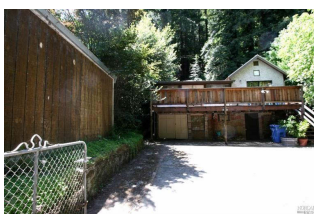
Cutest home in need of a cosmetic do over. You know the one where you only have to do the fun stuff? Even the Twilight Zone Door has its own charm, clearly where you would put your entertainment deck with a new entry. 2 Bedrooms plus an office, nice floor plan, great light, long term neighbors. Laundry upstairs. Fantastic retaining walls and you gotta see the foundation. Two Garages.

[Additional Pictures](#)

Dir: Old Cazadero Road west from Hwy 116, past Laurel on the right.

Subd:

21511621 **14646 rio nido Rd** **Guerneville, 95446-9537 / B0700** **P** **Single Family** **DOM/CDOM:** 203/203 **LP** **\$239,999**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 4792/0.1100 **OLP:** \$259,000
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 070-293-029 **HOA/**\$: No
U/B/L:

OMD: 05/14/15 **PD:** 12/03/15 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

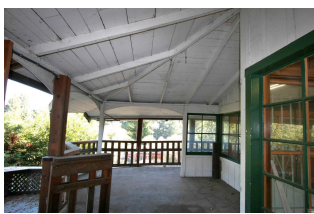
Old style charm with lots of off street parking and 1 car garage. Kitchen & dining have lots of cabinets, nice wood floors. Detached storage shed, private patio, and sunny deck. Walk to river, restaurant, pool and park. There's a lot to do and see. No road noise inside home.

[Additional Pictures](#)

Dir: River Rd to Rio Nido Rd. First home on left next to 3 garages.

Subd:

21524563 **14619 Eagles Nest Ln** **Guerneville, 95446-8021 / B0700** **P** **Single Family** **DOM/CDOM:** 29/29 **LP** **\$189,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1334 R **Lot Sz:** 9148/0.2100 **OLP:** \$189,000
Stories: 2 Story **YB:** 1919 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-294-013 **HOA/**\$: No
U/B/L:

OMD: 10/04/15 **PD:** 11/02/15 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes

Sale Cond: Offer As Is

Fixer duplex on double lot. Not for the faint of heart, property not financeable in present conditon but Great potential. 2 units, city sewer and water, no flood. Wonderful covered porch with fabulous views. Remnants of yesteryear charm. lower unit is livable and has everything the but kitchen sink! live while you work on the rest. Walk to river, Rio Nido pool, restaurant, etc.

[Additional Pictures](#)

Dir: River Rd to Eagles nest. First house on left.

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (11/1/2015 to 11/30/2015)

21503996 **5845 Austin Creek Rd** **Cazadero, 95421-9516 / B0700** **P** **Single Family** **DOM/CDOM:** 204/210 **LP** \$186,100(Auc)

BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 997 R **Lot Sz:** 7331/0.1683 **OLP:** \$307,400
Stories: 1 Story **YB:** 1944 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-040-076 **HOA/**\$: No
U/B/L:
OMD: 02/25/15 **PD:** 11/03/15 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: REO



This is an auction listing. This single family residence is a charming and welcoming home that sits on a respectable sized lot. This property situated at 5845 Austin Creek Rd is located in the city of Cazadero, Sonoma County. According to tax records this property was built in 1944 and is offering 2 bedrooms, 1 bathroom is a 997 square foot floor plan. This is a bank owned property to be sold as is. Buyer and agent to verify all.

[Additional Pictures](#)

Dir: HWY 116 to Cazadero Hwy to Hahn Road to Austin Creek Road

Subd:

21506110 **6986 Mirabel Rd** **Forestville, 95436-9534 / B0700** **CN** **Single Family** **DOM/CDOM:** 263/263 **LP** \$499,000

BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1683 R **Lot Sz:** 10102/0.2319 **OLP:** \$600,000
Stories: 1 Story **YB:** 1971 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-120-038 **HOA/**\$: No
U/B/L:
OMD: 03/19/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



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

[Additional Pictures](#)

Dir: Hwy 116 (Forestville) to Mirabel Road. Across the street from Forestville Youth Park.

Subd:

21509146 **14990 Cherry St** **Guerneville, 95446-9615 / B0700** **CN** **Single Family** **DOM/CDOM:** 226/226 **LP** \$475,000

BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 5998/0.1377 **OLP:** \$499,900
Stories: 2 Story **YB:** Against **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-040-046 **HOA/**\$: No
U/B/L:
OMD: 04/25/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Stunning custom home in a quiet neighborhood. Recently remodeled/rebuilt from the bottom to the top with Custom Oak Cabinetry throughout, great entertainment room large enough for a pool table, wet bar, wine cellar, laundry room and 1/2 bath. This home features include tiled floors in all bathrooms, wood in kitchen and dining room, ceiling fans, french doors, hot tub off master and two car garage. This beautiful home is move in ready, a must see!

[Additional Pictures](#)

Dir: River Rd. (Hwy 116) R. on Lover's Lane, R. on Cherry Street OR go Old Caz Rd. turn L. at the top.

Subd:

21519049 **17523 Summit Ave** **Guerneville, 95446 / B0700** **CN** **Single Family** **DOM/CDOM:** 126/126 **LP** \$450,000

BD: 6 **BA:** 5 **FP:** Yes **Pool:** No **SqFt:** 3000 O **Lot Sz:** 6534/0.1500 **OLP:** \$450,000
Stories: Tri Level **YB:** 1988 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-172-008 **HOA/**\$: No
U/B/L:
OMD: 08/03/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Short Sale



Tri-level, 6 bedroom, 5 bath house, with additional 1br, 1b unit. Approximately 3,000 sq.ft. total. Nestled in the Redwoods with multiple decks for entertaining or just relaxing and taking in the sun.

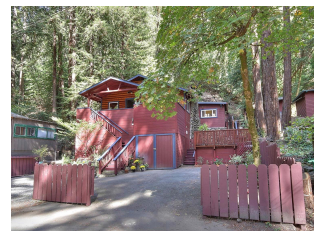
[Additional Pictures](#)

Dir: Hwy 116 to Old Monte Rio to Park to Summit Ave.

Subd:

21523360 **15280 Canyon 3 Rd** **Guerneville, 95446 / B0700** **CN** **Single Family** **DOM/CDOM:** 59/59 **LP** \$299,039

BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 600 R **Lot Sz:** 5001/0.1148 **OLP:** \$299,039
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-076 **HOA/**\$: No
U/B/L:
OMD: 10/09/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Quaint Russian River cottage maintained by owner for 40 years, this charming home features 2 bedrooms and 1 bathroom, plus an additional room for guest or office. Updated with dual-pane windows and new flooring. Deck and patio spaces are perfect for outdoor entertaining. Ideal for that weekend getaway or full-time residence and conveniently located near Rio Nido entertainment & recreation, the Russian River, and lively downtown Guerneville.

[Additional Pictures](#)

Dir: River Road to Canyon 2 Road to Canyon 3 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 (11/1/2015 to 11/30/2015)

21510452 **15011 Cherry St** **Guerneville, 95446-9671 / B0700** **CN Single Family** **DOM/CDOM:** 219/219 **LP** \$251,600



BD: 3 **BA:** 3 **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 7501/0.1722 **OLP:** \$357,500
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-028 **HOA/\$:** No
U/B/L:
OMD: 05/02/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is, REO

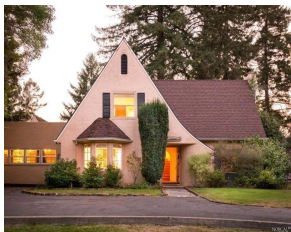
Beautiful rustic setting along Hubert Creek, this 3 bedroom 3 bath home features a living room upstairs and a roomy family room downstairs. Cozy sunroom entrance, natural landscape and plenty of deck space add to this great opportunity to fix up and relax. Bring your toolbox and envision the possibilities.

[Additional Pictures](#)

Dir: Hwy 116 to Lovers Lane, keep right onto Cherry

Subd:

21517459 **14270 Highland Ave** **Guerneville, 95446-9506 / B0700** **CC Single Family** **DOM/CDOM:** 143/143 **LP** \$929,000



BD: 4 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** 2624 R **Lot Sz:** 18295/0.4200 **OLP:** \$965,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-080-029 **HOA/\$:** No
U/B/L:
OMD: 07/17/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

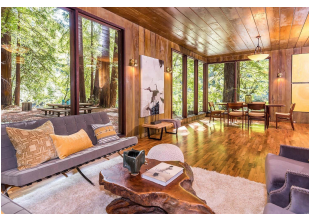
Elegant Tudor-style home w/permitted cottage offers 4 beds, 3 baths & 575 sq. ft. bonus/game room. Features include hardwood floors, wood burning fireplace & lovely grounds located on 1/2 acre. Gourmet kitchen has gas stove, double ovens & adjoins to dining room w/French doors leading outside. Deck bathed in sunshine w/pool & hot tub perfect for gathering w/friends & family. Top of the hill Cul-de-sac location with Mature Redwoods. A must see!

[Additional Pictures](#)

Dir: Main St. to Armstrong Woods Rd. to Palo Alto Dr. to Morningside Dr. to Sunset Ave. to Highland Ave.

Subd:

21526226 **2605 Austin Creek Rd** **Cazadero, 95421-9751 / B0700** **CC Single Family** **DOM/CDOM:** 40/40 **LP** \$768,000



BD: 4 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2404 R **Lot Sz:** 54886/1.2600 **OLP:** \$768,000
Stories: 2 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-070-003 **HOA/\$:** No
U/B/L:
OMD: 10/28/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

TIME STOPS! Your serene and lush oasis awaits your arrival. This rare and spectacular West Sonoma County retreat is tucked under towering redwoods that dance and whisper above the 1.2 acre parcel. 3 bed main house with 1 bed guest cottage. A short stroll from the front yard brings you to your own private beach access and the pristine waters of Austin creek which borders the property on the western side.

[Additional Pictures](#)

Dir: HWy 116 to austin creek road

Subd:

21513528 **16854 Center Way** **Guerneville, 95446-9432 / B0700** **CC Single Family** **DOM/CDOM:** 164/164 **LP** \$750,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1226 N **Lot Sz:** **OLP:** \$650,000
Stories: 2 Story **YB:** 1996 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 071-200-058 **HOA/\$:** No
U/B/L:
OMD: 06/25/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

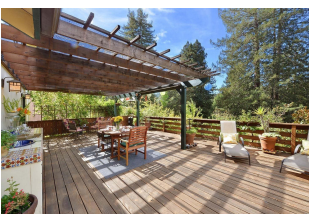
Stunning Riverfront Oasis. Captivating Contemporary 3BD,2BA Home with inspiring light filled spaces & set along a quiet stretch of the Russian River. Lush Landscaped grounds among the Redwoods meeting the river is RX for a soothing experience! Polished, Handsome & Serene open living with volume vaulted ceilings and wood burning fireplace. EZ way to Wineries, Dining fit for foodies, hiking and kayaking!

[Additional Pictures](#)

Dir: Hwy 116 to Neeley to Guerneville to Center Way

Subd:

21524003 **14157 Woodland Dr** **Guerneville, 95446-9582 / B0700** **CC Single Family** **DOM/CDOM:** 52/52 **LP** \$649,500



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1620 N **Lot Sz:** 4748/0.1090 **OLP:** \$649,500
Stories: 2 Story **YB:** 1988 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-060-037 **HOA/\$:** No
U/B/L:
OMD: 10/16/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Enjoy Sun splashed greenbelt views from one of the Russian rivers best neighborhoods. The contemporary style is highlighted by Hickory wood flooring, generous glass, a cozy tile hearth woodstove and master suite w/ jetted tub & huge walk-in closet. Outside you'll enjoy a huge deck (720 sq. ft +/-) with a Wisteria covered arbor. Just moments down the hill to river beaches, kayaking, dining, resorts & wine tasting in the Village of Guerneville.

[Additional Pictures](#)

Dir: Armstrong Woods Rd to Woodland. left at the 'Y' intersection.

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 (11/1/2015 to 11/30/2015)

21526194 **8645 Trenton Rd** **Forestville, 95436-9657 / B0700** **CC Single Family** **DOM/CDOM:** 30/30 **LP** \$639,500



BD: 3 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 1584 R **Lot Sz:** 85378/1.9600 **OLP:** \$639,500
Stories: 1 Story,S **YB:** 1977 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 083-160-035 **HOA/**\$: No

U/B/L:
OMD: 11/07/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Just remodeled custom built home in a private, nice and quiet location by Russian River on nearly 2 acres usable land! Upgrades include new kitchen, baths, stainless steel appliances, flooring, carpet, paint, pool liner and much more. Must see!

[Additional Pictures](#)

Dir: River Road or Hwy 116 to Mirabel Road, west on Trenton rd turn into driveway next to mailbox.

Subd:

21518306 **14560 Old Cazadero Rd** **Guerneville, 95446-9667 / B0700** **CC Single Family** **DOM/CDOM:** 133/133 **LP** \$479,000



BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2126 N **Lot Sz:** 10001/0.2296 **OLP:** \$610,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-052 **HOA/**\$: No

U/B/L:
OMD: 07/27/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Welcome to your rustic creek side retreat. Two units, a classic 1930's style lodge upstairs, offering 3 bedrooms and 1 bath with large deck. Downstairs is a guest unit with 1 bedroom/1 bath perfect for in-laws or other guests. In addition, art studio or office area with great potential. It has functioned as a caregiver unit in the past. Two large storage sheds. Very flat and useable large parcel. Adjacent to creek frontage with natural setting.

[Additional Pictures](#)

Dir: Highway 116 west of Guerneville, right on Old Cazadero Road, home on left.

Subd:

21524783 **30700 Seaview Rd** **Cazadero, 95421 / B0700** **CC Single Family** **DOM/CDOM:** 60/60 **LP** \$399,000



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1212 R **Lot Sz:** 378972/8.7000 **OLP:** \$399,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 109-480-024 **HOA/**\$: No

U/B/L:
OMD: 10/08/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This 8+ wooded acres is located on a Cazadero ridge just above Timber Cove. The home features a 3 bedroom/1 bath, 1212 sq ft home on a newer(2007) concrete perimeter foundation with large deck. Partially completed floor, trim, paint & closet drywall. Other features include garden space & shed, water tower(remember Petticoat Junction), pond(was previously used as water source),old carport/shed and plenty of room for RV/Boats or heavy equipment.

[Additional Pictures](#)

Dir: Hwy 1 to Timber Cove Rd to Seaview Rd. Driveway is at intersection of Timber Cove Rd. & Seaview Rd.

Subd:

21525852 **14500 Cherry St** **Guerneville, 95446-9319 / B0700** **CC Single Family** **DOM/CDOM:** 45/45 **LP** \$389,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 915 R **Lot Sz:** 11252/0.2583 **OLP:** \$389,000
Stories: 1 Story **YB:** 1922 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-140-052 **HOA/**\$: No

U/B/L:
OMD: 10/23/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

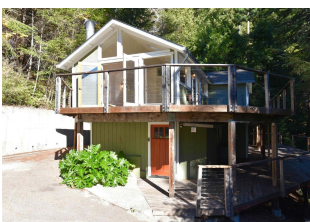
This charming 20's cottage has open wood beam ceilings, fir floors, covered porch with french doors from the living room. Kitchen has been updated with granite countertops, tile floors, open deck and new dishwasher. Bathrooms have been remodeled with new fixtures and tile surround and floors. Shower is oversized. Additional parcel makes total property over 1/3 acre. Carport is partially enclosed and can fit two cars.

[Additional Pictures](#)

Dir: Hwy 116 West, turn right on Lovers Lane, Right onto Cherry Street.

Subd:

21527783 **18221 Neeley Rd** **Guerneville, 95446 / B0700** **CC Single Family** **DOM/CDOM:** 14/14 **LP** \$369,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1780 R **Lot Sz:** 5502/0.1263 **OLP:** \$369,000
Stories: 2 Story **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-260-025 **HOA/**\$: No

U/B/L:
OMD: 11/23/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Sunny, charming home on almost half acre with expansive wrap-around decks perfect for entertaining, or just enjoying the privacy and forest views. Walking distance to River, cathedral ceilings, lots of natl lt, Brazilian Cherry floors in lv rm, skylights, Jenn Air stove, stainless steel appliances, custom stone tilework and much more. Sunny level yard perfect for gardening or pets. Make this your perfect dream home or VRBO!

[Additional Pictures](#)

Dir: CA116W/Gravenstein Hwy Left on Neeley approx 1.7 mi to destination. Turn L up drvway, house 2nd on

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 (11/1/2015 to 11/30/2015)

21524560 **10875 Ogburn Ln** **Forestville, 95436 / B0700** **CC Single Family** **DOM/CDOM:** 66/66 **LP** \$354,900

BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 748 R **Lot Sz:** 16274/0.3736 **OLP:** \$354,900
Stories: 2 Story **YB:** 1953 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-280-068 **HOA/**\$: No
U/B/L:

OMD: 10/02/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: REO

Wonderful Two Story Two Bedroom, One Bath Country Home. Light and Bright Good sized Kitchen. Inside Laundry area. Views of Hills and Trees from your Private Deck. Two Car Garage with Roll Up Door. Perfect Getaway home or ideal also for a full time residence. Very quiet setting, own a little bit of Paradise on earth.

[Additional Pictures](#)

Dir: River Road to Forest Hills Road. Make Right onto Summerhome Park. Make Left onto Ogburn Lane. **Subd:**

21524421 **10651 River Dr** **Forestville, 95436-9816 / B0700** **CC Single Family** **DOM/CDOM:** 63/63 **LP** \$349,000

BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 960 R **Lot Sz:** 8276/0.1900 **OLP:** \$349,000
Stories: 1 Story **YB:** 1956 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-220-027 **HOA/**\$: No
U/B/L:

OMD: 10/05/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Centrally located in the heart of Wine County and walking distance to Mother's beach make this cute upgraded home ideal for getting away from it all or... a vacation rental? The options are endless. Plenty of room for entertaining in the tastefully landscaped back yard featuring a large pond with waterfall. Large double wide gate makes it easy access for boat or RV parking. Beautiful fenced in courtyard in front. There is plenty of storage.

[Additional Pictures](#)

Dir: River Road to River Drive. House is across from the River on the left **Subd:**

21524082 **14067 Sosna Way** **Guerneville, 95446-9590 / B0700** **CC Condo/Coop** **DOM/CDOM:** 32/32 **LP** \$335,000

BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1196 R **Lot Sz:** 775/0.0178 **OLP:** \$320,000
Stories: Tri Level **YB:** 1991 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-054 **HOA/**\$: Yes/\$390.00/Mo
U/B/L:

OMD: 11/05/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Rarely Available, First Time on the market is a riverfront Townhouse of Amazing design & construction! All of the detail & charm of a resort lends a grounded feel to today's hectic lives. Step inside & take a deep breath as you view the river. Vaulted-ceilings in LR/DR. Floor to ceiling windows creating volume & space. 2 BD w/En-Suite BA & loft/Study. Personal patio garden & deck. All here for you in Guerneville's only gated community!

[Additional Pictures](#)

Dir: west on Hwy 116, past Safeway to Dubrava Village gate on left. **Subd:**

21525947 **14768 Eagles Nest Rd** **Guerneville, 95446 / B0700** **CC Single Family** **DOM/CDOM:** 28/28 **LP** \$319,000

BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1105 A **Lot Sz:** 10800/0.2479 **OLP:** \$330,000
Stories: 2 Story **YB:** 1915 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-293-051 **HOA/**\$: No
U/B/L:

OMD: 11/09/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Solitude & Serene moments to be found here. Majestically Nestled in the Redwoods like an Eagle's Nest is a distinctive well appointed home. Elegant & Inviting open kitchen, living/dining areas with cathedral ceiling. Cuddling suggested with a fire roaring in stove fireplace! One Bdrm with it's own pellet stove, balcony deck. Multiple decks for lounging or dining. Close to town, wineries, fab restaurants & Russian River activities.

[Additional Pictures](#)

Dir: River Rd to Eagles Nest **Subd:**

21525666 **14792 Cherry St** **Guerneville, 95446-9320 / B0700** **CC Single Family** **DOM/CDOM:** 47/47 **LP** \$308,000

BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 693 R **Lot Sz:** 3920/0.0900 **OLP:** \$328,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-070-038 **HOA/**\$: No
U/B/L:

OMD: 10/21/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Seductive Cottage in the Woods. Super Stylish Perch is perfectly designed for romance, relaxation and good times! Clever remodel w/ striking finishes: stranded bamboo floors, Schuler cherry cabinets, Bosch, Verona, Fagor appliances & convertible dining table. Enjoy entertaining on 4 big *new* party decks. Serene & woodsy views across from Hulberts Creek. Fantastic location is close to dining, recreation, world class wineries & the Sonoma Coast!

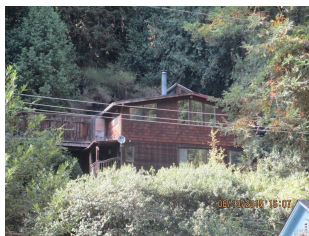
[Additional Pictures](#)

Dir: HWY 116 to Lover's Lane to Cherry. Property is uphill on left before Hidden Valley. **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 (11/1/2015 to 11/30/2015)

21522647 **17420 Guernewood Ln** **Guerneville, 95446 / B0700** **CC Single Family** **DOM/CDOM:** 80/80 **LP** \$299,900



BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1438 N **Lot Sz:** **OLP:** \$329,000
Stories: 3 Story **YB:** 1931 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-190-003 **HOA/\$:** No
U/B/L:
OMD: 09/18/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is, REO

Lovely home with outstanding woodwork & craftsmanship. Upper level offers open living room/kitchen/dining area, master bedroom with stained glass accents & master bath. Sunny deck off of the dining area is perfect spot to enjoy the privacy of the setting. Lower level has 2 bedrooms, half bath & laundry. Underneath has room for storage or workshop. Fresh interior paint, new kitchen appliances, new carpet & vinyl make this gem move-in ready!

[Additional Pictures](#)

Dir: Hwy 116 to Guernewood Lane

Subd:

21524109 **11525 Terrace Ext Dr** **Forestville, 95436-9370 / B0700** **CC Single Family** **DOM/CDOM:** 68/68 **LP** \$299,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1000 O **Lot Sz:** 8773/0.2014 **OLP:** \$299,000
Stories: 2 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-081 **HOA/\$:** No
U/B/L:
OMD: 09/30/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Solid Forestville home with a View. 2 bedrooms, 1 bath plus a room downstairs. Big lot with sun and some parking. Forestville water system! Only a couple of steps down to the front door entrance.

[Additional Pictures](#)

Dir: Forest Hills rd to Summerhome Park, Left on IceBox Canyon to Right on Terrace EXT. Use your GPS

Subd:

21526342 **21510 Bonita Ter** **Monte Rio, 95462 / B0700** **CC Single Family** **DOM/CDOM:** 36/36 **LP** \$295,000



BD: 1 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 930 O **Lot Sz:** 11761/0.2700 **OLP:** \$295,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-141-017 **HOA/\$:** No
U/B/L:
OMD: 11/01/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Peaceful retreat in the redwoods, large, private lot over 1/4 acre. New kitchen with stainless steel appliances granite counter tops, high ceilings, and stained glass. Relax by the fire, as you take in the beautiful forest views out the many large windows. Or, sit out on the decks and breath in the fresh air! Many modern upgrades, with classic cozy cabin charm. Follow arrows on trees for Bonita Terrace.

[Additional Pictures](#)

Dir: Arrows on trees. Main R Starrett Hill L Middle R Rio Vista L Huckleberry R Highland I laurel R

Subd:

21524049 **14676 Canyon 1 Rd** **Guerneville, 95446 / B0700** **CC Single Family** **DOM/CDOM:** 39/39 **LP** \$295,000



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 912 R **Lot Sz:** 4792/0.1100 **OLP:** \$295,000
Stories: 1 Story, **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-280-024 **HOA/\$:** No
U/B/L:
OMD: 10/29/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Located in the peaceful Russian River/Rio Nido area. Close to downtown Guerneville, wonderful local wineries and more! Quietly located at the end of the road, this comfortable 3 bedroom 1 bath home offers an outdoor deck providing the pleasure of indoor and outdoor living, larger size kitchen for this size home and more.

[Additional Pictures](#)

Dir: 101 North, Left on River Road, Right on Canyon 2 Road, Right on Canyon 1 Road, house on the left

Subd:

21527930 **14830 Old Cazadero Rd** **Guerneville, 95446-9668 / B0700** **CC Single Family** **DOM/CDOM:** 12/12 **LP** \$249,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 576 R **Lot Sz:** 4356/0.1000 **OLP:** \$249,000
Stories: 2 Story **YB:** 1968 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-070-061 **HOA/\$:** No
U/B/L:
OMD: 11/25/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Really sweet little house in a great area. Big fenced in yard located on the creek, bonus room downstairs. Great starter home or investment.

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero 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 (11/1/2015 to 11/30/2015)

21526800 9645 Rio Vista Rd Forestville, 95436-9391 / B0700 CC Single Family DOM/CDOM: 35/242 LP \$239,900



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1134 R Lot Sz: 9583/0.2200 OLP: \$239,900
Stories: 1 Story YB: 1930 #Gar Sp: 2 #CP Sp: 0 APN: 082-123-020 HOA/\$: No
U/B/L:
OMD: 11/02/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is, REO

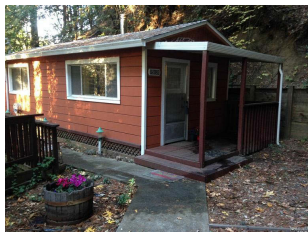
Large, sunny lot with unique country cabin boasting wood beam ceilings, rock fireplace in living room, stained glass light fixtures and a quaint country kitchen waiting to be brought back to life. Not for the faint of heart so bring your tool box as it needs some repairs but the end result will be well worth the effort.

[Additional Pictures](#)

Dir: River Road to Park to Rio Vista Road

Subd:

21527321 15131 Drake Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 24/24 LP \$125,000



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

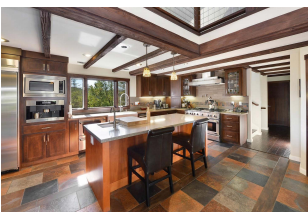
Darling little Hansel and Gretel cottage nestled amongst the redwood trees with privacy and sun. Well built. Includes a beautiful sturdy double-car carport for off street parking. Size of home measures larger than tax records show. Brand new carpet, laundry room with hookups. Home has charm and the serene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

21522078 6941 Ellen Ln Forestville, 95436 / B0700 A Farms/Ranch DOM/CDOM: 83/83 LP \$2,625,000



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

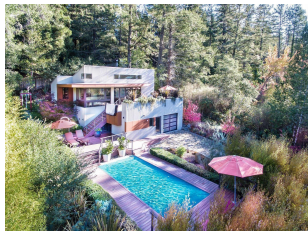
Ultra Premium Russian River AVA vineyard estate with passive income and fully managed vineyard. Currently the generous lease net's \$45k annual to owner with no costs. There are also 2-3 acres premier plantable soil expansion for owners program. The 3,700 square foot completely remodeled residence features game room, pizza oven in the kitchen, 1,300 bottle wine cellar, integrity series windows, in ground pool, zen garden and 9 acre foot pond.

[Additional Pictures](#)

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

Subd:

21527261 15997 Wright Ln Guerneville, 95446-9746 / B0700 A Single Family DOM/CDOM: 23/23 LP \$1,050,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1221 R Lot Sz: 9583/0.2200 OLP: \$1,050,000
Stories: Multi Lev YB: 2009 #Gar Sp: 1 #CP Sp: 0 APN: 071-130-036 HOA/\$: No
U/B/L:
OMD: 11/14/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Contemporary, Custom, Extraordinary. Exclusive Wine Country Oasis is a one-of-a-kind expression of luxury resort-style living at the Russian River. A modern showplace featuring dramatic walls of glass, elegant open floorpan w/ ultra high-end finishes & exceptional indoor/outdoor flow. Commanding views combine with a total sense of privacy to create a lifestyle experience that is incomparable. Just minutes to town and world class wineries.

[Additional Pictures](#)

Dir: Drake Road - Right on Wright Drive, Left on Wright Court.

Subd:

21523314 24951 Hwy 116 Duncans Mills, 95430 / B0700 A Single Family DOM/CDOM: 76/76 LP \$875,000



BD: 5 BA: 2 FP: Yes Pool: No SqFt: 2716 R Lot Sz: 31002/0.7117 OLP: \$975,000
Stories: 2 Story YB: 1890 #Gar Sp: 0 #CP Sp: 0 APN: 096-160-012 HOA/\$: No
U/B/L:
OMD: 09/22/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

[Additional Pictures](#)

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

Subd:

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 (11/1/2015 to 11/30/2015)

21524047 19475 REDWOOD Dr Monte Rio, 95462-9760 / B0700 A Single Family DOM/CDOM: 63/63 LP \$792,000



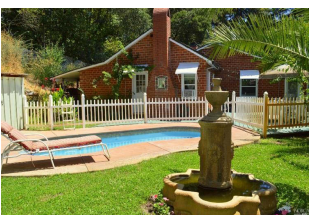
BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1152 R **Lot Sz:** 7841/0.1800 **OLP:** \$792,000
Stories: 2 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 094-190-009 **HOA/\$:** No
U/B/L:
OMD: 10/05/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

LOCATION & ACCESS! This retreat has it all: Overlook the river, or walk down and kayak. Finish up the day with a round of golf - or watch others duff from the side porch. Top Level is 3/2, with washer/dryer area next to side door (just in case kids try to bring the beach or golf course in with them). It has 3 entry points, and a wrap around deck. Bottom Level is designer ready with a brick fireplace, full bath, and it's own entry

[Additional Pictures](#)

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

21517492 12866 River Rd Guerneville, 95446-9277 / B0700 A Single Family DOM/CDOM: 144/144 LP \$675,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** Yes **SqFt:** 1461 R **Lot Sz:** 39400/0.9045 **OLP:** \$675,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-370-002 **HOA/\$:** No
U/B/L:
OMD: 07/15/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Located in the HEART OF WINE COUNTRY! Spacious 3 bdrm, 3 bath home on close to an acre. Too many upgrades too mention. Entertain guests with a pool party OR an evening sitting in front of the outdoor fireplace. Outside: Pool, hot tub, sauna, patios, deck. Inside: Remodeled kitchen and baths, sunroom, fireplaces, two master suites. Close to Russian River and wineries. The GOOD LIFE!

[Additional Pictures](#)

Dir: River Rd, just east of Oddfellows. Turn in at Sonoma Orchard Inn. Property is on your immediate left **Subd:**

21517303 5701 Austin Creek Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 109/109 LP \$635,000



BD: 3 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 1636 R **Lot Sz:** 16283/0.3738 **OLP:** \$635,000
Stories: 3 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-020-006 **HOA/\$:** No
U/B/L:
OMD: 08/20/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Fern Falls. An extraordinary compound. Natural waterfalls cascade down St. Elmo's Creek. A place for world travelers, nature lovers, romantics, family, & friends. Enjoy discreet outdoor spaces & unique decks. Explore carved rocks & pools in a stunning creek side setting. The house: eclectic remodeled delight of whimsy & fine finishes. Up a winding path is an artist studio. 2 parcels w/stream, waterfall, bank. One of a kind. Unbelievable. Yours.

[Additional Pictures](#)

Dir: Hwy 116, Cazadero Hwy, Left Kramer to Austin Creek. **Subd:**

21527945 8067 Maple Ave Forestville, 95436-9644 / B0700 A Single Family DOM/CDOM: 11/11 LP \$625,000



BD: 3 **BA:** 2/1 **FP:** No **Pool:** No **SqFt:** 1344 R **Lot Sz:** 3999/0.0918 **OLP:** \$625,000
Stories: 2 Story **YB:** 2006 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-039-029 **HOA/\$:** No
U/B/L:
OMD: 11/26/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Elegant & Stylish Mini-Compound in Mirabel Heights! Newer construction 3BR/2.5BA main residence w/ lovely detached rear Cottage - perfect for extended family or additional income. Polished hardwood floors, brand new appliances, stone counters, rich tile & custom colors throughout. A pleasing & relaxed space for entertaining & enjoyment. Low maintenance yard & abundant storage in accessible attic + generous closets. 1 car garage. Superb location.

[Additional Pictures](#)

Dir: River Road to Miracle - up on Park - 1st right on Maple. **Subd:**

21521482 16270 Rio Nido Rd Guerneville, 95446-9567 / B0700 A Single Family DOM/CDOM: 94/94 LP \$579,000



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1677 A **Lot Sz:** 110642/2.5400 **OLP:** \$579,000
Stories: 2 Story **YB:** 1946 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-007 **HOA/\$:** No
U/B/L:
OMD: 09/04/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Beautiful redwood studded acreage with two homes. Minutes from Armstrong Woods State Park and wonderfully eclectic downtown Guerneville. Plenty of space for parking cars, boat and RV. Seller states the one of a kind farmhouse style main house was handcrafted in the 40's with lumber milled from the property. Additional bonus of a detached one bedroom one bath unit makes this a perfect income or family compound property.

[Additional Pictures](#)

Dir: River Road to Armstrong Woods Road to Rio Nido 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 (11/1/2015 to 11/30/2015)

21526404 **26810 freezeout Rd** **Duncans Mills, 95430 / B0700** **A** **Single Family** **DOM/CDOM:** 37/37 **LP** \$549,950
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 4082/0.0937 **OLP:** \$549,950
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-100-006 **HOA/\$:** No
U/B/L:
OMD: 10/31/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None



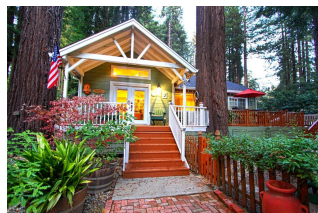
Two for one Riverfront! charming 2 bedroom home with a detached guest cottage. Fabulous views. 3 sets of French doors open on to an expansive deck overlooking a large level backyard to the water. detached 1 bedroom cottage is perfect for the extended family. Recent upgrades include pine ceilings, windows and doors, custom stone fireplace designed to depict the Russian river. Full time, weekend getaway or vacation rental, this one is perfec

[Additional Pictures](#)

Dir: Hwy 116 west to Moscow Rd right on Freezeout Rd.

Subd:

21528245 **21925 Russian River Ave** **Monte Rio, 95462 / B0700** **N A** **Single Family** **DOM/CDOM:** 4/4 **LP** \$535,000
BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1296 R **Lot Sz:** 6098/0.1400 **OLP:** \$535,000
Stories: 1 Story **YB:** 2001 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-043-004 **HOA/\$:** No
U/B/L:
OMD: 12/03/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Adorable cottage style home in Villa Grande. 2 bedroom plus office/TV room and 2 bath. Open living area/vaulted ceilings and lovely rock fireplace. Wood floors throughout. Built in bookshelves and wall of windows to bring in tons of natural light. Kitchen features large island with built in gas cooktop and plenty of counter space. Beautiful wrap around deck and gazebo for entertaining. Nicely landscaped garden space. Wine cellar and tasting area.

[Additional Pictures](#)

Dir: Moscow Rd to Russian River Ave.

Subd:

21522568 **21961 Mesa Grande Ter** **Villa Grande, 95486 / B0700** **A** **Single Family** **DOM/CDOM:** 84/84 **LP** \$525,000
BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1152 N **Lot Sz:** 3760/0.0863 **OLP:** \$525,000
Stories: 2 Story **YB:** 1966 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-021-003 **HOA/\$:** No
U/B/L:
OMD: 09/14/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Log cabin home in an oasis setting welcomes you to come enjoy the beauty and to sit by the fish pond for awhile. Experience the warmth of the wood flooring and stone fireplace in this three bedroom home. Large deck offers a place to soak in the views. Added perk outdoor enclosed shower and half bath. Kitchen with a wood burning stove, plus a regular range. Includes APN's 095-021-002 & 095-021-004, approx. over an 1/4 of acre.

[Additional Pictures](#)

Dir: West 116, L-Bohemian, R-Main, R-Moscow, L-River Way turns into Mesa Grande. Griffing posted on tre

Subd:

21517890 **8276 Trenton Rd** **Forestville, 95436-9200 / B0700** **A** **Single Family** **DOM/CDOM:** 139/139 **LP** \$505,000
BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1580 O **Lot Sz:** 6098/0.1400 **OLP:** \$510,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-039-086 **HOA/\$:** No
U/B/L:
OMD: 07/21/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Open floor plan and newer construction home that has all modern conveniences with the benefit of living close the river, coast and easy commute to freeway. A must see, you won't want to miss!

[Additional Pictures](#)

Dir: River or Covey Rd to Trenton

Subd:

21515653 **26690 116 Hwy** **Duncans Mills, 95430 / B0700** **A** **Single Family** **DOM/CDOM:** 157/157 **LP** \$480,000
BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 776 N **Lot Sz:** 26136/0.6000 **OLP:** \$535,000
Stories: 2 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-090-031 **HOA/\$:** No
U/B/L:
OMD: 07/03/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Notice Of Def



Riverfront dream home on a .6 sunny acre. Open floor plan with expansive windows taking in the river view and hills beyond. Downstairs is a large multipurpose room and workshop area and terrific walk in storage room plus a separate bonus room.

[Additional Pictures](#)

Dir: 1.1 mile west of Moscow Rd. on south side of Hwy 116.

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 (11/1/2015 to 11/30/2015)

21520606 835 Cazadero Hwy Cazadero, 95421-9716 / B0700 A Single Family DOM/CDOM: 110/110 LP \$459,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1545 O Lot Sz: 77972/1.7900 OLP: \$479,000
Stories: 2 Story YB: 1977 #Gar Sp: 1 #CP Sp: 0 APN: 097-230-005 HOA/\$: Yes/\$150.00/Mo
U/B/L:
OMD: 08/19/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Located on Austin Creek in the Sonoma redwoods, this home on 1.79 acres will delight with its cathedral ceilings, custom wine bar, 2 large master bedrooms, skylights, 2 bathrooms, and large deck. Includes full creek access, mere minutes from the ocean, entertainment, and other activities, this home is located in the Russian River Resort Area. This home is also ideal as vacation rental property.

[Additional Pictures](#)

Dir: Take Hwy 116, follow through Monte Rio, continue toward Jenner, turn right down Cazadero Hwy **Subd:**

21524199 17495 Old Monte Rio Rd Guerneville, 95446-9625 / B0700 A Single Family DOM/CDOM: 64/64 LP \$435,000
BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2092 A Lot Sz: 13000/0.2984 OLP: \$448,000
Stories: 2 Story YB: 1914 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-079 HOA/\$: No
U/B/L:
OMD: 10/04/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Nice big house in Guerneville! New laminate flooring, carpet and paint ready for you to move in. There is a motorized trolley that can carry up to 500lbs that starts up at the road. Living area downstairs has a big sitting area between two bedrooms and one of the full baths. The lower deck is on a perimeter foundation. Previous owners were going to expand the house by 900 sq ft there with an additional 2bd 2bath.

[Additional Pictures](#)

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

21517772 500 Kalinda Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 116/116 LP \$399,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 675 R Lot Sz: 1738480/39.9100 OLP: \$425,000
Stories: 2 Story YB: 1992 #Gar Sp: 0 #CP Sp: 0 APN: 107-320-026 HOA/\$: Yes/\$760.00/Ye
U/B/L:
OMD: 08/13/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Prime 39+ acre parcel with great views and sun. There is a modest 2BR/1BA house under construction with large addition. This is a major contractor special, but there is much to work with and from. Wonderful privacy and retreat-like beauty about 15 min. from Cazadero, 55 min. from Sebastopol and 2+ hours to San Francisco. Off grid with generators and solar possibilities. Old Barn has concrete slab with electric and water/septic hookups.

[Additional Pictures](#)

Dir: Will need assistance with directions. **Subd:**

21514328 11055 Dell Ave Forestville, 95436-9739 / B0700 A Single Family DOM/CDOM: 162/162 LP \$399,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1200 N Lot Sz: 16200/0.3719 OLP: \$499,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 081-042-009 HOA/\$: Yes/\$150.00/Ye
U/B/L:
OMD: 06/28/15 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None
 An enchanting property offering a 2bed/1ba cottage, a separate 1bed/1ba cottage, both on separate utility meters and an artist studio on a 1/3 acre. VRBO or full time rental. This irresistible gathering of bungalows can be found only a short distance to your private beach access. This humble estate is sure to charm you year round.

[Additional Pictures](#)

Dir: River Road under bridge at corner of Westside, Sequoia to Dell **Subd:**

21525911 17460 River Ln Guerneville, 95446-9188 / B0700 A Single Family DOM/CDOM: 44/44 LP \$389,000
BD: 2 BA: 1 FP: No Pool: No SqFt: 888 R Lot Sz: 4844/0.1112 OLP: \$389,000
Stories: 1 Story YB: 1977 #Gar Sp: 0 #CP Sp: 0 APN: 071-220-021 HOA/\$: No
U/B/L:
OMD: 10/24/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None
 Great location for this vacation beach cutie. Rebuilt in 1977, re-roofed in 1999 and raised above BFE in 2001, all with permits. Located in a quiet neighborhood this sunny flat parcel is perfect for year round or vacation use. Gardening room and patio and deck for entertaining. Large open living room.

[Additional Pictures](#)

Dir: Neely Rd to Orchard Ave. Rt. on River Lane. On corner of Greystone Pl. & River Ln. Enter on River Ln **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 (11/1/2015 to 11/30/2015)

21527817 11885 Ridge Way Forestville, 95436 / B0700 A Single Family DOM/CDOM: 14/14 LP \$377,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1007 O Lot Sz: 9148/0.2100 OLP: \$377,000
Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 081-271-053 HOA/\$: No

OMD: 11/23/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Welcome to this Original 1920's Charming Cottage in the Exclusive and Highly Desirable Summer Home Park offering 3 Bedrm & 2 Bath. Just a short walk to Community Center, Museum, Theatre and sunny Sandy Beach. Huge covered porch for outdoor living, wood burning cobble-stone fireplace in spacious living room. Bonus-room perfect for guests or crafts-room. Outdr. BBQ and level area (3rd bdrm. has no closet & 2nd bath has shower-stall access from outdr.

[Additional Pictures](#)

Dir: 101 to River Rd.Lft@Forest Hills Rd.Rt.@ Old River Rd.to SummerHomePark Rd.Lft@Laurel to Ridge W Subd:

21522373 26857 FREEZEOUT Rd Duncans Mills, 95430 / B0700 A Single Family DOM/CDOM: 86/86 LP \$349,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 816 R Lot Sz: 4792/0.1100 OLP: \$365,000
Stories: 1 Story YB: 1962 #Gar Sp: 2 #CP Sp: 0 APN: 096-100-017 HOA/\$: No

OMD: 09/12/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Near Historic Duncans Mills, mid-century open concept kitchen/LR/dining area, vaulted ceiling, fireplace w/insert; 2BD-1BA, private, stable, quiet neighborhood, deck, river view & public river access, off-st. pkg + 2-car garage; Medallion home all electric except propane heat; new floor coverings, interior paint, light fixtures; cable/wi-fi ready; stove, fridge, washer/dryer included. Ready for updates and your personal touches. Backs to Sonoma Land Trust property

[Additional Pictures](#)

Dir: HWY 116, LEFT ON MOSCOW, RIGHT ON FREEZEOUT RD Subd:

21505535 11 Silvia Dr Cazadero, 95421-9633 / B0700 A Single Family DOM/CDOM: 266/266 LP \$349,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 1072 R Lot Sz: 9801/0.2250 OLP: \$375,000
Stories: 3 Story, YB: 1976 #Gar Sp: 0 #CP Sp: 0 APN: 097-220-050 HOA/\$: No

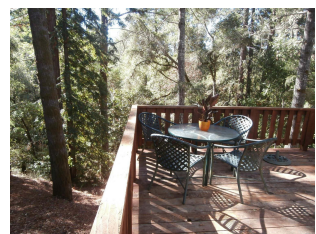
OMD: 03/13/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Architectural Delight! Custom built home situated on a serene country parcel. This multi level home has 1 bedroom plus a second floor loft that serves nicely as a second bedroom. Split bath with separate shower room. Soaring two story open beamed ceilings. Custom woodwork throughout. Nice sized deck to entertain on or just sit and enjoy nature. Walk to Austin Creek. This could be your Castle in the woods!

[Additional Pictures](#)

Dir: Hwy 116 to Austin Creek Road to Silvia. Subd:

21525709 11781 Ridge Dr Guerneville, 95446-9182 / B0700 A Single Family DOM/CDOM: 45/45 LP \$339,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 735 R Lot Sz: 7248/0.1664 OLP: \$339,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 085-132-023 HOA/\$: No

OMD: 10/23/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This quiet and peaceful cottage, nestled in the woods, just minutes from town. Located on a dead-end street, there is no traffic noise to disturb the tranquility. The large deck overlooking the forest makes an ideal place to entertain or just enjoy your morning meditation. Pride of ownership is evident in this sweet retreat. Full time or get-away... this will be the place you long to come home to.

[Additional Pictures](#)

Dir: Hwy 116 (Pocket Canyon) to Tunstall. All the way to the top. Right onto Ridge Dr. Subd:

21528199 11020 Sequoia Rd Forestville, 95436-9735 / B0700 N A Single Family DOM/CDOM: 3/3 LP \$329,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 728 R Lot Sz: 7427/0.1705 OLP: \$329,000
Stories: 1 Story YB: 1932 #Gar Sp: 0 #CP Sp: 0 APN: 081-051-002 HOA/\$: No

OMD: 12/04/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Rustic 1932 Forestville Cottage with modern amenities. Located on a creekside lot, shrouded by redwoods, just a short walk to the river. Top to bottom remodel includes new roof, septic, on demand hot water along with upgraded kitchen and bath. Boasts granite counters, tile bath along with cathedral ceilings enhanced by natural knotty pine throughout for that classic Russian River charm. Close & convenient, its a great place to relax and unwind

[Additional Pictures](#)

Dir: West of Hacienda Bridge off River Rd. at Westside to Sequoia 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 (11/1/2015 to 11/30/2015)

21526964 **11636 Saratoga Ave** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP** **\$325,000**

BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** **OLP:** \$325,000
Stories: Multi Lev **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 085-060-012 **HOA/\$:** Yes/\$2000.00/Ye
U/B/L:

OMD: 11/11/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Own a private membership in Oddfellows Park. Main level offers a 1 bed & bath, kitchen, dining, living room and large deck with spa in back yard. On the second level is another bed, bath, kitchen and laundry area. This also has it's own deck. So many possibilities with this property. Oddfellows offers private beaches, tennis court, bocce ball, clubhouse and activities for both adults & children.

[Additional Pictures](#)

Dir: Highway 116 to Oddfellows Park, R Riverside, R Saratoga

Subd:

21521690 **5655 Cazadero Hwy** **Cazadero, 95421-1304 / B0700** **A** **Single Family** **DOM/CDOM:** 66/66 **LP** **\$319,000**

BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 783 R **Lot Sz:** 5850/0.1343 **OLP:** \$319,000
Stories: 2 Story **YB:** 1924 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-040-012 **HOA/\$:** No
U/B/L:

OMD: 10/02/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Cazadero Creekview Cottage with the sight and sound of Austin Creek. Ridge Views off the front deck or solarium, this one has a forested charm. The sweet sunny garden in back of home, and entertainment deck in front make for wonderful summertime enjoyment. Solid Wood floors, cozy wood stove, and ceiling fans with paneling set it apart. Cazadero Hwy parking below or Kramer/Hahn for easy access to kitchen. Over 400 sq ft of bonus storage below.

[Additional Pictures](#)

Dir: West on Hwy 116 to Cazadero Hwy(R), up 5.6 miles, house on left park in front near boulder.

Subd:

21518752 **16233 3rd St** **Guerneville, 95446 / B0700** **B A** **Single Family** **DOM/CDOM:** 124/124 **LP** **\$315,000**

BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1066 R **Lot Sz:** 2448/0.0562 **OLP:** \$315,000
Stories: 1 Story **YB:** 1928 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-030-038 **HOA/\$:** No
U/B/L:

OMD: 08/01/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Classic Craftsman-style Cottage in the center of town. Easy living, just steps to everything that's fun and happening in Guerneville. Nice big layout with three bedrooms and large eat-in kitchen. High ceilings and original charm. Enjoy extra income from the rented garage & lower level.

[Additional Pictures](#)

Dir: HWY 116 to Armstrong Woods Rd - RIGHT - 1st LEFT on 3rd - Mid Block on LEFT

Subd:

21518288 **14200 N Cherry St** **Guerneville, 95446-9316 / B0700** **A** **Single Family** **DOM/CDOM:** 135/135 **LP** **\$299,000**

BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1380 R **Lot Sz:** 2749/0.0631 **OLP:** \$299,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-150-022 **HOA/\$:** No
U/B/L:

OMD: 07/25/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This is a wonderful property...a must see. This is not in a flood zone. Needs a little TLC but well worth it. Its a 15 minute walk to downtown Guerneville and 5 min walk to the beach!

[Additional Pictures](#)

Dir: From 101 to River Road to HWY 116 to Guerneville Right on Old Monte Rio Road then right on Cherry.

Subd:

21527575 **17498 Riverside Dr** **Guerneville, 95446-9063 / B0700** **A** **Single Family** **DOM/CDOM:** 19/19 **LP** **\$289,000**

BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 825 R **Lot Sz:** 1398/0.0321 **OLP:** \$289,000
Stories: 2 Story **YB:** 1937 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-057 **HOA/\$:** No
U/B/L:

OMD: 11/18/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Stylish and charming turn-key vacation rental. Perfect second home or full time starter. Great neighborhood walk-able to town, river, restaurants. Bonus! A brand new tiny house is tucked in to the deal. Ready for fun on the river.

[Additional Pictures](#)

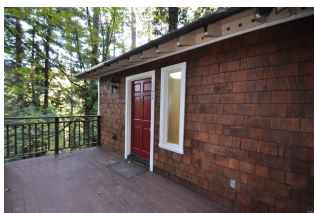
Dir: About a mile past Guerneville turn left on Riverside. See remarks before showing.

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 (11/1/2015 to 11/30/2015)

21524588 **17930 Old Monte Rio Rd** **Guerneville, 95446-9026 / B0700** **A** **Single Family** **DOM/CDOM:** 55/173 **LP** \$280,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1016 R **Lot Sz:** 2178/0.0500 **OLP:** \$280,000
Stories: Other **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-220-012 **HOA/\$:** No

U/B/L:
OMD: 10/13/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Charming hillside cottage! If you are looking for quiet privacy in Guerneville this is it! Mostly updated and ready to move in!

[Additional Pictures](#)

Dir: River Rd past Guerneville, Right turn onto Old Monte Rio Rd.

Subd:

21525456 **6100 Austin Creek Rd** **Cazadero, 95421 / B0700** **A** **Single Family** **DOM/CDOM:** 47/47 **LP** \$249,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 618 R **Lot Sz:** 8002/0.1837 **OLP:** \$249,000
Stories: 1 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-070-039 **HOA/\$:** No

U/B/L:
OMD: 10/21/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Other

Your little cabin in the woods awaits! Darling property on a large lot which receives ample sun. Ample decking allows you to enjoy the summer's sunshine and winter's seasonal creeks in privacy. Property has one bedroom and a bonus room, which could make a fantastic den or small home theater. The perfect place to get away from the hustle and bustle of the city.

[Additional Pictures](#)

Dir: Cazadero Highway into town of Cazadero. Then, hard left on Austin Creek Road.

Subd:

21526159 **15657 OLD RIVER Rd** **Guerneville, 95446-9545 / B0700** **A** **Single Family** **DOM/CDOM:** 41/41 **LP** \$229,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 784 R **Lot Sz:** 5998/0.1377 **OLP:** \$260,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 070-100-034 **HOA/\$:** No

U/B/L:
OMD: 10/27/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

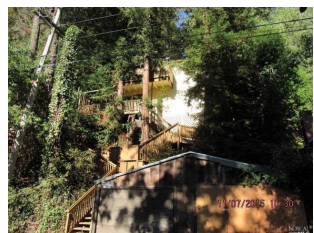
The perfect starter home for first time home buyers! This cozy home is located in a quiet Guerneville neighborhood. The 784 sq ft interior offers 2 bedroom and 1 bathroom, a living room, spacious kitchen, and dining area. Step out on to the large deck and take in all the nature and beautiful mountain views! With a little clean-up, this could be a gem. Dont miss out!

[Additional Pictures](#)

Dir: Drive on river road, left on Bonita Ave, Left on Old River RD, DESTINATION ON LEFT.

Subd:

21527276 **15670 Old River Rd** **Guerneville, 95446-9545 / B0700** **A** **Single Family** **DOM/CDOM:** 24/24 **LP** \$225,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 945 V **Lot Sz:** 5702/0.1309 **OLP:** \$225,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 070-110-022 **HOA/\$:** No

U/B/L:
OMD: 11/13/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: REO

Lovely quaint cottage with a tree house feel with 2 bedrooms and 1 bathroom plus rooms for other uses. The deck and patio spaces are perfect for outdoor entertaining and includes a hot tub. The knotty pine interior gives that perfect cabin in the woods feeling. There is a cabin on the hill in need of repair. This property is ideal for that weekend getaway or full-time residence and conveniently located for entertainment & recreation.

[Additional Pictures](#)

Dir: Turn off River Road onto Bonita then left onto Old River Road to property on right up the hill.

Subd:

21516096 **15190 WILLOW Rd** **Guerneville, 95446 / B0700** **B A** **Single Family** **DOM/CDOM:** 156/156 **LP** \$219,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 772 R **Lot Sz:** 5001/0.1148 **OLP:** \$235,000
Stories: 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-230-037 **HOA/\$:** No

U/B/L:
OMD: 07/02/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is, None

Classic River cottage, yr-round or vacation getaway w/original knotty pine interior. Walk to public pool, river, Historic Rio Nido Lodge, short drive to downtown Guerneville. French doors to 2nd storey large sunny deck. Newer kitchen counters, sink, cabinet fronts, new carpets upstairs, concrete parking pad, Stackable washer/dryer, copper plumbing, skylites, lockable storage shed, silicon covered deck, a Honda EX1000 generator, you're all set for the year

[Additional Pictures](#)

Dir: RIVER ROAD, RIO NIDO RD, CANYON SEVEN, WILLOW

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 (11/1/2015 to 11/30/2015)

21526285 14477 Memory Ln Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 40/40 LP \$209,000(Auc)
BD: 1 BA: 1 FP: Yes Pool: No SqFt: 584 R Lot Sz: 4948/0.1136 OLP: \$209,000
Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 070-310-020 HOA/\$: No
U/B/L:
OMD: 10/28/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: REO



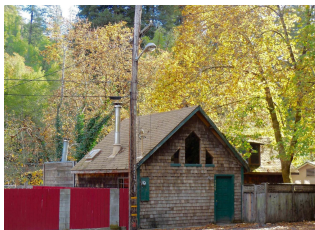
Auction Property. Come see this cozy charmer in Rio Nido area. Close to community pool and the river, this one bedroom one bath home features a wood stove and carved beams on the ceiling.

[Additional Pictures](#)

Dir: River Road to Canyon Two Road. Immediate right onto Memory Lane

Subd:

21527937 5940 Cazadero Hwy Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 12/12 LP \$204,900
BD: 1 BA: 2 FP: Yes Pool: No SqFt: 780 R Lot Sz: 1612/0.0370 OLP: \$204,900
Stories: 2 Story, YB: 1907 #Gar Sp: 0 #CP Sp: 0 APN: 106-090-075 HOA/\$: No
U/B/L:
OMD: 11/25/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is, REO



Cozy cabin in Cazadero close to downtown. Austin Creek runs along the rear of the property and private decks allow you to sit back and relax while taking in all the natural beauty. Bedroom downstairs with wood stove and slider to a private deck.

[Additional Pictures](#)

Dir: Highway 116 to Downtown Cazadero

Subd:

21528149 14578 Canyon 1 Rd Guerneville, 95446 / B0700 N A Single Family DOM/CDOM: 3/3 LP \$149,000
BD: 3 BA: 2 FP: No Pool: No SqFt: 954 R Lot Sz: 4600/0.1056 OLP: \$149,000
Stories: 2 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 070-280-077 HOA/\$: No
U/B/L:
OMD: 12/04/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Bring your imagination and toolbelt. Great location not far from restaurant, pool and the river. The cleanup is done. Configure property as you desire.

[Additional Pictures](#)

Dir: River Rd to Rio Nido. Canyon 2 Rd to Canyon 1 Rd

Subd:

21522664 18138 Fair View Ave Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 82/82 LP \$124,970
BD: 1 BA: 1 FP: Yes Pool: No SqFt: 552 R Lot Sz: 19315/0.4434 OLP: \$175,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 106-080-029 HOA/\$: No
U/B/L:
OMD: 09/16/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Major fixer! Cash only, 'as is'. Cazadero water may have serviced it in past when address was known as 17699 Crescent Avenue. No reports avail. May not be safe to walk inside house itself. Walk to town, tennis courts, Austin Creek, Performing Arts & Music Camps. Within 13.5 miles drive to the Russian River & Valley, Guerneville, Jenner, the ocean. Great opportunity!

[Additional Pictures](#)

Dir: Hwy 116 to Bei Rd to Fair View Rd (unpaved)

Subd:

21527974 21853 Russian River Ave Villa Grande, 95486 / B0700 N A Single Family DOM/CDOM: 7/7 LP \$95,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 860 R Lot Sz: 6399/0.1469 OLP: \$95,000
Stories: 1 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-054-001 HOA/\$: No
U/B/L:
OMD: 11/30/15 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



Opportunity knocks! First time on the market; family cabin on a flat, double lot in Villa Grande built in 1910. This contractor's special is waiting for you to love it and make it your own. Redwoods, blackberries, short distance to the river, house has never flooded - there is so much right about this location! Are you ready for a cabin up the river'?

[Additional Pictures](#)

Dir: River Rd (Hwy 116) to Bohemian Hwy to R on Main St to R on Moscow Rd, R on Russian River Rd

Subd: