

# AREA MARKET SURVEY Summary

Listings as of 11/10/17 at 4:11pm

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2017 to 10/31/2017) , Sold Off MLS (10/1/2017 to 10/31/2017)

## Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$160,000 thru \$179,999	1	76	<b>Minimum</b>	\$179,000	<b>Maximum</b>	\$5,999,000
\$180,000 thru \$199,999	2	58	<b>Average</b>	\$899,406	<b>Median</b>	\$475,000
\$200,000 thru \$249,999	1	9				
\$250,000 thru \$299,999	3	97				
\$300,000 thru \$349,999	2	62				
\$350,000 thru \$399,999	4	120				
\$400,000 thru \$449,999	6	45				
\$450,000 thru \$499,999	4	54				
\$500,000 thru \$549,999	2	213				
\$600,000 thru \$649,999	2	96				
\$700,000 thru \$749,999	1	36				
\$750,000 thru \$799,999	2	113				
\$850,000 thru \$899,999	2	95				
\$900,000 thru \$949,999	2	34				
\$950,000 thru \$999,999	2	72				
\$1,000,000 thru \$1,249,999	2	73				
\$1,250,000 thru \$1,499,999	1	28				
\$1,500,000 thru \$1,749,999	2	69				
\$3,000,000 thru \$3,249,999	1	147				
\$4,750,000 thru \$4,999,999	1	153				
\$5,000,000 thru \$5,999,999	1	86				
	<b>44</b>	<b>81</b>				

## Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	2	287	<b>Minimum</b>	\$184,900	<b>Maximum</b>	\$1,150,000
\$200,000 thru \$249,999	1	94	<b>Average</b>	\$502,042	<b>Median</b>	\$454,000
\$250,000 thru \$299,999	1	46				
\$300,000 thru \$349,999	1	46				
\$350,000 thru \$399,999	1	21				
\$400,000 thru \$449,999	3	48				
\$450,000 thru \$499,999	2	21				
\$500,000 thru \$549,999	1	79				
\$550,000 thru \$599,999	2	31				
\$600,000 thru \$649,999	1	21				
\$850,000 thru \$899,999	2	86				
\$1,000,000 thru \$1,249,999	1	109				
	<b>18</b>	<b>78</b>				

## Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$350,000 thru \$399,999	3	57	<b>Minimum</b>	\$389,000	<b>Maximum</b>	\$449,000
\$400,000 thru \$449,999	1	32	<b>Average</b>	\$407,250	<b>Median</b>	\$395,500
	<b>4</b>	<b>51</b>				

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U.S. Patent 6,910,045

# Summary

Listings as of 11/10/17 at 4:11pm

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2017 to 10/31/2017) , Sold Off MLS (10/1/2017 to 10/31/2017)

**Sold**

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	1	15	<b>Minimum</b>	\$245,000	<b>Maximum</b>	\$1,060,000
\$250,000 thru \$299,999	3	55	<b>Average</b>	\$509,515	<b>Median</b>	\$487,500
\$300,000 thru \$349,999	4	29				
\$350,000 thru \$399,999	1	15				
\$400,000 thru \$449,999	3	39				
\$450,000 thru \$499,999	2	56				
\$500,000 thru \$549,999	4	44				
\$550,000 thru \$599,999	2	28				
\$600,000 thru \$649,999	1	105				
\$700,000 thru \$749,999	2	51				
\$750,000 thru \$799,999	1	48				
\$800,000 thru \$849,999	1	20				
\$850,000 thru \$899,999	1	22				
\$1,000,000 thru \$1,249,999	1	27				
	<b>27</b>	<b>40</b>				

**LAST MONTH**

**MEDIAN = \$457,500 + 6.67%**

**SOLD = 30 - 10%**

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 U.S. Patent 6,910,045

Listings as of 11/10/17 at 4:14pm

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2017 to 10/31/2017) , Sold Off MLS (10/1/2017 to 10/31/2017)

**Residential**

	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
<b>Active</b>					
#Units	35	21	1	5	62
Average List Price	\$442,020	\$1,333,471	\$949,000	\$837,600	\$784,042
Average Market Time	78	91	57	55	80
Average Square Feet	951	1930	3300	2225	1423
<b>All Off Market</b>					
#Units	19	10	1	1	31
<b>Pending</b>					
#Units	2	2	0	0	4
Average List Price	\$392,500	\$422,000	\$0	\$0	\$407,250
Average Market Time	68	35	0	0	51
Average Square Feet	828	1489	0	0	1158
<b>Sold</b>					
#Units	17	8	1	1	27
Dollar Value	\$7,901,910	\$4,310,000	\$1,060,000	\$485,000	\$13,756,910
Average List Price	\$465,876	\$547,488	\$963,000	\$487,000	\$509,252
Average Sold Price	\$464,818	\$538,750	\$1,060,000	\$485,000	\$509,515
Average Market Time	42	40	27	29	40
Average Square Feet	1101	1616	2908	1841	1348
% of List Price	99.77	98.40	110.07	99.59	100.05
<b>Not Pending or Sold</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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 U.S. Patent 6,910,045

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Status: Active, Contingent, Pending, Contingent Show, Contingent No Show, Pending, Sold Off MLS (10/1/2017 to 10/31/2017), Sold Off MLS (10/1/2017 to 10/31/2017)

**21720548**     **13465 Mays Canyon Rd**     **Guerneville, 95446-9406 / B0700**     **S**     **Single Family**     **DOM/CDOM: 27/27**     **LP**     \$963,000



**BD:** 4    **BA:** 3/2    **FP:** Yes    **Pool:** Yes    **SqFt:** 2908 R    **Lot Sz:** 941332/21.6100    **OLP:** \$963,000  
**Stories:** 2 Story    **YB:** 1975    **#Gar Sp:** 2    **#CP Sp:** 0    **APN:** 071-290-029    **HOA/\$:** No  
**U/B/L:**

**OMD:** 08/31/17    **PD:** 09/27/17    **COE:** 10/31/17    **SP:** \$1,060,000    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** None

Magnificent, Majestic, Magical - Prominently situated on 21 acres, this Grand 4BR/3BA Manor with Pool and detached 1BR/BA Guest House offer seclusion, privacy and immediate access to Downtown Guerneville and world-class Wineries. An exciting chance to realize luxury living as an extended family compound or capitalize on the investment possibilities as a Vacation Rental, B&B or Hobby Vineyard. Private well produces 8GPM. A Landmark Opportunity.

[Additional Pictures](#)

**Dir:** HWY 116 (from GVL) East across Bridge - 2nd RIGHT on Mays Canyon, short drive 1st Drive on RIGHT.     **Subd:**

**21720875**     **16880 Neeley Rd**     **Guerneville, 95446-9781 / B0700**     **S**     **Single Family**     **DOM/CDOM: 22/22**     **LP**     \$885,000



**BD:** 2    **BA:** 3    **FP:** Yes    **Pool:** No    **SqFt:** 1408 O    **Lot Sz:** 14802/0.3398    **OLP:** \$789,000  
**Stories:** 2 Story    **YB:** 1935    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 071-200-015    **HOA/\$:** No  
**U/B/L:**

**OMD:** 09/03/17    **PD:** 09/25/17    **COE:** 10/04/17    **SP:** \$885,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Fun and whimsical, one of a kind river front property full of life and energy. With attention to every detail, it is a perfect weekend gateway, year round living or vacation rental. Built meticulously by a master carpenter using reclaimed wood it breathes like forest. Featuring 2 bedrooms and a bath, main floor, large great room second level, perfect for weekend guests. Landscaped garden awaits a glamping studio with full bath. Enjoy a private island oasis

[Additional Pictures](#)

**Dir:** Hwy 116 to Neeley

**Subd:**

**21721473**     **16610 Guernewood Rd**     **Guerneville, 95446-9702 / B0700**     **S**     **Single Family**     **DOM/CDOM: 20/20**     **LP**     \$825,000



**BD:** 2    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1216 R    **Lot Sz:** 4748/0.1090    **OLP:** \$825,000  
**Stories:** 2 Story    **YB:** 1947    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 071-191-020    **HOA/\$:** No  
**U/B/L:**

**OMD:** 09/14/17    **PD:** 10/04/17    **COE:** 10/13/17    **SP:** \$820,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Glorious River Views! One of the best in Guerneville. Indoors & outdoors merge in this sun-drenched home. Double decks for easy entertaining. Stroll down your rolling lawn to river front access. After more than 30 years, the family of this lovingly maintained home is moving on. Designed for family fun or friends, with primo views. A comfortable, solid neighborhood, with a local beach near gourmet Guerneville. Getaway at home! Your house matters.

[Additional Pictures](#)

**Dir:** Hwy 116 to Neeley Right on Guernewood

**Subd:**

**21720549**     **11620 Our Peak Rd**     **Forestville, 95436-9445 / B0700**     **S**     **Single Family**     **DOM/CDOM: 48/48**     **LP**     \$780,000



**BD:** 2    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1626 R    **Lot Sz:** 218671/5.0200    **OLP:** \$780,000  
**Stories:** 2 Story    **YB:** 2000    **#Gar Sp:** 2    **#CP Sp:** 0    **APN:** 085-050-014    **HOA/\$:** No  
**U/B/L:**

**OMD:** 08/31/17    **PD:** 10/18/17    **COE:** 10/27/17    **SP:** \$770,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Spectacularly set on 5 Acres of total privacy, this 2BR/2BA contemporary custom home offers elevated views & an unforgettable connection to nature. Thoughtful design & quality finishes provide a comfortable oasis incl. picture windows, expansive decks, heavy beamed ceilings, chef's kitchen & master BR w/ FP & deck. Two car detached garage, large workshop, oversized septic, 2 water sources, whole house generator & gated entry. Exceptional Living.

[Additional Pictures](#)

**Dir:** Special Instructions Required.

**Subd:**

**21721771**     **16061 Watson Rd**     **Guerneville, 95446-8928 / B0700**     **S**     **Single Family**     **DOM/CDOM: 36/36**     **LP**     \$729,000



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1536 R    **Lot Sz:** 22651/0.5200    **OLP:** \$729,000  
**Stories:** 1 Story    **YB:** 1968    **#Gar Sp:** 2    **#CP Sp:** 0    **APN:** 069-230-037    **HOA/\$:** No  
**U/B/L:**

**OMD:** 09/12/17    **PD:** 10/18/17    **COE:** 10/24/17    **SP:** \$739,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Turn-key mid-mod on close to 1/2 a sunny acre in the resort town of Guerneville with room to grow..ADU? Pool Site? Hobby Vineyard? Flower Farm? 3 bed, 2 bath stunner midway between the Russian River beaches, restaurants, shop & galleries of downtown & Redwoods. Fabulous interior redo in 2015 boasts laminate floors, rustic chic beamed ceilings, wall of windows in living space with amazing garden views. A must see in person!

[Additional Pictures](#)

**Dir:** Armstrong Woods Road to Watson. House on left just past Senior center.

**Subd:**

**21718601 17310 Neeley Rd Guerneville, 95446-9119 / B0700 S Single Family DOM/CDOM: 66/66 LP \$799,000**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1304 R Lot Sz: 17938/0.4118 OLP: \$825,000**  
**Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 071-220-001 HOA/\$: No**  
**U/B/L:**

**OMD: 08/07/17 PD: 10/12/17 COE: 10/12/17 SP: \$735,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Active river front vacation rental on large lot with gently sloping river access. Close to Guerneville, shopping and restaurants. 3 bedroom 2 bath makes great vacation getaway. You can kayak to town from this highly desirable location. Enjoy your view of the river from your deck. Good sized yard and river access. On public sewer.

[Additional Pictures](#)

**Dir:** Hwy 116 to Neeley property on the right

**Subd:**

**21714219 14735 Old Cazadero Rd Guerneville, 95446-9004 / B0700 S Single Family DOM/CDOM: 105/105 LP \$599,000**



**BD: 1 BA: 2 FP: Yes Pool: No SqFt: 1315 R Lot Sz: 5000/0.1148 OLP: \$729,000**  
**Stories: 2 Story YB: 2015 #Gar Sp: 0 #CP Sp: 0 APN: 072-070-058 HOA/\$: No**  
**U/B/L:**

**OMD: 06/20/17 PD: 10/03/17 COE: 10/04/17 SP: \$600,410 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

[Additional Pictures](#)

**Dir:** Take River Road exit from Hwy. 101. Head west towards Guerneville, turn right on Old Cazadero Road.

**Subd:**

**21722492 14212 Woodland Dr Guerneville, 95446-9502 / B0700 S Single Family DOM/CDOM: 29/29 LP \$549,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1063 R Lot Sz: 8276/0.1900 OLP: \$549,000**  
**Stories: Split Lev YB: 1966 #Gar Sp: 0 #CP Sp: 1 APN: 070-080-092 HOA/\$: No**  
**U/B/L:**

**OMD: 09/21/17 PD: 10/20/17 COE: 10/26/17 SP: \$570,000 TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

Great Guerneville neighborhood just above town with short walk to downtown. Great views with large landscaped yard, perfect for entertaining. This charming two bedroom, two bath home features a tri level floor plan, with kitchen overlooking living room. Beautiful oak floors in living room. Both bathrooms have great light and tile flooring. This home is perfect for year round living, vacation rental or getaway retreat to unwind on the weekends.

[Additional Pictures](#)

**Dir:** Armstrong Woods to Woodlands

**Subd:**

**21717428 6145 Austin Creek Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 26/26 LP \$564,000**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1964 O Lot Sz: 35719/0.8200 OLP: \$564,000**  
**Stories: Multi Lev YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 106-070-005 HOA/\$: No**  
**U/B/L:**

**OMD: 08/31/17 PD: 09/26/17 COE: 10/06/17 SP: \$567,000 TIC: No 2nd Unit: Yes**  
**Sale Cond: Offer As Is**

Fabulous Cazadero vacation lodge perfect for hosting large groups! Main house includes an impressive great room with vaulted ceilings, a massive stone fireplace and warm wood paneling. Large updated kitchen with adjoining dining room. Across the huge stone courtyard is a charming 1 bed/1 bath suite. Located on a large, private lot it's just a short walk to the Austin Creek and the historic General store. Vintage charm meets modern conveniences!

[Additional Pictures](#)

**Dir:** River Road to Cazadero Hwy 6 miles to sharp left on Austin Creek Rd home 1/4 mile on right

**Subd:**

**21719532 16611 Rio Nido Rd Guerneville, 95446-9272 / B0700 S Single Family DOM/CDOM: 32/32 LP \$525,000**



**BD: 3 BA: 3 FP: Yes Pool: No SqFt: 2064 A Lot Sz: 34848/0.8000 OLP: \$525,000**  
**Stories: 2 Story YB: 1941 #Gar Sp: 2 #CP Sp: 0 APN: 069-200-072 HOA/\$: No**  
**U/B/L:**

**OMD: 08/18/17 PD: 09/19/17 COE: 10/05/17 SP: \$540,000 TIC: No 2nd Unit: No**  
**Sale Cond: Other**

Armstrong Valley Gardener's Delight. Over 2000 sq foot home with 3 bedrooms plus a 4th home office or bedroom, 3 baths, huge utility/craft room. Two car garage. New roof on all structures. Newly painted exterior. Come and add your decorator touches. Large full amenity kitchen with eat in dining. Separate small dining area off Living room. Huge weeping willow tree and Rose garden. A rare find. .8 Acre parcel. Room for boats and other toys.

[Additional Pictures](#)

**Dir:** Armstrong Woods Rd to Rio Nido Rd. Second property on the right

**Subd:**

**21717871 22925 Conifer Dr Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 49/49 LP \$595,000**



**BD:** 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1512 R **Lot Sz:** 11761/0.2700 **OLP:** \$595,000  
**Stories:** 1 Story **YB:** 1973 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 096-212-006 **HOA/\$:** No  
**U/B/L:**

**OMD:** 08/28/17 **PD:** 10/16/17 **COE:** 10/16/17 **SP:** \$525,000 **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

Stunning river front property. One of a kind location with incredible views, lots of sun, and plenty of parking. This is a diamond in the rough but could truly become a world class destination property.

[Additional Pictures](#)

**Dir:** Hwy 116/River Road to Laurel Dell to right on Conifer Drive.

**Subd:**

**21714812 17200 Old Cazadero Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 61/61 LP \$549,000**



**BD:** 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 728 R **Lot Sz:** 395960/9.0900 **OLP:** \$549,000  
**Stories:** 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-210-012 **HOA/\$:** No  
**U/B/L:**

**OMD:** 06/26/17 **PD:** 08/26/17 **COE:** 10/03/17 **SP:** \$525,000 **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

Enjoy the unprecedented beauty from your very own private 9 acre Oasis. This fully furnished 2 bed 1 bath home looks out on the Cazadero Mountains and California Redwoods. This is the perfect escape from your busy, noisy life where you will surround yourself with the sounds of nature and freshly picked produce from your numerous fruit and olive trees. This escape is just 4 miles from downtown Guerneville at the top of the Guerneville Hills.

[Additional Pictures](#)

**Dir:** Follow Old Cazadero up about 4 miles. You will see the Gate on the Left. No Sign.

**Subd:**

**21721577 900 Austin Creek Rd Cazadero, 95421-9744 / B0700 S Single Family DOM/CDOM: 32/32 LP \$519,900**



**BD:** 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1543 R **Lot Sz:** 43560/1.0000 **OLP:** \$519,900  
**Stories:** 2 Story **YB:** 1956 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-070-020 **HOA/\$:** No  
**U/B/L:**

**OMD:** 09/11/17 **PD:** 10/13/17 **COE:** 10/20/17 **SP:** \$501,000 **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

Wonderful Mid century modern Austin Creek home on an acre. Large 2 plus bedroom home close to the Creek, no flood Private decks and spring fed pond.Plenty of room for gardening on your 1 acre parcel. New floor coverings, paint, new kitchen, all new kitchen appliances. Open beam ceiling in living room and hardwood floors in living room and eat-in dining room. House has an additional 1500 square foot downstairs for all your hobbies and sep. garag

[Additional Pictures](#)

**Dir:** Hwy 116 to Austin Creek Rd. .9 miles to property.

**Subd:**

**21716303 14492 Memory Ln Rio Nido, 95471 / B0700 S Single Family DOM/CDOM: 82/82 LP \$499,000**



**BD:** 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1480 R **Lot Sz:** 11792/0.2707 **OLP:** \$499,000  
**Stories:** Multi Lev **YB:** 2008 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-310-034 **HOA/\$:** No  
**U/B/L:**

**OMD:** 07/14/17 **PD:** 10/04/17 **COE:** 10/12/17 **SP:** \$487,500 **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

Just what you're looking for at the River! Well built house in a sunny location with parking. Multi-level, open floor plan, large kitchen w/island, corian-type counters, Alder cabinets, black appliances, pantry. Sunny living room, gas fireplace, cathedral ceiling, skylights, custom wood railings, leafy views. Master bedroom has access to the back yard. Light-filled loft. 50-year steel roof. Garage has room for kayaks, boat, tools, tons of storage

[Additional Pictures](#)

**Dir:** W on River Rd, turn onto Canyon 2, immediate right is Memory Lane, no street sign. One-Way sign.

**Subd:**

**21723028 15452 Riverside Dr Guerneville, 95446-9580 / B0700 S Single Family DOM/CDOM: 29/29 LP \$487,000**



**BD:** 6 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1841 R **Lot Sz:** 4500/0.1033 **OLP:** \$487,000  
**Stories:** 2 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-120-031 **HOA/\$:** No  
**U/B/L:**

**OMD:** 09/28/17 **PD:** 10/27/17 **COE:** 10/31/17 **SP:** \$485,000 **TIC:** No **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

Double your pleasure! So many possibilities w this immaculate property. Live in one, rent the other; or rent both. Beautiful yard w flowers + a permaculture-inspired garden. Roof-water catchment for irrigation. Great deck upstairs, courtyard with fountain down. Each space has 3 bedrooms, 1 bath. Each, has a lovely kitchen and a pellet stove. Separately metered. 4 off street parking spaces. Walk to downtown Guerneville. Cool! Your house matters.

[Additional Pictures](#)

**Dir:** River Road to Bonita, L on Riverside Dr.(Near Hardware Store.) Left house is on left.

**Subd:**

**21720942**      **9012 Vellutini (aka Yellow Forestville, 95436 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 23/23      **LP**      \$425,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 720 R    **Lot Sz:** 47916/1.1000    **OLP:** \$425,000  
**Stories:** 1 Story    **YB:** 1965    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 083-250-036    **HOA/\$:** No  
**U/B/L:**

**OMD:** 09/06/17    **PD:** 09/29/17    **COE:** 10/06/17    **SP:** \$435,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Peace and quiet in Forestville. Secluded and well kept home on acreage. Has great flat easy parking, sunlight, semi finished detached plumbed building. Home has large bedrooms. Open floor plan. Laundry room. Additional square footage added on prior to seller's ownership not in tax records or listing info. A bathroom recently upgraded to master suite with walk in closet. Tile floors have radiant heat. Come and see what a great home

[Additional Pictures](#)

**Dir:** Martinelli to Vellutini, at gravel go straight, go left at Yellowbrick Road sign. Up .02 mile +/-      **Subd:**

**21721315**      **18940 Hidden Valley Rd Guerneville, 95446-9616 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 43/43      **LP**      \$398,000



**BD:** 3    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 1220 R    **Lot Sz:** 6499/0.1492    **OLP:** \$398,000  
**Stories:** 1 Story    **YB:** 1927    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-050-013    **HOA/\$:** No  
**U/B/L:**

**OMD:** 09/07/17    **PD:** 10/20/17    **COE:** 10/20/17    **SP:** \$425,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Delightful 3 bedroom bungalow among the redwoods. This home features an open floor plan that is ideal for entertaining with plenty of room for guests. Spacious deck, modern appliances and old world charm. Close to the Russian River and Gourmet Guerneville. Central heat and Public Sewer.

[Additional Pictures](#)

**Dir:** Hwy 116 right Lovers Lane, right at Cherry, Left at Hidden Valley      **Subd:**

**21720506**      **18419 Old Monte Rio Rd Guerneville, 95446-9674 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 50/50      **LP**      \$420,000



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1885 A    **Lot Sz:** 3598/0.0826    **OLP:** \$420,000  
**Stories:** Multi Lev    **YB:** 1920    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 072-270-023    **HOA/\$:** No  
**U/B/L:**

**OMD:** 08/31/17    **PD:** 10/20/17    **COE:** 10/30/17    **SP:** \$404,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Roomy and spacious. 3 story Cottage with wood burning fireplace. 3 bedroom 2 bath home. Top floor private room, office or family room. 2 bedrooms on main level and 1 bedroom downstairs with bonus space for home office or second family room. Updated floors and fireplace. Large deck space and patio. Minimal traffic location. Separate laundry room. Detached garage for plenty of storage.

[Additional Pictures](#)

**Dir:** Hwy 116 west - right on Cnopius, left on Old Monte Rio.      **Subd:**

**21721460**      **11063 Terrace Dr Forestville, 95436 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 15/15      **LP**      \$349,900



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1440 R    **Lot Sz:** 7000/0.1607    **OLP:** \$349,900  
**Stories:** 2 Story    **YB:** 1960    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 081-150-024    **HOA/\$:** No  
**U/B/L:**

**OMD:** 09/12/17    **PD:** 09/27/17    **COE:** 10/06/17    **SP:** \$375,000    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

End of the road privacy with lots of Sun! Secluded 2+1 House with 1+1 attached Guest/Rental unit oozing with character and charm. 2 lots equal .91 acres. Upper unit features cathedral ceilings, skylights and expansive sunny deck. Boasts remodeled kitchen and baths with lots of tile and stone. Enjoy western sunset views located close to river recreation, world class wineries and many fine restaurants. Great getaway yet close to everything

[Additional Pictures](#)

**Dir:** River Rd to Forest Hills Rd, R on Old River Rd L on Ogburn Ln, R on Terrace Dr past Esther to end      **Subd:**

**21720431**      **16250 Drake Extension Rd Guerneville, 95446 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 57/57      **LP**      \$344,500



**BD:** 2    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 780 R    **Lot Sz:** 10799/0.2479    **OLP:** \$344,500  
**Stories:** 2 Story    **YB:** 1950    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 071-170-004    **HOA/\$:** No  
**U/B/L:**

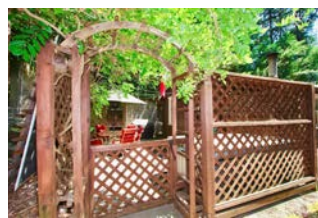
**OMD:** 08/29/17    **PD:** 10/25/17    **COE:** 10/25/17    **SP:** \$345,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Walk to downtown Guerneville and Johnson's beach from this cute, private cottage. Two bedrooms and 1 bath on over 1/4 of an acre of your own private oasis. Fruit trees, gardening and sun. This home is located right on the other side of the river from Guerneville's famous restaurants and shops. Just take the walking bridge into town.

[Additional Pictures](#)

**Dir:** 116 to Drake left under the bridge Drake Extension. slide gate on right side House is last on right      **Subd:**

**21719629 14980 Outlet Dr Guerneville, 95446-8601 / B0700 S Single Family DOM/CDOM: 26/26 LP \$315,000**



**BD:** 1 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 640 R **Lot Sz:** 4356/0.1000 **OLP:** \$299,000  
**Stories:** 1 Story **YB:** 1925 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 070-160-033 **HOA/**\$: No  
**U/B/L:**  
**OMD:** 08/29/17 **PD:** 09/24/17 **COE:** 10/02/17 **SP:** \$315,000 **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

Perfect Get-a-Way. 1 bedroom 1.5 bath cute home with that vacation feel. No flood property is walking distance to River, food, events and shopping. 2 set ups for outdoor living. Wood Deck off of the living room and concrete patio off kitchen. Built in outdoor fireplace. Low maintenance yard. Plenty of storage. Off street parking. This quaint setting makes indoor or outdoor living come alive. Hot tub & wood fireplace, Your romantic getaway awaits.

[Additional Pictures](#)

**Dir:** River Road between Rio Nido and Guerneville. Outlet is adjacent to Cottages on the River. **Subd:**

**21720231 10800 Highway 116 Forestville, 95436-9719 / B0700 S Single Family DOM/CDOM: 16/16 LP \$350,000**



**BD:** 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 992 R **Lot Sz:** 56192/1.2900 **OLP:** \$350,000  
**Stories:** 1 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-160-004 **HOA/**\$: No  
**U/B/L:**  
**OMD:** 09/05/17 **PD:** 09/21/17 **COE:** 10/16/17 **SP:** \$300,000 **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

Set back from the road, here is that opportunity to buy two homes, on over an acre, complete with a year round creek, sizeable workshop with water and electricity and unlimited potential. Wood windows, wood floors and french doors, but not for the faint of heart.

[Additional Pictures](#)

**Dir:** 1 1/2 mile N of where Green Valley Road intersects Hwy 116. **Subd:**

**21719580 15530 Riverside Dr Guerneville, 95446-9296 / B0700 S Single Family DOM/CDOM: 17/17 LP \$293,000**



**BD:** 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1152 R **Lot Sz:** 4356/0.1000 **OLP:** \$265,000  
**Stories:** 3 Story **YB:** 1988 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-120-037 **HOA/**\$: No  
**U/B/L:**  
**OMD:** 09/25/17 **PD:** 10/12/17 **COE:** 10/19/17 **SP:** \$300,000 **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

Spacious tri-level home on a level sunny lot near the Russian River. The lower level features Studio/office, laundry/bath and large storage area. Second level has 1 bedroom, kitchen, living room(w/ fireplace), bath and view deck. Third level features large open bonus room with 1/2 bath, walk-in closet and private deck. Fully fenced yard with vegetable garden/fruit trees. 2 car garage with remote. Downtown Guerneville is short bike ride away.

[Additional Pictures](#)

**Dir:** River Rd to Bonita(across from True Value Hardware) to left on Riverside. **Subd:**

**21718729 17860 Santa Rosa Ave Guerneville, 95446-9626 / B0700 S Single Family DOM/CDOM: 7/7 LP \$225,000**



**BD:** 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1207 R **Lot Sz:** 6752/0.1550 **OLP:** \$225,000  
**Stories:** 2 Story **YB:** 1914 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-216-001 **HOA/**\$: No  
**U/B/L:**  
**OMD:** 08/11/17 **PD:** 08/18/17 **COE:** 10/24/17 **SP:** \$275,000 **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

This property is nestled in wooded splendor and on tax records as a 2BR/2BA. Currently configured as a 1BR/1BA with an upper level. Big front deck, fenced rear yard and great sense of privacy. Lower level is turn key with gas fireplace, hot water on demand, totally move-in ready. Plenty of parking. No end of Upside!

[Additional Pictures](#)

**Dir:** LOOK FOR SIGN (2 houses have same address). Hwy 116 West to Old Monte Rio Rd, R on Santa Rosa. **Subd:**

**21716344 17470 Old Monte Rio Rd Guerneville, 95446-8031 / B0700 S Single Family DOM/CDOM: 97/97 LP \$299,000**



**BD:** 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 720 R **Lot Sz:** 1951/0.0448 **OLP:** \$312,000  
**Stories:** 1 Story **YB:** 1991 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-012 **HOA/**\$: No  
**U/B/L:**  
**OMD:** 07/13/17 **PD:** 10/18/17 **COE:** 10/20/17 **SP:** \$270,000 **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

Impeccable Guerneville Hideaway. Secluded tree-top splendor that's situated along a little-known pathway to rest & relaxation. Thoughtfully updated interiors provide bright, open space that incl vaulted ceilings w/ skylights, polished kitchen & a fresh, clean outlook to the Redwoods. Impressive deck creates an inspirational connection to nature. Lower level w/ closet provides creative bonus space. On municipal sewer & water. Close to Town!

[Additional Pictures](#)

**Dir:** NOT ON OLD MONTE RIO RD - take HWY 116 WEST of town and look for sign at WEST end of Guerne **Subd:**



**21719307 6250 Cazadero Hwy Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 60/60 LP \$279,500**



**BD: 2 BA: 2/1 FP: No Pool: No SqFt: 1258 N Lot Sz: 2178/0.0500 OLP: \$299,500**  
**Stories: 3 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 106-140-012 HOA/\$: No**

**OMD: 08/16/17 PD: 10/15/17 COE: 10/27/17 SP: \$258,000 TIC: No U/B/L: 2nd Unit: No**  
**Sale Cond: Offer As Is**

Over the river and through the woods to this enchanting sunny home on Austin Creek. Two plus bedrooms. Two plus baths. Wood stove. Expansive decks. A great family getaway. Fantastic beach and swimming hole with perfect southern exposure. Part of a community of a dozen cottages built early in the last century. A short walk to the village of Cazadero. Seasonal access only.

[Additional Pictures](#)

**Dir:** Downtown Cazadero

**Subd:**

**21723920 15094 Canyon 2 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 15/15 LP \$183,000**



**BD: 1 BA: 1 FP: No Pool: No SqFt: 870 R Lot Sz: 10799/0.2479 OLP: \$183,000**  
**Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-256-005 HOA/\$: No**

**OMD: 10/08/17 PD: 10/23/17 COE: 10/31/17 SP: \$245,000 TIC: No U/B/L: 2nd Unit: No**  
**Sale Cond: None**

Vintage Guerneville Cabin - Step back in time with this original turn of the century cabin that was built by the Seller's Great-Grandparents. Located on a large sunny corner lot with an expansive front deck that's perfect for quiet relaxation. Charming interiors include sleeping porch, updated bath and eat-in kitchen. On Municipal Water & Sewer. No Flood. This could be an absolutely great remodel or new development opportunity!

[Additional Pictures](#)

**Dir:** Canyon Two Road past Roadhouse and pool on left - all the way to the back.

**Subd:**

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



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

**OMD: 10/09/17 PD: 11/10/17 COE: SP: \$ TIC: No U/B/L: 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**Subd:**

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



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

**OMD: 10/02/17 PD: 11/10/17 COE: SP: \$ TIC: No U/B/L: 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**Subd:**

**21722818 15362 Old River Rd Guerneville, 95446-9562 / B0700 P Single Family DOM/CDOM: 37/37 LP \$395,000**



**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1366 O Lot Sz: 12197/0.2800 OLP: \$409,000**  
**Stories: 2 Story YB: 1953 #Gar Sp: 0 #CP Sp: 2 APN: 070-130-034 HOA/\$: No**

**OMD: 09/29/17 PD: 11/05/17 COE: SP: \$ TIC: No U/B/L: 2nd Unit: No**  
**Sale Cond: None**

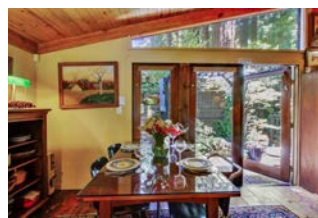
Great rental property on large lot (.28 acres). Close to town. Three bedrooms, 2 bathrooms. A truly wonderful home. 2 car carport plus parking for 10 cars. This one will win your heart.

[Additional Pictures](#)

**Dir:** River Road to Orchard to Old River

**Subd:**

**21717840**      **560 E Austin Creek Rd**      **Cazadero, 95421-0212 / B0700**      **P**      **Single Family**      **DOM/CDOM:** 96/96      **LP**      **\$389,000**



**BD:** 1    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 890 N    **Lot Sz:** 6970/0.1600    **OLP:** \$399,000  
**Stories:** 2 Story    **YB:** Unknow    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 105-220-021    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 08/01/17    **PD:** 11/05/17    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21717084**      **7785 Giusti Rd**      **Forestville, 95436-9673 / B0700**      **CN**      **Single Family**      **DOM/CDOM:** 102/102      **LP**      **\$850,000**



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1439 R    **Lot Sz:** 44867/1.0300    **OLP:** \$850,000  
**Stories:** 1 Story    **YB:** 1974    **#Gar Sp:** 1    **#CP Sp:** 2    **APN:** 083-170-032    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 07/31/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21724356**      **8471 Hwy 116**      **Forestville, 95436-9230 / B0700**      **CN**      **Farms/Ranch**      **DOM/CDOM:** 21/21      **LP**      **\$649,000**



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1810 R    **Lot Sz:** 1190495/27.3300    **OLP:** \$649,000  
**Stories:** 1 Story    **YB:** Against    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 083-210-003    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/20/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Within Pocket Canyon on a heavily forested property lies this rustic stucco and log home on approximately 27 acres. Spring fed water is pumped to two 10,000 gallon concrete tanks on top of the hill. Electricity provided by PG&E. One additional cabin and several small outbuildings. This property was once used as an artist's retreat and has numerous possibilities; it has beautiful wooded vistas and several flat building sites.

[Additional Pictures](#)

**Dir:** Hwy.116 1.8 miles west of Forestville.

**Subd:**

**21725041**      **11851 Westside Rd**      **Forestville, 95436-9808 / B0700**      **CN**      **Single Family**      **DOM/CDOM:** 15/15      **LP**      **\$567,000**



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 906 N    **Lot Sz:** 257875/5.9200    **OLP:** \$567,000  
**Stories:** 2 Story    **YB:** 1972    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 085-040-010    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/26/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Come & enjoy this custom home nestled among trees. Perfect for a home or retreat. Downstairs 240 sq. ft. bonus area and its own entrance. Decks, patio, multiple fruit & citrus trees for your enjoyment. Features oak hardwood floors throughout. Fireplace in living room, kitchen with granite counters and stainless appliances. On demand hot water & central heat. Short distance from Russian River, ocean, wineries & all Sonoma County has to offer!

[Additional Pictures](#)

**Dir:** River Road to Westside Road. Home is on the left.

**Subd:**

**21723925**      **17495 Old Monte Rio Rd**      **Guerneville, 95446-9625 / B0700**      **CN**      **Single Family**      **DOM/CDOM:** 26/26      **LP**      **\$459,000**



**BD:** 3    **BA:** 2/1    **FP:** Yes    **Pool:** No    **SqFt:** 2092 A    **Lot Sz:** 19598/0.4499    **OLP:** \$459,000  
**Stories:** 2 Story    **YB:** 1914    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-200-079    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/12/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Spacious Vintage Cottage nestled in the woods, 3 bed/3 bath with over 2000 square feet! Delight in the soaring open beam ceiling with skylights in the spacious living room with wood burning fireplace. Expansive wall of windows provides an abundance of light with peaceful forest views. Multiple decks with plenty of room for your entertaining pleasure. This is a wonderful place to call home! Motorized trolley carries 500lbs for EZ move in.

[Additional Pictures](#)

**Dir:** Hwy 116/River Road past Guerneville to Old Monte Rio Road. House on right of shared stairway.

**Subd:**

**21614607 8110 Tyrone Rd Monte Rio, 95462 / B0700 CN Single Family DOM/CDOM: 422/422 LP \$185,000**



**BD: 2 BA: 1 FP: No Pool: No SqFt: 764 R Lot Sz: 28314/0.6500 OLP: \$200,000**  
**Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 2 APN: 074-250-022 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/21/16 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Short Sale**  
 Cottage with 2 bedrooms and 1 bath, large deck overlooking the hills, lots of privacy.

[Additional Pictures](#)

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

**Subd:**

**21716128 12422 Westside Rd Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 109/109 LP \$1,150,000**



**BD: 3 BA: 3/1 FP: Yes Pool: Yes SqFt: 3719 A Lot Sz: 30492/0.7000 OLP: \$1,150,000**  
**Stories: 3 Story YB: 1930 #Gar Sp: 2 #CP Sp: 0 APN: 081-052-044 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**Subd:**

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



**BD: 2 BA: 3 FP: Yes Pool: No SqFt: 2230 R Lot Sz: 22002/0.5051 OLP: \$539,000**  
**Stories: 2 Story YB: 1967 #Gar Sp: 1 #CP Sp: 0 APN: 082-201-010 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/25/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

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

[Additional Pictures](#)

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

**Subd:**

**21719136 8316 Trenton Rd Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 79/79 LP \$515,000**



**BD: 3 BA: 2 FP: No Pool: No SqFt: 1100 B Lot Sz: 3485/0.0800 OLP: \$539,000**  
**Stories: 1 Story YB: 2017 #Gar Sp: 1 #CP Sp: 0 APN: 082-039-078 HOA/\$: No**  
**U/B/L:**  
**OMD: 08/23/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

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

[Additional Pictures](#)

**Dir:** Covey rd to left on Trenton home on right

**Subd:**

**21724976 14943 Cherry St Guerneville, 95446-9615 / B0700 CC Single Family DOM/CDOM: 15/15 LP \$490,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1020 N Lot Sz: 3485/0.0800 OLP: \$490,000**  
**Stories: 2 Story YB: 1940 #Gar Sp: 1 #CP Sp: 1 APN: 072-040-032 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

**Dir:** 116 to Old Cazadero Rd to Cherry Street.

**Subd:**

**21721922 10878 River Dr Forestville, 95436-9817 / B0700 CC Single Family DOM/CDOM: 46/146 LP \$449,000**



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

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

[Additional Pictures](#)

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

**21717832 9545 Valle Vista Rd Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 88/88 LP \$435,000**



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

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

[Additional Pictures](#)

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

**21724658 8380 Spring Dr Forestville, 95436-9377 / B0700 CC Single Family DOM/CDOM: 9/9 LP \$425,000**



**BD:** 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 3598/0.0826 **OLP:** \$425,000  
**Stories:** Other **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-023-015 **HOA/**\$: No  
**U/B/L:**  
**OMD:** 11/01/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

Darling updated home with private yard and new deck for entertaining. Move in ready for full time or second home. Updated Kitchen, Bathrooms, Flooring, Electrical and Plumbing, Speakers throughout the home.

[Additional Pictures](#)

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

**21724579 5923 Cazadero Hwy Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 21/21 LP \$369,000**



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

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

[Additional Pictures](#)

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

**21722886 15126 Sequoia Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 46/46 LP \$339,000**



**BD:** 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 675 O **Lot Sz:** 4792/0.1100 **OLP:** \$349,000  
**Stories:** 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-220-004 **HOA/**\$: No  
**U/B/L:**  
**OMD:** 09/25/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**21722685**      **14715 Old Cazadero Rd**      **Guerneville, 95446-9004 / B0700**      **CC Single Family**      **DOM/CDOM:** 46/46      **LP**      \$299,900



**BD:** 2    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 784 R    **Lot Sz:** 4500/0.1033    **OLP:** \$299,900  
**Stories:** Split Lev    **YB:** 1953    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-070-006    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 09/25/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21718668**      **15359 Willow Rd**      **Guerneville, 95446 / B0700**      **CC Single Family**      **DOM/CDOM:** 94/94      **LP**      \$244,950



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 428 R    **Lot Sz:** 3001/0.0689    **OLP:** \$255,000  
**Stories:** 1 Story    **YB:** 1930    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 070-230-063    **HOA/\$:** Yes/\$15.00/Ye  
**U/B/L:**  
**OMD:** 08/08/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21713434**      **17875 Santa Rosa Ave**      **Guerneville, 95446-9626 / B0700**      **CC Single Family**      **DOM/CDOM:** 151/151      **LP**      \$184,900



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1188 R    **Lot Sz:** 10402/0.2388    **OLP:** \$239,900  
**Stories:** 2 Story    **YB:** 1949    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-214-021    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 06/10/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** REO

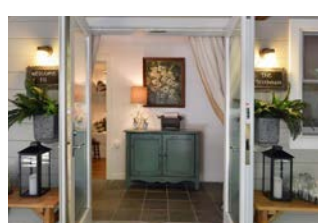
Drastic Price Reduction!! 2 story cabin in the woods with big new deck to relax and enjoy. Upstairs is the main living area with 2 bedrooms plus a bonus room 1 bath plus the kitchen and separate laundry. Downstairs has been remodeled to be for guest with their own bathroom. Bring your tool belt to finish the remaining repairs.

[Additional Pictures](#)

**Dir:** 2 miles west on River Rd, right on Cnopius, right on Old Monte Rio Rd, left on Santa Rosa Ave.

**Subd:**

**21720724**      **15208 Canyon 6 Rd**      **Guerneville, 95446 / B0700**      **CR Single Family**      **DOM/CDOM:** 70/70      **LP**      \$850,000



**BD:** 3    **BA:** 2/1    **FP:** Yes    **Pool:** No    **SqFt:** 2215 R    **Lot Sz:** 34412/0.7900    **OLP:** \$850,000  
**Stories:** Tri Level    **YB:** 1974    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 070-220-054    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 09/01/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21717629**      **123 Nolan Ct**      **Forestville, 95436-9438 / B0700**      **A Single Family**      **DOM/CDOM:** 86/148      **LP**      \$5,999,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21713424**      **19540 King Ridge Rd**      **Cazadero, 95421-9613 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 153/506      **LP**      \$4,950,000



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

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

[Additional Pictures](#)

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

**21711537**      **8781 Martinelli Rd**      **Forestville, 95436-9258 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 147/147      **LP**      \$3,195,000



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

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

[Additional Pictures](#)

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

**21714829**      **6361 Trenton Healdsburg**      **Forestville, 95436-9613 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 128/128      **LP**      \$1,699,000



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

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

[Additional Pictures](#)

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

**21725479**      **12022 Mays Canyon Rd**      **Guerneville, 95446-9496 / B0700**      **A**      **Farms/Ranch**      **DOM/CDOM:** 10/10      **LP**      \$1,500,000



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

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

[Additional Pictures](#)

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

**21714740**      **20030 River Blvd**      **Monte Rio, 95462 / B0700**      **B A**      **Single Family**      **DOM/CDOM:** 28/28      **LP**      \$1,385,000



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

Riverfront 1.43 acres This turn of the century cottage, once a SF retreat resort is now reliving its glory days. Turnkey vacation rental w/ 4 sleeping areas inside the home, vintage sleeping cabin, & bath house. This glorious property continues to awe & relax return visitors. Giant redwoods, lush lawns, flowering gardens, expansive decks, shade, sun, hot tub including access to its own beach. End of road privacy w/gated entrance. Rare river acreage

[Additional Pictures](#)

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

**21723361 7311 Rancho Molino Trl Forestville, 95436-9568 / B0700 A Single Family DOM/CDOM: 40/40 LP \$1,195,000**  
**BD: 3 BA: 3/1 FP: Yes Pool: No SqFt: 2832 R Lot Sz: 400316/9.1900 OLP: \$1,195,000**  
**Stories: Multi Lev YB: 1989 #Gar Sp: 3 #CP Sp: 0 APN: 084-031-006 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/01/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**  
 End of the road privacy with fantastic tree-lined and sunset views! Excellent floor plan with a large kitchen that opens to dining and living rooms with a wood burning stove. New carpeting. Main level en suite master bedroom ready for your finishing touches. Two bedrooms and two full baths located upstairs. Separate entrance to the lower level that includes a bedroom, game room and is plumbed for a full bath. Expansive sun-filled view deck.



[Additional Pictures](#)

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

**21717445 12130 Highway 116 Guerneville, 95446-9480 / B0700 A Single Family DOM/CDOM: 106/106 LP \$1,195,000**  
**BD: 6 BA: 6/1 FP: Yes Pool: No SqFt: 2829 R Lot Sz: 87120/2.0000 OLP: \$1,195,000**  
**Stories: 2 Story YB: 1891 #Gar Sp: 0 #CP Sp: 0 APN: 085-070-010 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/27/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**  
 Beautiful Victorian Home with wrap-around Deck for enjoying the wonderful Summer and Fall weather at the Russian River. Total 6 Bed, 6 1/2 Bath. 6 Fireplaces. Hot Tub / Deck Area and Dry Sauna for the ultimate relaxation! Close to dozens of World-Class wineries. Thirty minutes to the Sonoma Coast



[Additional Pictures](#)

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

**21725118 17970 Duncan Ln Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 15/15 LP \$983,000**  
**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1510 N Lot Sz: 456509/10.4800 OLP: \$983,000**  
**Stories: 1 Story YB: 1992 #Gar Sp: 0 #CP Sp: 1 APN: 072-021-027 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**  
 10 Acres of TOTAL Seclusion & PRIVACY. Just outside of GVL, this amazing property is a showplace for this contemporary custom built 2BR 2BA home + an elegant step-down Library w/ walk-out to lush trails & majestic Redwoods. A perfect year-round retreat w/ end of road privacy, gated entry, two fireplaces, hot tub, gourmet kitchen and high speed internet. Hobby farm incl. irrigated raised beds, small orchard, vineyard, barn, chicken coop. Heavenly!



[Additional Pictures](#)

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

**21714853 6320 Trenton Healdsburg Forestville, 95436-9613 / B0700 A Single Family DOM/CDOM: 128/128 LP \$950,000**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2012 N Lot Sz: 38355/0.8805 OLP: \$1,075,000**  
**Stories: Other YB: 1949 #Gar Sp: 3 #CP Sp: 0 APN: 078-010-026 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**  
 Charming country home built circa 1949 on .88 acre parcel. Lovingly maintained with 3 beds, 2 baths, living room, family room with dining area and kitchen. Single level living with 1 bed and sitting room on lower level. Many outbuildings including 3 car garage, shop/storage, home office or artist studio, greenhouse and raised garden beds. Enjoy the relaxing deck shaded by huge redwood tree. RRD zoning may allow vacation rental.



[Additional Pictures](#)

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

**21724970 16334 Valley Ln Guerneville, 95446-8924 / B0700 A Single Family DOM/CDOM: 10/10 LP \$949,000**  
**BD: 5 BA: 4/1 FP: No Pool: Yes SqFt: 2000 N Lot Sz: 24394/0.5600 OLP: \$949,000**  
**Stories: 2 Story YB: 2003 #Gar Sp: 0 #CP Sp: 1 APN: 069-270-030 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: None**  
 Imagine a beautiful salt water pool set w/ privacy & sun. A second home for family & friends to visit or extra income. This property offers a 3/3 home & second 2/2 home. Flat & sunny & over 1/2 acre of sun. Fully fenced & private gated entry, adds to the pure joy of this home. Modern finishes and design makes this a home you will be proud to show time & time again. It will be THE gathering place! A second home adds to your purchase power.



[Additional Pictures](#)

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

**21721464**      **24951 Hwy 116 Hwy**      **Duncans Mills, 95430 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 57/235      **LP**      **\$949,000**



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

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

[Additional Pictures](#)

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

**Subd:**

**21725263**      **14801 Old Cazadero Rd**      **Guerneville, 95446-9668 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 12/109      **LP**      **\$869,000**



**BD:** 5    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 2660 O    **Lot Sz:** 14314/0.3286    **OLP:** \$869,000  
**Stories:** 2 Story    **YB:** 1961    **#Gar Sp:** 3    **#CP Sp:** 2    **APN:** 072-070-080    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/29/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

**Dir:** Hwy 116 to Old Cazadero

**Subd:**

**21710928**      **19805 Fort Ross Rd**      **Cazadero, 95421 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 177/177      **LP**      **\$859,000**



**BD:** 3    **BA:** 3    **FP:** Yes    **Pool:** Yes    **SqFt:** 1408 R    **Lot Sz:** 901692/20.7000    **OLP:** \$892,000  
**Stories:** 2 Story    **YB:** 1986    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 106-270-014    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 05/17/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

PRIVACY ABOUND in the hills above Cazadero. A 5 minute drive from town will give you a peaceful and SERENE setting on 20+ acres. The views and full sun provide this 3 bdrm/3 bath home with the elements that most people are searching for. Add a screened-in porch, fireplace, pool, guest house and barn and you have all the ingredients for your own private retreat. The only sounds you hear are those of nature. Want to get away? This is the place!

[Additional Pictures](#)

**Dir:** 1.1 mi from stop sign at Ft. Ross Rd./Caz Hwy.

**Subd:**

**21714754**      **30726 King Ridge Rd**      **Cazadero, 95421 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 139/139      **LP**      **\$785,000**



**BD:** 2    **BA:** 1/1    **FP:** Yes    **Pool:** No    **SqFt:** 1280 R    **Lot Sz:** 1960200/45.0000    **OLP:** \$785,000  
**Stories:** 2 Story    **YB:** 1979    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 109-340-033    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 06/24/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21717352**      **18147 Hwy 116**      **Guerneville, 95446 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 87/87      **LP**      **\$750,000**



**BD:** 5    **BA:** 4/1    **FP:** Yes    **Pool:** No    **SqFt:** 1489 N    **Lot Sz:** 51266/1.1769    **OLP:** \$750,000  
**Stories:** Other    **YB:** 1935    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 072-240-004    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 07/24/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**



**21723542 4350 Cazadero Hwy Cazadero, 95421-9758 / B0700 A Single Family DOM/CDOM: 36/36 LP \$749,000**



**BD: 3 BA: 2 FP: No Pool: No SqFt: 1245 R Lot Sz: 114563/2.6300 OLP: \$749,000**  
**Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 105-190-019 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/05/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: None**

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

[Additional Pictures](#)

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

**Subd:**

**21719278 6530 Covey Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 105/105 LP \$645,000**



**BD: 1 BA: 0/2 FP: No Pool: No SqFt: 4909 O Lot Sz: 8398/0.1928 OLP: \$645,000**  
**Stories: 2 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 083-090-049 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/28/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

Forestville live/work huge space with many possibilities. Previously an Odd Fellows meeting hall, 3,359 sf on 1st level and 1,550 sf on 2nd level. Large open spaces on 1st level with big kitchen lends itself to many possibilities. Super Hwy 116 exposure with much room for your dreams. Also listed as Commercial, MLS# 21714337

[Additional Pictures](#)

**Dir:** Highway 116 to corner of Covey Rd and Hwy 116

**Subd:**

**21719445 6757 Covey Rd Forestville, 95436-9584 / B0700 A Single Family DOM/CDOM: 86/86 LP \$627,500**



**BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1938 R Lot Sz: 19476/0.4471 OLP: \$639,000**  
**Stories: 1 Story YB: 1957 #Gar Sp: 1 #CP Sp: 0 APN: 083-060-035 HOA/\$: No**  
**U/B/L:**  
**OMD: 08/17/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

**Dir:** Hwy 116 Right on Covey

**Subd:**

**21712385 14987 Foothill Blvd Guerneville, 95446-9540 / B0700 A Single Family DOM/CDOM: 160/160 LP \$529,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1275 R Lot Sz: 4500/0.1033 OLP: \$529,000**  
**Stories: 2 Story YB: 1991 #Gar Sp: 4 #CP Sp: 0 APN: 070-160-009 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

The house you been waiting for is here. The kitchen and 2 bathrooms have a recent \$100,000.00 upgrade. Granite, tile, rock work, led lights, flooring are all perfect. This house would make a perfect V.R.B.O. or just a great full time home. Must see to appreciate. The photos can not show how beautiful it is. Plantation shutters everywhere A 6,000 watt solar system... Your P.G. & E. bill is literally pennies a day. YOU GOTTA SEE THIS HOUSE... WORTH A LOOK.

[Additional Pictures](#)

**Dir:** River Road right on foothill, left on foothill first house on right.

**Subd:**

**21702529 7266 Harmon Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 265/525 LP \$500,000**



**BD: 3 BA: 2 FP: Yes Pool: Yes SqFt: 2300 O Lot Sz: 14000/0.3214 OLP: \$500,000**  
**Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 4 APN: 850-000-165 HOA/\$: Yes/\$2500.00/Year**  
**U/B/L:**  
**OMD: 02/15/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Other**

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

[Additional Pictures](#)

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

**Subd:**

**21725737**      **11170-aka11770 Mays Can Forestville, 95436-9493 / B0700**      **N A**      **Single Family**      **DOM/CDOM:** 6/6      **LP**      \$475,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 1009 R    **Lot Sz:** 68389/1.5700    **OLP:** \$475,000  
**Stories:** 1 Story    **YB:** 1922    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 085-150-016    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 11/04/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

1.56 Acre! Large, level, secluded lot with plenty of room for gardening, loads of parking, etc. home has been lovingly updated with high quality materials such as granite and marble. Living room features brick fireplace to cozy up to on cold winter evenings. Charming, covered front porch invites you to come sit and sip your favorite beverage. Large country kitchen with formal dining area. Skylights make it bright & shiny. Full basement/storage

[Additional Pictures](#)

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

**Subd:**

**21723622**      **12090 Hwy 116 Hwy**      **Guerneville, 95446-9411 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 37/37      **LP**      \$475,000



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** U    **Lot Sz:** 7706/0.1769    **OLP:** \$475,000  
**Stories:** Other    **YB:** Unknow    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 085-070-009    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/04/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Truly one of a kind DOME HOME in the heart of the Russian River! The attention to detail is obvious, from the beautiful woodwork to the custom tile shower and entryway. Updated kitchen, a separate building for laundry, and a great big yard for having FUN in the SUN!

[Additional Pictures](#)

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

**Subd:**

**21724614**      **19030 Hidden Valley Rd**      **Guerneville, 95446-9342 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 21/21      **LP**      \$465,000



**BD:** 3    **BA:** 2    **FP:** No    **Pool:** No    **SqFt:** 1534 O    **Lot Sz:** 4792/0.1100    **OLP:** \$465,000  
**Stories:** 2 Story    **YB:** 1946    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-050-006    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/20/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** None

Two unit property in great neighborhood. Live and earn or room for extended family. 2 bedroom upper unit features a private back patio with hot tub, charming covered front porch with double French doors and wraparound deck. Kitchen has granite counters, rich wood cabinets and stainless appliances. Spacious 1 bedroom lower unit features its own private enclosed patio, tile floors, updated kitchen and bath. City sewer and water, no flood zone.

[Additional Pictures](#)

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

**Subd:**

**21713277**      **16063 Riverlands Rd**      **Guerneville, 95446-9417 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 152/152      **LP**      \$459,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 979 R    **Lot Sz:** 4948/0.1136    **OLP:** \$495,000  
**Stories:** 1 Story    **YB:** 1950    **#Gar Sp:** 2    **#CP Sp:** 0    **APN:** 071-140-039    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 06/11/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Classic two bedroom, one bath Russian River home. Spacious living room with classic woodwork, including original wood floors. Laundry and pantry room off kitchen. Home raised above flooding. Beneath is a large two car garage with workshop. Set in a sunny location overlooking tennis courts, Pee Wee Golf, and regional parks. Located a quarter mile to downtown Guerneville and around the corner to the river at the neighborhood dock.

[Additional Pictures](#)

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

**Subd:**

**21723217**      **15220 Rio Nido Rd**      **Guerneville, 95446-9568 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 42/42      **LP**      \$449,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21723619**      **21 Springhill Dr**      **Cazadero, 95421-9618 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 21/21      **LP**      \$445,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21717501**      **213 Farrell Dr**      **Forestville, 95436-9525 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 108/108      **LP**      \$429,000



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

[Additional Pictures](#)

**Dir:** CROSS STREET FROM ORCHARD RD AND NAZIELLE RD.

**Subd:**

**21725038**      **21492 Rio Vista Ter**      **Monte Rio, 95462 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 15/15      **LP**      \$425,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 740 R    **Lot Sz:** 4356/0.1000    **OLP:** \$425,000  
**Stories:** 1 Story    **YB:** 1920    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 095-157-006    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 10/26/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21721700**      **15229 Willow Rd**      **Guerneville, 95446 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 59/59      **LP**      \$425,000



**BD:** 5    **BA:** 3    **FP:** No    **Pool:** No    **SqFt:** 2145 R    **Lot Sz:** 13939/0.3200    **OLP:** \$480,000  
**Stories:** 1 Story    **YB:** Unknow    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 070-230-044    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 09/12/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

**Dir:** Hwy. 116 to Rio Nido.

**Subd:**

**21723939**      **4110 Cazadero Hwy**      **Cazadero, 95421 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 24/24      **LP**      \$400,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21725745**      **21920 Duncan Rd**      **Monte Rio, 95462-9769 / B0700**      **N A**      **Single Family**      **DOM/CDOM:** 6/6      **LP**      **\$399,000**



**BD:** 2    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** U    **Lot Sz:** 3485/0.0800    **OLP:** \$399,000  
**Stories:** 2 Story    **YB:** 1959    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 094-026-004    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 11/04/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Fantastic river views from this updated two bedroom, two bath home. Newer appliances including refrigerator and washer/dryer. Separate additional office or guest room with half bath. Spacious deck with hot tub overlook the beautiful Russian River. Close to the coast, restaurants, wineries and Armstrong Woods State Park.

[Additional Pictures](#)

**Dir:** Hwy. 116, West. Sharp right onto Duncan.

**Subd:**

**21700114**      **17970 Sweetwater Springs**      **Guerneville, 95446-8910 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 311/311      **LP**      **\$399,000**



**BD:** 2    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 840 R    **Lot Sz:** 28558/0.6556    **OLP:** \$499,000  
**Stories:** 1 Story    **YB:** Unknow    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 069-120-006    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 01/03/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21722105**      **20274 Alder Rd**      **Monte Rio, 95462-9787 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 50/50      **LP**      **\$389,000**



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 625 N    **Lot Sz:** 4792/0.1100    **OLP:** \$389,000  
**Stories:** 2 Story,    **YB:** 1964    **#Gar Sp:** 0    **#CP Sp:** 1    **APN:** 095-233-026    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 09/21/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** None

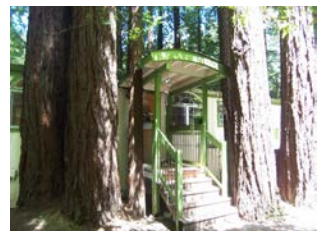
A sunny little cottage in the village of Monte Rio. Enjoy upper greenbelt views just a short distance to Russian river beaches. The corner lot offers a flat fenced yard, carport and a mobile unit for monthly income. Nicely finished and updated with a tiled gas fireplace, dual pane windows & stainless appliances. Easy access to the ocean, hiking/biking, Redwood preserves, world-class wineries.

[Additional Pictures](#)

**Dir:** River Blvd to R-Field Lane. Corner of Alder Rd & Field Lane.

**Subd:**

**21716335**      **1020 Cazadero Hwy**      **Cazadero, 95421-9718 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 114/131      **LP**      **\$375,000**



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

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

[Additional Pictures](#)

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

**Subd:**

**21724418**      **20795 Bohemian Ave**      **Monte Rio, 95462 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 24/91      **LP**      **\$335,000**



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

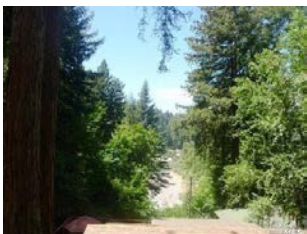
If you are looking for a move-in ready home, this home is for you! Fully remodeled, foundation up, less than 4 years ago. Fully permitted. Updates include: tank-less water heater, Jacuzzi, custom redwood counter tops, custom hardwood floors, new roof. Large yard, walking distance to the river, movie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

[Additional Pictures](#)

**Dir:** Bohemian Hwy to Bohemian Ave

**Subd:**

**21718251 11717 Madrona Rd Forestville, 95436-9765 / B0700 A Single Family DOM/CDOM: 100/100 LP \$308,450**



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

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

[Additional Pictures](#)

**Dir:** Summerhome Park Rd -> Madrona Rd

**Subd:**

**21720001 9195 Rio Dell Ct Forestville, 95436-9528 / B0700 A Single Family DOM/CDOM: 77/77 LP \$299,000**



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

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

[Additional Pictures](#)

**Dir:** River Road to Rio Dell Court

**Subd:**

**21711419 14411 Camino del Arroyo Guerneville, 95446-9306 / B0700 A Single Family DOM/CDOM: 156/156 LP \$279,000**



**BD:** 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 763 R **Lot Sz:** 8398/0.1928 **OLP:** \$299,000  
**Stories:** 2 Story **YB:** Against **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-330-006 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 06/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

This is an opportunity to complete to your liking the remodel of a creekside home with an open floorplan. The heavy lifting is done: foundation, roof, siding, windows, wiring, plumbing, insulation, steps, decks. You'll just need to finish the interior (walls, flooring, heating, fixtures, appliances), handrails, and landscaping. Partially finished Basement, plus tall crawlspace for more storage. Sale includes most building materials onsite.

[Additional Pictures](#)

**Dir:** Hwy. 116 to Old Cazadero Rd., 2.5 mi to Camino del Arroyo, follow directional arrow down to house.

**Subd:**

**21721518 9202 Rio Dell Ct Forestville, 95436-9528 / B0700 A Single Family DOM/CDOM: 59/59 LP \$274,900**



**BD:** 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 516 R **Lot Sz:** 8350/0.1917 **OLP:** \$299,000  
**Stories:** 1 Story, **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-081-038 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 09/12/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21724980 9189 Rio Dell Ct Forestville, 95436-9528 / B0700 A Single Family DOM/CDOM: 9/9 LP \$239,000**



**BD:** 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 384 N **Lot Sz:** 4121/0.0946 **OLP:** \$239,000  
**Stories:** 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-013 **HOA/\$:** No  
**U/B/L:**  
**OMD:** 11/01/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21722572**      **21891 Monte Vista Ter**      **Monte Rio, 95462 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 50/50      **LP**      **\$199,000**



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 900 R    **Lot Sz:** 3485/0.0800    **OLP:** \$229,000  
**Stories:** 1 Story    **YB:** 1977    **#Gar Sp:** 0    **#CP Sp:** 2    **APN:** 095-023-018    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 09/21/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21721073**      **17464 Old Monte Rio Rd**      **Guerneville, 95446-9024 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 65/65      **LP**      **\$189,000**



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 476 R    **Lot Sz:** 5502/0.1263    **OLP:** \$189,000  
**Stories:** Multi Lev    **YB:** 1939    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-160-053    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 09/06/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Such a deal! Bring your tools and fix this hillside charmer. Build equity with your skills and vision of what this home could be. Nice views, close to town, concrete foundation, public water and sewer, off street parking and best of all, no need to belong to a gym with no fewer than 60 steps to climb. Includes vacant lot next door as a bonus!

[Additional Pictures](#)

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

**Subd:**

**21720263**      **15160 Willow Rd**      **Guerneville, 95446 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 76/76      **LP**      **\$179,000**



**BD:** 1    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 369 R    **Lot Sz:** 4600/0.1056    **OLP:** \$199,000  
**Stories:** 1 Story    **YB:** 1930    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 070-251-001    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 08/26/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**