

Area Market Survey Summary

Listings as of 11/11/18 at 11:10am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2018 to 10/31/2018) , Sold Off MLS (10/1/2018 to 10/31/2018)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	1	32	Minimum	\$149,000	Maximum	\$8,900,000
\$160,000 thru \$179,999	1	185	Average	\$843,509	Median	\$529,000
\$180,000 thru \$199,999	1	22				
\$250,000 thru \$299,999	1	65				
\$300,000 thru \$349,999	3	96				
\$350,000 thru \$399,999	6	50				
\$400,000 thru \$449,999	8	64				
\$450,000 thru \$499,999	9	70				
\$500,000 thru \$549,999	3	50				
\$550,000 thru \$599,999	6	68				
\$600,000 thru \$649,999	2	157				
\$650,000 thru \$699,999	3	57				
\$700,000 thru \$749,999	1	25				
\$750,000 thru \$799,999	1	2				
\$850,000 thru \$899,999	5	102				
\$900,000 thru \$949,999	3	140				
\$950,000 thru \$999,999	2	35				
\$1,250,000 thru \$1,499,999	1	69				
\$1,500,000 thru \$1,749,999	1	19				
\$3,750,000 thru \$3,999,999	1	519				
\$4,500,000 thru \$4,749,999	1	452				
\$8,000,000 thru \$8,999,999	1	367				
	61	91				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	2	70	Minimum	\$219,000	Maximum	\$875,000
\$250,000 thru \$299,999	1	13	Average	\$513,439	Median	\$539,000
\$300,000 thru \$349,999	2	86				
\$400,000 thru \$449,999	3	95				
\$500,000 thru \$549,999	1	45				
\$550,000 thru \$599,999	2	99				
\$600,000 thru \$649,999	4	100				
\$650,000 thru \$699,999	1	13				
\$700,000 thru \$749,999	1	90				
\$850,000 thru \$899,999	1	90				
	18	80				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	10	Minimum	\$198,000	Maximum	\$759,000
\$300,000 thru \$349,999	1	85	Average	\$437,875	Median	\$397,250
\$450,000 thru \$499,999	1	25				
\$750,000 thru \$799,999	1	25				
	4	36				

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
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U.S. Patent 6,910,045

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Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	40	Minimum	\$134,000	Maximum	\$1,220,000
\$160,000 thru \$179,999	1	32	Average	\$565,221	Median	\$503,500
\$300,000 thru \$349,999	4	109				
\$350,000 thru \$399,999	5	51				
\$400,000 thru \$449,999	4	71				
\$450,000 thru \$499,999	1	75				
\$500,000 thru \$549,999	5	53				
\$550,000 thru \$599,999	3	23				
\$650,000 thru \$699,999	2	49				
\$700,000 thru \$749,999	2	47				
\$800,000 thru \$849,999	1	152				
\$950,000 thru \$999,999	1	45				
\$1,000,000 thru \$1,249,999	4	64				
	34	62				

<u>LAST MONTH</u>	<u>LAST YEAR</u>
MEDIAN = \$430,000 +17.09%	MEDIAN = \$487,500 +3.28%
SOLD = 17 +100%	SOLD = 27 +25.93%
DOM = 49 +26.53%	DOM = 40 +55%

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Market Statistics Report

Listings as of 11/11/18 at 11:11am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2018 to 10/31/2018) , Sold Off MLS (10/1/2018 to 10/31/2018)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	47	27	4	1	79
Average List Price	\$510,677	\$889,802	\$2,998,625	\$675,000	\$768,303
Average Market Time	74	109	132	13	88
Average Square Feet	1086	1890	6908	1974	1667
All Off Market					
#Units	25	9	2	2	38
Pending					
#Units	3	1	0	0	4
Average List Price	\$330,833	\$759,000	\$0	\$0	\$437,875
Average Market Time	40	25	0	0	36
Average Square Feet	361	2180	0	0	816
Sold					
#Units	22	8	2	2	34
Dollar Value	\$10,928,000	\$4,619,000	\$1,738,000	\$1,932,500	\$19,217,500
Average List Price	\$504,473	\$593,500	\$874,500	\$1,116,250	\$583,174
Average Sold Price	\$496,727	\$577,375	\$869,000	\$966,250	\$565,221
Average Market Time	67	56	25	64	62
Average Square Feet	1035	1566	2431	2611	1335
% of List Price	98.46	97.28	99.37	86.56	96.92
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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Client 5-Up Residential

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13815 Green Valley Rd



XSt: Hwy 116 Forestville / B0700 S Single Family DOM/CDOM: 108/108 LP: \$1,295,000
BD: 2 BA: 3 RMS: 8 FP: No Pool: No SqFt: 2781 R Lot Sz: 104980/2.4100 OLP: \$1,295,000
Stories: 2 Story YB: 2011 #Gar Sp: 2 #CP Sp: 0 APN: 085-230-013 HOA/\$: No

OMD: 07/09/18 PD: 10/25/18 COE: 10/26/18 SP: \$1,220,000 TIC: No 2nd Unit: No

Contemporary home with a light bright open floor plan, amazing gourmet kitchen, office, family room, music studio, bamboo floors, radiant floor heat. Large wrap around decks for entertaining. Situated in a native wooded landscape for ultimate privacy. Dramatic windows bring in optimum sunlight. Attached 2 car garage. Centrally located between Sebastopol and Forestville near popular wineries and restaurants. Approximately 1 hour from San Francisco

DIR: Hwy 116 to Green Valley Rd to property. UBL: Subd: TBM: 381, H2 21817083

20526 Highway 116



XSt: Beech Monte Rio / B0700 S Single Family DOM/CDOM: 60/60 LP: \$1,500,000
BD: 5 BA: 5/1 RMS: 8 FP: Yes Pool: No SqFt: 3240 N Lot Sz: 0 OLP: \$1,500,000
Stories: 4 or More St YB: Unknown #Gar Sp: 0 #CP Sp: 3 APN: 094-100-024 HOA/\$: No

OMD: 07/17/18 PD: 09/15/18 COE: 10/01/18 SP: \$1,200,000 TIC: No 2nd Unit: No

One of a kind, Grand Madame of the lower Russian River. Superb Riverfront Redwood log home, 5 bedrooms, 5+ baths, stunning great room w/towering ceiling, rock fireplace, huge arched French doors, cooks kitchen, formal dining, sauna, tiered decks, handsome bar opening to outdoor BBQ and patios, fountains, in-laid stone bridge and walkways, lawn & garden, spectacular Russian River setting, huge basement detached garage/carport. Truly one of a kind

DIR: Hwy 116 west through Monte Rio UBL: Subd: TBM: 381, A1 21818329

21008 River Blvd



XSt: Bohemian Hwy Monte Rio / B0700 S Single Family DOM/CDOM: 40/40 LP: \$1,150,000
BD: 4 BA: 2/2 RMS: 8 FP: Yes Pool: No SqFt: 2441 R Lot Sz: 5123/0.1176 OLP: \$1,250,000
Stories: 2 Story YB: 1948 #Gar Sp: 1 #CP Sp: 0 APN: 095-170-007 HOA/\$: No

OMD: 08/09/18 PD: 09/18/18 COE: 10/04/18 SP: \$1,150,000 TIC: No 2nd Unit: No

Live in this iconic Mid-century riverfront with panoramic views! The Big Yellow House" In Monte Rio's Vacation Wonderland is glorious w/ original architectural details & sophisticated upgrades. Light filled master suite opens to a balcony w/ river views. Entertain in the gorgeous chef's kitchen/dining room. 2 great decks + floating dock. There's plenty of room for family or friends. Your premiere vacation wonderland at home! Your house matters.

DIR: Bohemian Highway to River Blvd. House in on right between Highland Dell & Village Inn. UBL: Subd: TBM: , 21820853

7996 Denno Ln



XSt: Martinelli Road Forestville / B0700 S Single Family DOM/CDOM: 48/48 LP: \$998,500
BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1454 R Lot Sz: 182516/4.1900 OLP: \$998,500
Stories: 1 Story YB: 1977 #Gar Sp: 2 #CP Sp: 0 APN: 083-200-059 HOA/\$: No

OMD: 08/24/18 PD: 10/11/18 COE: 10/16/18 SP: \$1,025,000 TIC: No 2nd Unit: Yes

Down a private lane in a secluded setting with million dollar views from every room, sits this lovely 2 bedroom 2 bath home. With light streaming in, the great room features a wall of windows, fireplace and cathedral ceilings. The open floor plan is ideal for entertaining. The spacious deck perfect for enjoying spectacular sunsets. Additional detached 1 bedroom 1 bath permitted granny unit located on a separate private road.

DIR: Hwy 116 to Martinelli, R Denno Lane, rear right thru Hartford Winery, keep right up the hill UBL: Subd: TBM: , 21821344

15054 Leasowe Ln



XSt: Drake Rd. Guerneville / B0700 S Single Family DOM/CDOM: 45/45 LP: \$879,999
BD: 2 BA: 1 RMS: 4 FP: No Pool: No SqFt: 1107 R Lot Sz: 11252/0.2583 OLP: \$879,999
Stories: 2 Story YB: 2010 #Gar Sp: 2 #CP Sp: 0 APN: 071-070-006 HOA/\$: No

OMD: 08/20/18 PD: 10/04/18 COE: 10/05/18 SP: \$950,000 TIC: No 2nd Unit: No

Completely remodeled 2bd/1bth home with bonus suite is located on one of the best swimming, boating and fishing areas of the Russian River. The open living, eating and kitchen area offer breath taking views of the Russian River and mountains. The expansive deck offers a bonus suite and room to enjoy family and friends. Follow the steps down to the river where there is a floating dock. This home has so much to offer!! Come on in and take a look.

DIR: River Rd or Hwy 116 to Drake Rd. Left on to Leasowe Ln. UBL: Subd: TBM: , 21821530

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796
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9801 Hillside Dr



XSt: Scenic Forestville / B0700 S Single Family DOM/CDOM: 152/152 LP: \$845,000
BD: 3 BA: 2/1 RMS: 7 FP: Yes Pool: No SqFt: 1752 R Lot Sz: 46174/1.0600 OLP: \$889,000
Stories: 2 Story YB: 1973 #Gar Sp: 0 #CP Sp: 2 APN: 083-180-026 HOA/\$: No

OMD: 04/19/18 PD: 09/18/18 COE: 10/02/18 SP: \$800,000 TIC: No 2nd Unit: No

Unique 1+ Acre just moments from the Russian River, Wineries, & Beaches. Centrally located in Sonoma County. Abundant rich landscaping, mature trees, views and a rich Southern Exposure, complete with a variety of out buildings and works shops. The entire property is exceptionally well thought out. Perfect for you gardeners. Main house includes studio apartment & full kitchen. One of a kind property waiting for you.

DIR: River Road, Scenic, to Hillside.

UBL: Subd: TBM: 361, C4 21809498

19650 Redwood Dr



XSt: Redwood Glade Monte Rio / B0700 S Single Family DOM/CDOM: 68/68 LP: \$732,500
BD: 5 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 1981 V Lot Sz: 8398/0.1928 OLP: \$805,000
Stories: 3 Story YB: 1963 #Gar Sp: 2 #CP Sp: 0 APN: 094-250-003 HOA/\$: No

OMD: 08/04/18 PD: 10/11/18 COE: 10/18/18 SP: \$732,500 TIC: No 2nd Unit: No

FEMA raised with huge garage and workshop area underneath. Two additional stories, now a 5 bedroom with 1st floor, 3 beds, full bath and huge family room-Pool table stays! Upstairs kitchen, huge living room. Decking overlooking redwood drive then a MASSIVE deck in rear with Shed has entertained 100 easily! Bring your golf cart as you are not even 5 minutes to Northwood's Golf Course and Restaurant. Serene setting, multiple areas of FUN!

DIR: Turn @Northwood Lodge,(19455),road which fronts Lodge, Redwood Glade, to Redwood Drive turn Right.

UBL: Subd: TBM: 21820453

16100 Brookdale Dr



XSt: Watson Road Guerneville / B0700 S Single Family DOM/CDOM: 26/26 LP: \$743,000
BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 2021 R Lot Sz: 17860/0.4100 OLP: \$743,000
Stories: 1 Story, Mul YB: 1963 #Gar Sp: 2 #CP Sp: 0 APN: 069-220-005 HOA/\$: No

OMD: 09/05/18 PD: 10/01/18 COE: 10/10/18 SP: \$720,000 TIC: No 2nd Unit: Yes

Signature Mid-Century on Fife's Creek~ Privately situated just outside of town, this brilliant 2BR|1BA main residence & 1BR|1BA Guest Suite is a picture perfect sanctuary of lush grounds & thrilling architecture. Elegant Mid Century interiors are updated to incl hard wood floors, recessed lighting, chef's kitchen & marble bath. Dramatic curtain-wall of glass overlooks lush gardens & seasonal creek. 1 mile to GVL or State Park. a RARE opportunity!

DIR: Armstrong Wood Road to Watson (LEFT) - 1st RIGHT on Brookdale - house is on the Left.

UBL: Subd: TBM: 21823242

5901 Orchard Ln



XSt: Anderson Forestville / B0700 S Single Family DOM/CDOM: 46/46 LP: \$699,000
BD: 3 BA: 2/1 RMS: 5 FP: Yes Pool: No SqFt: 1880 R Lot Sz: 44867/1.0300 OLP: \$699,000
Stories: Other YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 083-040-044 HOA/\$: No

OMD: 08/27/18 PD: 10/12/18 COE: 10/17/18 SP: \$683,000 TIC: No 2nd Unit: No

Garden lovers paradise with over an acre of useable sunny land in beautiful West County. 3 bedroom/3 bath main home with a detached workshop/studio or garage. One bedroom has separate entrance and bath. Mature landscaping, rose garden, koi pond, patios, raised beds, sprawling lawn, bocce, and fruit trees galore...the list goes on. An outdoor entertainers delight down a secluded and private lane yet close to the lovely town of Forestville.

DIR: Covey to Anderson. Turn right on Orchard/Russell Lane. Stay to the left at Y in road.

UBL: Subd: TBM: 21822543

20370 River Blvd



XSt: Field Way Monte Rio / B0700 S Single Family DOM/CDOM: 52/52 LP: \$695,000
BD: 2 BA: 1 RMS: 4 FP: No Pool: No SqFt: 884 R Lot Sz: 11038/0.2534 OLP: \$695,000
Stories: 1 Story YB: 1906 #Gar Sp: 1 #CP Sp: 0 APN: 095-231-009 HOA/\$: No

OMD: 08/03/18 PD: 09/24/18 COE: 10/08/18 SP: \$670,000 TIC: No 2nd Unit: No

Turn of the century cabin on the Russian River. 2 bedrooms and one bath with original redwood interior. Additional sunroom with views of the river and attached deck. Relax on the front covered porch and enjoy the beauty of Monte Rio. Close to the coast, wineries, restaurants and Armstrong Woods State Park.

DIR: Hwy. 116 to Monte Rio, left over Monte Rio Bridge, Left onto River Blvd.

UBL: Subd: TBM: 21820303

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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6119 Van Keppel Rd



XSt: Covey Rd Forestville / B0700 S Single Family DOM/CDOM: 30/30 LP: \$595,000
BD: 3 BA: 2/1 RMS: FP: Yes Pool: No SqFt: 1429 R Lot Sz: 11761/0.2700 OLP: \$595,000
Stories: 1 Story YB: 1975 #Gar Sp: 2 #CP Sp: 0 APN: 083-072-001 HOA/\$: No

OMD: 09/06/18 PD: 10/06/18 COE: 10/12/18 SP: \$595,000 TIC: No 2nd Unit: No

Don't miss this opportunity to own a home in beautiful Forestville, with a lovely country setting on Van Keppel Road, just minutes from Downtown Forestville. A large lot with room to garden and relax surround this great 3 bedroom, 2.5 bath house. Lots of potential to turn this property into the diamond it yearns to be. City services, yet country living. Bring your imagination and make this prime property your new country home. Welcome Home.

DIR: Hwy 116 to Covey Rd. to Van Keppel Rd. UBL: Subd: TBM: , 21823143

14250-14252 Sunset Ave



XSt: Woodland Guerneville / B0700 S Single Family DOM/CDOM: 9/177 LP: \$599,000
BD: 4 BA: 2 RMS: FP: Yes Pool: No SqFt: 2420 R Lot Sz: 9583/0.2200 OLP: \$599,000
Stories: 2 Story YB: 1959 #Gar Sp: 2 #CP Sp: 0 APN: 070-080-093 HOA/\$: No

OMD: 09/24/18 PD: 10/03/18 COE: 10/16/18 SP: \$588,000 TIC: No 2nd Unit: No

Eat, drink, and recreate at this centrally located duplex on the hill above downtown Guerneville. It's walking distance to Sonoma County's crown jewel, The Russian River. Here's your chance to live the dream and all things food, wine, hiking, kayaking and more. Beautiful two bedroom, one bath up, and two/one down. Great for extended family, weekend getaways or investment. Won't last long!

DIR: River Rd, Armstrong Woods Road, UBL: Subd: TBM: , 21825192

16686 Center Way



XSt: Neeley Guerneville / B0700 S Single Family DOM/CDOM: 29/29 LP: \$578,000
BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1202 R Lot Sz: 5227/0.1200 OLP: \$578,000
Stories: 1 Story YB: 1935 #Gar Sp: 2 #CP Sp: 2 APN: 071-192-024 HOA/\$: No

OMD: 08/29/18 PD: 09/27/18 COE: 10/12/18 SP: \$578,000 TIC: No 2nd Unit: No

Rustic Modern Guerneville Treasure~With richly appointed wood interiors this 3BR/2BA Russian River gem is just moments to local beaches + quick access to downtown restaurants & entertainment. Lovely open floor plan offers nostalgic charm w/central heat, cozy wood stove, new carpet. huge garage & storage area, elevated above flood and on town sewer. Large Yard provides the perfect back drop for memorable entertaining & dining al fresco ~ Cheers!

DIR: Hwy 116 to Neeley to Center Way UBL: Subd: TBM: , 21822466

8191 Spring Dr



XSt: Mirabel Forestville / B0700 S Single Family DOM/CDOM: 20/20 LP: \$539,000
BD: 3 BA: 1/1 RMS: 4 FP: Yes Pool: No SqFt: 1548 R Lot Sz: 5850/0.1343 OLP: \$539,000
Stories: 2 Story YB: 1963 #Gar Sp: 0 #CP Sp: 0 APN: 082-010-009 HOA/\$: No

OMD: 09/03/18 PD: 09/23/18 COE: 10/04/18 SP: \$539,000 TIC: No 2nd Unit: No

At first glance, this lovely Mirabel Heights home seems like a charming bungalow but step inside to sweeping views from a spacious and unique living area. The hillside setting provides for two story windows with views all the way to Mt St Helena on a clear day! Gather around the freestanding fireplace on cold evenings or just down the road is the Russian river where you can put your canoe in on those warm summer days. Wine Country getaway???

DIR: Park to Mirabel to Spring UBL: Subd: Mirabel Heights TBM: , 21822861

10342 Woodside Dr



XSt: Terrace Forestville / B0700 S Single Family DOM/CDOM: 121/121 LP: \$549,000
BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1728 R Lot Sz: 3280/0.0753 OLP: \$609,000
Stories: 2 Story YB: 1959 #Gar Sp: 3 #CP Sp: 0 APN: 082-191-017 HOA/\$: No

OMD: 06/01/18 PD: 09/30/18 COE: 10/05/18 SP: \$518,000 TIC: No 2nd Unit: No

Polly's Perch, located in Hollydale Park is a well known historic Forestville landmark. Large great room with wood burning stove, oversized bedrooms, adorable vintage bathroom and lots of original charm. Kitchen with double oven and large pantry. Enormous shop/garage area with tons of storage and room for all your toys! Adjoining lot (082-191-007) is included in sale for a total lot size of almost .25 acre (10,360 sq ft). Great potential!!

DIR: River Rd west to Scenic Lane; Immediate right onto Old River Rd; Left on Terrace to Woodside UBL: Subd: Hollydale Park TBM: , 21813255

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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18600 Fort Ross Rd



XSt: Cazadero Hwy Cazadero / B0700 S Single Family DOM/CDOM: 1/1 LP: \$525,000
BD: 2 BA: 1 RMS: 3 FP: No Pool: No SqFt: 960 R Lot Sz: 26877/0.6170 OLP: \$525,000
Stories: 1 Story YB: 1948 #Gar Sp: 2 #CP Sp: 0 APN: 106-110-021 HOA/\$: No

OMD: 10/28/18 PD: 10/29/18 COE: 10/31/18 SP: \$512,500 TIC: No 2nd Unit: No

Charming upgraded home in Cazadero on over 1/2 acre (approx.) Home features 2BD/1BA and a freestanding, woodburning stove, deck and detached garage/workshop. It's walking distance to the elementary school, Austin Creek and the General Store downtown. This is a lovely spot for gardening with a sweet,level yard and there's lots of parking area for boat, RV or outdoor storage!

DIR: Hwy 116 to Cazadero Hwy. to Fort Ross Rd. Property is on the right before Montgomery School.

UBL: Subd: TBM: 340, B5 21828036

2305 Cazadero Hwy



XSt: Hwy 116 Cazadero / B0700 S Single Family DOM/CDOM: 72/72 LP: \$539,000
BD: 2 BA: 2 RMS: 7 FP: No Pool: No SqFt: U Lot Sz: 20038/0.4600 OLP: \$539,000
Stories: 2 Story YB: 1988 #Gar Sp: 1 #CP Sp: 0 APN: 105-302-004 HOA/\$: No

OMD: 07/19/18 PD: 09/30/18 COE: 10/10/18 SP: \$507,000 TIC: No 2nd Unit: No

Meander among the luscious natural landscaping that surrounds you on this .46 acre country property. Designed with style, this 2 bdrm, 2 ba home is accented by vaulted wood ceilings which give the home a warm & natural feel. Cooks will love the kitchen's granite countertops, island & cabinetry. Multi-level decks give you access to the outdoors from most rooms. 2 master suites. Skylights bring in soft, natural lighting. Austin Creek across street!

DIR: Hwy 116. Turn onto Cazadero Hwy. 2.3 miles from 116 on left. Second parcel is AP#105-302-005

UBL: Subd: TBM: , 21816660

16385 Melody Ln



XSt: Valley Guerneville / B0700 S Single Family DOM/CDOM: 52/52 LP: \$499,000
BD: 2 BA: 1 RMS: 4 FP: Yes Pool: Yes SqFt: 770 R Lot Sz: 17420/0.3999 OLP: \$599,000
Stories: 1 Story YB: 1964 #Gar Sp: 0 #CP Sp: 0 APN: 069-270-027 HOA/\$: No

OMD: 08/06/18 PD: 09/27/18 COE: 10/09/18 SP: \$500,000 TIC: No 2nd Unit: No

Extraordinarily delightful stucco bungalow FLAWLESSLY sited w a 180 view of Armstrong Valley's forested ridges. The home's casual disposition summons our simpler instincts w 2 Bdrms,1 Bath & bonus room as office or family room. Fall in love the second you pass through the white picket fence-there lies ornate gardens adorned w fruit trees, cultivated flora perfect for GARDEN PARTIES. Exceptionally private and quiet.

DIR: Armstrong Woods Rd to Laughlin to Valley, left on Melody Ln.

UBL: Subd: TBM: , 21818731

16135 Brookdale Dr



XSt: Watson Rd Guerneville / B0700 S Single Family DOM/CDOM: 75/75 LP: \$475,000
BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1226 R Lot Sz: 5663/0.1300 OLP: \$499,000
Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 1 APN: 069-220-023 HOA/\$: No

OMD: 08/08/18 PD: 10/22/18 COE: 10/22/18 SP: \$480,000 TIC: No 2nd Unit: No

Great price for this Armstrong Valley Vintage charmer. 2 BR Plus Lrg light filled office which opens onto Wisteria covered patio. Beautifully landscaped lush yard front and back. Finished storage unit with electricity for art studio or office. Hardwood floors , remodeled bath. Spacious kitchen with large dining/fam rm area. Fruit trees include Pear, Gravenstein Apple, Fig, Meyer Lemon and Cherry.

DIR: Armstrong Woods Rd. Past Boon Resort & Spa turn left on Watson then right on Brookdale Dr.

UBL: Subd: TBM: , 21820404

11175 Mays Canyon Rd



XSt: Hwy 116 Forestville / B0700 S Single Family DOM/CDOM: 215/215 LP: \$475,000
BD: 2 BA: 2 RMS: 5 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

OMD: 11/04/17 PD: 10/04/18 COE: 10/10/18 SP: \$440,000 TIC: No 2nd Unit: No

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

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

UBL: Subd: TBM: , 21725737

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 11/11/2018 11:04 am

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2018 to 10/31/2018) , Sold Off MLS (10/1/2018 to 10/31/2018)

16225 Rio Nido Rd



XSt: Armstrong Valley Rd Guerneville / B0700 S Single Family DOM/CDOM: 26/26 LP: \$429,000
BD: 1 BA: 1 RMS: 1 FP: Yes Pool: No SqFt: 1024 R Lot Sz: 14632/0.3359 OLP: \$429,000
Stories: 1 Story YB: 1964 #Gar Sp: 0 #CP Sp: 0 APN: 069-140-011 HOA/\$: No

OMD: 08/31/18 PD: 09/26/18 COE: 10/02/18 SP: \$439,000 TIC: No 2nd Unit: No

A modern interpretation of the county cottage on a 1/3 acre parcel. Soaring wood & beamed ceilings & skylights create a bright open living space. The large bedroom has French doors to a private rear deck. The covered porch, accessed by glass doors from the living room, would make a great sleeping deck or seasonal room. Just off the Armstrong Valley in the hamlet of Guerneville. Biking, hiking, beach & redwood preserve nearby!

DIR: Armstrong Woods Rd to R-Rio Nido Rd to address. UBL: Subd: TBM: , 21822648

9062 Middle Terrace



XSt: Terrace Rd Monte Rio / B0700 S Single Family DOM/CDOM: 8/8 LP: \$418,000
BD: 2 BA: 1 RMS: 1 FP: No Pool: No SqFt: 745 N Lot Sz: 5700/0.1309 OLP: \$418,000
Stories: 2 Story YB: 1928 #Gar Sp: 0 #CP Sp: 1 APN: 095-135-024 HOA/\$: No

OMD: 09/10/18 PD: 09/18/18 COE: 10/18/18 SP: \$426,000 TIC: No 2nd Unit: No

Sweet cottage in the Terraces with a magnificent great room that has large picture windows and skylights to let in a ton of sun! Redwoods and greenery from every view. New deck, designer paint, open floor plan with vaulted ceiling, refinished wood flooring, new carpets, new outdoor staircase to lower street and wonderful outside terraces for your urban garden. Up and away from it all, yet you can walk to Monte Rio and Russian River beaches.

DIR: Main St, right on Terrace Rd, left on Middle Terrace UBL: Subd: TBM: , 21823677

14093 Sosna Way



XSt: River Road Guerneville / B0700 S Condo/Coop DOM/CDOM: 35/35 LP: \$410,000
BD: 2 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1236 N Lot Sz: 0 OLP: \$410,000
Stories: Multi Level YB: 1986 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-003 HOA/\$: Yes/\$400.00/Mo

OMD: 09/06/18 PD: 10/11/18 COE: 10/18/18 SP: \$415,000 TIC: No 2nd Unit: No

Fabulous Dubrava Village, one of only two free-standing units. Home offers great architectural style, many windows, nice views, many upgrades (was builder's own home), including remodeled kitchen, newer tile and wood floors. The community has peaceful wooded grounds with expansive Russian River views and river access. There is even kayak storage area and seasonal dock! Community center offers great gathering space, kitchen, deck and a gym!

DIR: River Road, west of downtown Guerneville, entry gate on south side of road UBL: Subd: TBM: , 21822738

14060 Church St



XSt: 3rd St Guerneville / B0700 S Single Family DOM/CDOM: 53/53 LP: \$399,000
BD: 2 BA: 1 RMS: 6 FP: No Pool: No SqFt: 1045 R Lot Sz: 2274/0.0522 OLP: \$399,000
Stories: 1 Story YB: 1948 #Gar Sp: 2 #CP Sp: 0 APN: 070-030-025 HOA/\$: No

OMD: 08/06/18 PD: 09/28/18 COE: 10/05/18 SP: \$399,000 TIC: No 2nd Unit: No

Original San Francisco style in the heart of the Russian River. Located in the center of town, this spacious 2 bedroom, 1 bath is walking distance to Everything; beach, dining, shops and nightlife. Home features wood floors, new windows, new stove and dishwasher, fresh tile bath, large laundry/bonus room, Bright and sunny. Garage, storage/workshop below. Built-ins add yesteryear charm, but very well maintained. The perfect vacation rental.

DIR: Main street right on Church St. UBL: Subd: TBM: , 21819789

17586 Orchard Ave



XSt: River Ln Guerneville / B0700 S Single Family DOM/CDOM: 102/102 LP: \$399,000
BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1560 R Lot Sz: 5998/0.1377 OLP: \$560,000
Stories: 2 Story YB: 2005 #Gar Sp: 2 #CP Sp: 0 APN: 071-230-088 HOA/\$: No

OMD: 06/07/18 PD: 09/17/18 COE: 10/02/18 SP: \$399,000 TIC: No 2nd Unit: No

Wonderful Vacation Beach location, walking distance to a great Russian River Beach. This 3 beds/2 baths home with formal living room and a fireplace, spacious kitchen, and a cosy backyard is waiting for you. A separate area on the lower level features a bedroom, bath and private entrance. Bring your contractor expertise to this home located on a short walk to the Russian River. Easy river access for swimming, kayaking or relaxing!

DIR: River Ln to Orchard Ave UBL: Subd: TBM: , 21814846

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796
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Client 5-Up Residential

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20550 Foothill Dr



XSt: Beech Ave Monte Rio / B0700 S Single Family DOM/CDOM: 29/29 LP: \$399,000
BD: 2 BA: 1 RMS: 3 FP: Yes Pool: No SqFt: 890 O Lot Sz: 5663/0.1300 OLP: \$399,000
Stories: 1 Story YB: 1956 #Gar Sp: 1 #CP Sp: 0 APN: 094-100-005 HOA/\$: No

OMD: 08/27/18 PD: 09/25/18 COE: 10/10/18 SP: \$392,000 TIC: No 2nd Unit: No

On a lovely mostly flat sun-drenched lot with forest and mountain views is this light and bright home. It has a freshly painted exterior, living area and laminate floors throughout. A cathedral ceiling and wood burning stove give a great room effect to the living room and kitchen. The kitchen has ample counters and an eat-in area. French doors open to the backyard. There is a garage and interior laundry. Close to the river, downtown, and a park.

DIR: Hwy 116 to B Street or Beech Ave to Foothill Dr UBL: Subd: TBM: , 21822324

15300 Old River Rd



XSt: Orchard Rd. Guerneville / B0700 S Single Family DOM/CDOM: 35/35 LP: \$397,000
BD: 1 BA: 1 RMS: 2 FP: Yes Pool: No SqFt: 792 R Lot Sz: 4552/0.1045 OLP: \$397,000
Stories: 1 Story YB: 1947 #Gar Sp: 2 #CP Sp: 0 APN: 070-130-025 HOA/\$: No

OMD: 09/12/18 PD: 10/17/18 COE: 10/22/18 SP: \$389,000 TIC: No 2nd Unit: No

Seize the moment! This heart-warming classic river cottage has integrity + great charm. Move in ready; updated floor, lighting, front deck, stairs & roof. Gracious & light, this lovely one bedroom comes w a second lot ripe for your imagination. Merge the lots to create a dream cottage or family compound. Update & expand. Decide on a new wine cellar or washer/dryer in the outbuilding. Putter in the garage. Live the good life! Your house matters

DIR: River Rd. to Orchard Rd, to Old River. Access to property on both Orchard or Old River Rd. UBL: Subd: TBM: , 21823660

21348 Monte Cristo Ave



XSt: Hwy116 Monte Rio / B0700 S Single Family DOM/CDOM: 34/146 LP: \$365,000
BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1281 O Lot Sz: 10000/0.2296 OLP: \$365,000
Stories: 2 Story YB: 1977 #Gar Sp: 0 #CP Sp: 2 APN: 094-062-016 HOA/\$: No

OMD: 08/10/18 PD: 09/13/18 COE: 10/18/18 SP: \$375,000 TIC: No 2nd Unit: No

A level, wooded 10,000+ sq. ft. lot, this property has great value and potential for converting it as a vacation home, a rental or a second home. Possibly 2 more bedrooms and a bath may be added to the lower level. Mature redwoods provide a lot of privacy. A quiet, peaceful neighborhood close to Russian river. A fixer-upper and handy person's delight. The house and yard require TLC. Pictures do not represent the current state of the house.

DIR: I-101N to River Rd to CA#116 to Monte Rio - Cross Street CA#116 - Monte Cristo Avenue to 21348 UBL: Subd: TBM: , 21820940

21482 Rio Vista Ter



XSt: Huckelberry Monte Rio / B0700 S Single Family DOM/CDOM: 57/57 LP: \$347,000
BD: 2 BA: 3 RMS: FP: Yes Pool: No SqFt: 1202 N Lot Sz: 3920/0.0900 OLP: \$367,000
Stories: 2 Story YB: 1918 #Gar Sp: 0 #CP Sp: 0 APN: 095-157-012 HOA/\$: No

OMD: 08/29/18 PD: 10/25/18 COE: 10/26/18 SP: \$347,000 TIC: No 2nd Unit: Yes

NEW FRESH PRICE! Enchanting historic home with original vintage charm, unique architectural details, & artistic touches. Double decks + lovely front yard garden area. Peekaboo river view. Watch the fog rise and listen to the birds. Drink in the serenity of the hill as you breathe in nature's abundance. Great getaway for extended family or full time living. Come make this beautiful piece of paradise your own. Your house matters.

DIR: Starrett Hill-Sharp L Middle Ter, Sharp R Rio Vista. House on Right past Huckleberry - 1 prk space UBL: Subd: TBM: , 21822370

4520 Austin Creek Rd



XSt: Cazadero HWY Cazadero / B0700 S Single Family DOM/CDOM: 249/249 LP: \$319,000
BD: 1 BA: 1 RMS: 2 FP: No Pool: No SqFt: 600 V Lot Sz: 10019/0.2300 OLP: \$400,000
Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 105-190-008 HOA/\$: No

OMD: 02/10/18 PD: 10/18/18 COE: 10/26/18 SP: \$319,000 TIC: No 2nd Unit: No

Priced to sell! Price reduced over 80K! Don't miss this opportunity! Located on the highly-coveted Austin Creek and in the redwood forest of Coastal Sonoma County, this rustic cabin is a great opportunity to make your own special retreat. Sitting on a spacious 10,019 sq.ft. lot, it's serene setting is a renovator's dream! This property has amazing creek access and opens up to a large creek-bed. Great location and not to be misse

DIR: Take River Road from US-101, Right onto Cazadero HWY, left onto Austin Creek Rd. UBL: Subd: TBM: , 21802922

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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Client 5-Up Residential

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9441 Rio Vista Rd



XSt: River Road Forestville / B0700 S Single Family DOM/CDOM: 40/40 LP: \$350,000
BD: 3 BA: 1/1 RMS: 5 FP: Yes Pool: No SqFt: 1132 R Lot Sz: 8076/0.1854 OLP: \$350,000
Stories: 1 Story YB: 1942 #Gar Sp: 0 #CP Sp: 0 APN: 082-123-043 HOA/\$: No

OMD: 07/29/18 PD: 09/07/18 COE: 10/03/18 SP: \$305,000 TIC: No 2nd Unit: No

Fantastic opportunity to own a home on 2 PARCELS totaling nearly 1/4 acre in a wonderful woody setting. The home offers 3 bedrooms, 1.5 baths, over 1,100 sq.ft. on one level. Hardwood floors, Milgard dual pane windows & a charming, cozy floor plan give this home a great start for quite the potential. In addition, there is a bonus room underneath the house, private rear deck & great possibilities!

DIR: River Rd to Rio Vista Rd to top of loop. UBL: Subd: TBM: , 21819809

15323 Glandy Gln



XSt: Drake Guerneville / B0700 S Single Family DOM/CDOM: 88/88 LP: \$360,000
BD: 1 BA: 1 RMS: 1 FP: Yes Pool: No SqFt: 720 R Lot Sz: 10999/0.2525 OLP: \$400,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 071-080-006 HOA/\$: No

OMD: 07/09/18 PD: 10/05/18 COE: 10/12/18 SP: \$300,000 TIC: No 2nd Unit: No

This rustic 1950's cabin set in the woods of Guerneville is located in a preferred neighborhood. The property has one bedroom and one bath, 720 sq. ft. of living space, huge double lot, city services, large living room with open beam ceiling that opens to a nice deck, no flood certificate required, paved off street parking for 6 plus cars, pier access for Glandy Glen residents across the road is possible, large outbuilding and so much more.

DIR: Hwy 116 West, to Drake Rd. to Glandy Glen, look for the red directional marker 15323 on the right. UBL: D / 10, 11 Subd: TBM: , 21816824

11876 Canyon Rd



XSt: Hwy 116 Guerneville / B0700 S Single Family DOM/CDOM: 32/32 LP: \$175,000
BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 952 R Lot Sz: 8067/0.1852 OLP: \$175,000
Stories: 1 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 085-123-014 HOA/\$: No

OMD: 08/30/18 PD: 10/01/18 COE: 10/22/18 SP: \$170,500 TIC: No 2nd Unit: No

Fixer property with loads of potential. Two additional parcels are included, 11832 Canyon Road, APN: 085-123-015 and 12030 Ridge Drive, APN: 085-123-008.

DIR: Hwy 116 to Canyon Road UBL: Subd: TBM: , 21822731

15160 Willow Rd



XSt: River to Canyon 7 to Willow Guerneville / B0700 S Single Family DOM/CDOM: 40/403 LP: \$149,900
BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 369 R Lot Sz: 4600/0.1056 OLP: \$149,900
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-251-001 HOA/\$: No

OMD: 09/05/18 PD: 10/15/18 COE: 10/16/18 SP: \$134,000 TIC: No 2nd Unit: No

Join the Tiny Home movement, and enjoy the simplicity of owning in the Russian River Wine Country. This charming cottage is located in Rio Nido and could be a fabulous AirBnB investment opportunity with the right upgrades! Near Korbel winery, the Russian River, and the Rio Nido Roadhouse, this could be your new summer get-away!

DIR: River Road to Canyon 7 to Willow UBL: Subd: TBM: , 21823316

15500 Morningside Dr



XSt: Palo Alto Guerneville / B0700 P Single Family DOM/CDOM: 25/25 LP: \$759,000
BD: 3 BA: 3 RMS: FP: Yes Pool: No SqFt: 2180 O Lot Sz: 9300/0.2135 OLP: \$729,000
Stories: Split Level YB: 1995 #Gar Sp: 2 #CP Sp: 0 APN: 070-070-033 HOA/\$: No

OMD: 09/10/18 PD: 10/05/18 COE: SP: TIC: No 2nd Unit: No

Prepare to fall in love with this amazing Oasis combining resort living with amazing contemporary amenities. This gem is fully automated w/ lighting system by Insteon. Highlights include, owned Solar, hardwood/slate flooring, Chef's Kitchen, high-end light fixtures & ceiling fans, designer paint selections, & spa-like baths. Bottom floor is stunning & can also be a media room or even air bnb. Includes hot tub and so much more! WOW factor 10+

DIR: Please use GPS. Better to enter off of Armstrongwoods instead of Morningside off River Rd. UBL: Subd: TBM: , 21823656

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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17475 Summit Ave



XSt: Huckleberry Guerneville / B0700 P Single Family DOM/CDOM: 25/25 LP: \$469,500
BD: 1 BA: 2 RMS: 4 FP: No Pool: No SqFt: U Lot Sz: 10272/0.2358 OLP: \$469,500
Stories: 2 Story YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 072-180-045 HOA/\$: No

OMD: 10/08/18 PD: 11/02/18 COE: SP: TIC: No 2nd Unit: No

Top of the Hill views, privacy and style. Main house is a spacious 1 bedroom with modern kitchen,bath,dining room, laundry room. Lofted ceilings and filled with light. Downstairs is a studio guest unit. Full kitchen (minus stove), bath & laundry. Separate barn could be a great art studio/office/massage room. Many possibilities. Parking for 4-6 cars off street.

DIR: Old Monte Rio Rd to Park to Summit

UBL: Subd: TBM: , 21826204

14477 Memory Ln



XSt: Canyon One Guerneville / B0700 P Single Family DOM/CDOM: 85/224 LP: \$325,000
BD: 1 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 651 N Lot Sz: 4948/0.1136 OLP: \$338,500
Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 070-310-020 HOA/\$: No

OMD: 08/01/18 PD: 11/05/18 COE: SP: TIC: No 2nd Unit: No

Charming Russian River starter home or weekend getaway! Many recent upgrades, all appliances stay. Turn-key home, ready for new owners. Peaceful, desirable, above-flood location, on city water and sewer. A short walking distance to a small nearby beach and the Rio Nido Lodge and Roadhouse. Within a short drive to major beaches and downtown Guerneville. Amazing value, priced to sell!

DIR: River Rd to Memory Ln

UBL: Subd: TBM: , 21820183

14475 McLane Ave



XSt: Summit Guerneville / B0700 P Single Family DOM/CDOM: 10/10 LP: \$198,000
BD: 1 BA: 1 RMS: 1 FP: No Pool: No SqFt: 432 R Lot Sz: 6599/0.1515 OLP: \$198,000
Stories: 1 Story YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 072-173-004 HOA/\$: No

OMD: 10/17/18 PD: 10/27/18 COE: SP: TIC: No 2nd Unit: No

Grand Location with Redwoods and Sun! This home has all the makings to restore or start fresh. One bedroom one bath house configured as a studio sits on a .15 acre lot and includes sewer and municipal water. Adorable outbuilding adds to the possibilities. This special property is tucked back off the path less traveled and awaits your renewal.

DIR: From Hwy 116 turn right on Old Monte Rio Rd, right on Park, left on Summit, right on McLane.

UBL: Subd: TBM: , 21826520

16792 Center Way



XSt: Guerneville Rd Guerneville / B0700 CN Single Family DOM/CDOM: 52/52 LP: \$649,000
BD: 2 BA: 1 RMS: 3 FP: No Pool: No SqFt: 1327 R Lot Sz: 7501/0.1722 OLP: \$649,000
Stories: 3 Story YB: 1935 #Gar Sp: 1 #CP Sp: 0 APN: 071-200-008 HOA/\$: No

OMD: 09/20/18 PD: COE: SP: TIC: No 2nd Unit: No

Beautiful classic river cabin. In a great Guerneville neighborhood close to everything!

DIR: River road to Hwy 116 (Pocket Canyon) to Neeley Rt. to Guernewood Rd Rt. to Center Lt.

UBL: Subd: TBM: , 21824338

30726 King Ridge Rd



XSt: Middle Opening Rd Cazadero / B0700 CN Single Family DOM/CDOM: 211/211 LP: \$649,000
BD: 2 BA: 1/1 RMS: FP: Yes Pool: No SqFt: 1280 R Lot Sz: 1960200/45.0000 OLP: \$769,000
Stories: 2 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 109-340-033 HOA/\$: No

OMD: 04/14/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Unequivocally Away from it ALL! A beautiful home and private guest cottage Off-the-Grid" Thriving on Solar & Propane. Fresh water from year round creek & sunny gardens for your fresh produce. 45 acres of quiet serene peace. Unplug and go Play. 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

DIR: 30minutes past general store. Special Directions needed. Enter 29726 King Ridge on your GPS

UBL: Subd: TBM: , 21808973

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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23430 Old Duncans Grade Rd



XSt: Cazadero Highway Cazadero / B0700 CC Single Family DOM/CDOM: 90/90 LP: \$875,000
BD: 3 BA: 1/1 RMS: 10 FP: Yes Pool: No SqFt: 1586 N Lot Sz: 95832/2.2000 OLP: \$930,000
Stories: 2 Story YB: 1974 #Gar Sp: 2 #CP Sp: 0 APN: 097-030-033 HOA/\$: No

OMD: 08/13/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Inspiring spaces amid towering redwoods & sun-drenched meadows. Minutes from the Russian River or the Sonoma Coast, this oasis lets you get away from it all. Cottage-style house plus a 600 sq.ft. granny gives you flexibility for having guests or doing a vacation rental. There's also an art/yoga studio and a huge garage/shop (over 900 sq.ft.) all on 2+ acres. Updates include new flooring, appliances & fresh interior paint. End of lane privacy.

DIR: From Hwy 116, turn onto Cazadero Hwy, first left onto Old Duncans Grade; almost to end of lane.

UBL: Subd: TBM: , 21820460

8272 Knoll Dr



XSt: Savio Forestville / B0700 CC Single Family DOM/CDOM: 90/90 LP: \$734,999
BD: 3 BA: 4/1 RMS: 10 FP: No Pool: No SqFt: 1892 R Lot Sz: 7841/0.1800 OLP: \$750,000
Stories: 3 Story YB: 1972 #Gar Sp: 2 #CP Sp: 0 APN: 082-035-021 HOA/\$: No

OMD: 08/13/18 PD: COE: SP: TIC: No 2nd Unit: No

This Mirabel Hts beauty has it all! Open living, dining, beautiful hardwood floor, Viking range, breakfast bar. Main level master suite, with 2 bedrooms and bath up. A guest suite on the lower level with interior & exterior access. Wrap around deck offers hillside views and perfect outdoor dining. Det. 2car garage with 1/2 bath and potential wine cellar plus add'l off street parking for 3 or more cars. Olive, lemon and Asian pear trees too!

DIR: 116 or River to Mirabel to Park to Savio to Knoll.

UBL: Subd: TBM: , 21819984

19504 Sweetwater Springs Rd



XSt: Westide Road Guerneville / B0700 CC Single Family DOM/CDOM: 13/13 LP: \$695,000
BD: 2 BA: 2 RMS: 9 FP: Yes Pool: Yes SqFt: 1587 R Lot Sz: 3083612/70.7900 OLP: \$695,000
Stories: 2 Story YB: 1989 #Gar Sp: 2 #CP Sp: 0 APN: 069-060-027 HOA/\$: No

OMD: 10/29/18 PD: COE: SP: TIC: No 2nd Unit: Yes

This 70+/- acre hilltop has a main house, pool & remodeled guest house with perfect privacy & a forever views! The main house & pool need revitalizing but have good bones & a world class setting. The property has a private gated entry & road. It offers close proximity to Healdsburg, Guerneville & Sonoma's coast. The zoning is RRD 'Resources & Rural Development' allowing for indoor greenhouses & outdoor crop production, including cannabis.

DIR: Westide Road or Armstrong Woods to Sweetwater Springs Road. Look for sign at gate.

UBL: Subd: TBM: , 21828017

8101 Bohemian Hwy



XSt: Tyrone Monte Rio / B0700 CC Single Family DOM/CDOM: 53/53 LP: \$625,000
BD: 2 BA: 1 RMS: 7 FP: Yes Pool: No SqFt: 808 R Lot Sz: 28314/0.6500 OLP: \$625,000
Stories: 2 Story YB: 1949 #Gar Sp: 2 #CP Sp: 0 APN: 074-240-011 HOA/\$: No

OMD: 09/19/18 PD: COE: SP: TIC: No 2nd Unit: No

Magical creekfront home with a touch of modern style. Open/bright living area with wall to ceiling windows. Views of the towering redwoods and creek. A spiral staircase takes you up to the large bedroom with veranda overlooking the gardens. Wrap around deck with sunken hot tub. Bamboo floors, beautiful kitchen, detached 2 car garage with plenty of parking. Platform deck near the creeks edge and sandy beach. Turn key home with style & attitude.

DIR: From Monte Rio about 1 mile along Bohemian Hwy. Property on the right.

UBL: Subd: TBM: , 21824181

16155 Drake Rd



XSt: Hwy 116 Guerneville / B0700 CC Single Family DOM/CDOM: 101/213 LP: \$599,000
BD: 3 BA: 2 RMS: 8 FP: Yes Pool: No SqFt: 1954 R Lot Sz: 22216/0.5100 OLP: \$649,000
Stories: 2 Story YB: 1997 #Gar Sp: 2 #CP Sp: 0 APN: 071-160-065 HOA/\$: No

OMD: 08/02/18 PD: COE: SP: TIC: No 2nd Unit: No

Large house raised above the flood and recently redone.Liv rm with wood burning stove,family room with deck, upgraded Kitchen with stainless appliances,upgraded cabinets,and south facing window.Large Master suite with walk in closet at opposite end of the house from the two guest suites. The house also comes with Guerneville's Iconic Pee Wee golf course!Open it back up in summers and earn some income while living steps from the River.

DIR: River Road to Hwy 116 to Drake road or Hwy 116 to Drake Road. Professional photos coming next week.

UBL: Subd: TBM: , 21820235

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 11/11/2018 11:04 am

Page: 10

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2018 to 10/31/2018) , Sold Off MLS (10/1/2018 to 10/31/2018)

10800 Hwy 116 Hwy



XSt: Green Valley Road Forestville / B0700 CC Single Family DOM/CDOM: 97/97 LP: \$569,000
BD: 3 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 2000 O Lot Sz: 56192/1.2900 OLP: \$569,000
Stories: 2 Story YB: 1933 #Gar Sp: 0 #CP Sp: 0 APN: 085-160-004 HOA/\$: No

OMD: 08/06/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Completely remodeled homes.Main House about 1,500 sqft & 1,200 sqft of storage below. House was completely remodeled, most siding is new , all windows and doors are new , all interior redone , new in insulation in walls and ceiling , new kitchen and bathroom , all new electrical and plumbing , new roof and most new gutter system. 2nd unit is remodeled and about 500 sf. Also, several nice outbuildings.

DIR: 1 1/2 mile north of where Green Valley Road intersects Hwy 116.

UBL: Subd: TBM: , 21820112

9585 Rio Vista Rd



XSt: River Rd. Forestville / B0700 CC Single Family DOM/CDOM: 45/45 LP: \$509,000
BD: 2 BA: 1 RMS: 6 FP: Yes Pool: No SqFt: 984 R Lot Sz: 8712/0.2000 OLP: \$549,000
Stories: 1 Story YB: 1928 #Gar Sp: 0 #CP Sp: 0 APN: 082-123-019 HOA/\$: No

OMD: 09/27/18 PD: COE: SP: TIC: No 2nd Unit: No

This sweet sun-drenched home in Forestville is just waiting for you to make it your own! On just under a quarter acre, this 2BD1B1BTH cutie has an additional art studio & tons of outdoor space for all of your Russian River toys. Newly updated inside & out, this home flows freely from the kitchen into the living spaces, and out into the big backyard. New kitchen, bath, roof & septic are just some of the highlights. Come check it out!

DIR: River Rd. to Rio Vista Rd. R at fork (it's a one-way street)

UBL: Subd: TBM: , 21825333

17363 Park Ave



XSt: Old Monte Rio Guerneville / B0700 CC Single Family DOM/CDOM: 170/244 LP: \$439,000
BD: 3 BA: 2 RMS: 6 FP: No Pool: No SqFt: 1722 R Lot Sz: 7405/0.1700 OLP: \$499,000
Stories: 2 Story YB: 1915 #Gar Sp: 0 #CP Sp: 1 APN: 072-150-005 HOA/\$: No

OMD: 05/25/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Great opportunity - with home and cottage in back - Solid rental for investment if desired, or perfect for combined family. City sewer and water, and beautiful redwoods with off street parking. Upstairs unit is unfinished - used as storage, but has kitchenette and bathroom being installed. Also listed as (1-4 Unit) Listing #: 21813168 - come see how to make it work for you. Welcome Home.

DIR: Highway 116 - West, Right on Old Monte Rio Rd, and Right onto Park Ave - Home on right hand side

UBL: Subd: TBM: , 21823280

10275 Old River Rd



XSt: Woodside Forestville / B0700 CC Single Family DOM/CDOM: 65/65 LP: \$429,000
BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: A Lot Sz: 0 OLP: \$436,000
Stories: 1 Story YB: 1958 #Gar Sp: 1 #CP Sp: 0 APN: 082-202-068 HOA/\$: No

OMD: 09/07/18 PD: COE: SP: TIC: No 2nd Unit: No

Private setting and a warm cabin feel on a large sun drenched lot in Forestville. Fenced on three sides, mature trees capture the essence of this property! Extra large lot 13,500 sq.ft. Located in the Hollydale Community club area!

DIR: River Road to Scenic Drive to Old River Road.

UBL: Subd: TBM: , 21823214

15083 Leasowe Ln



XSt: Drake Guerneville / B0700 CC Single Family DOM/CDOM: 51/51 LP: \$419,000
BD: 3 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1043 R Lot Sz: 2178/0.0500 OLP: \$495,000
Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 071-070-052 HOA/\$: No

OMD: 07/01/18 PD: COE: SP: TIC: No 2nd Unit: No

Great Location! Community beach access within 100 yards! Beautifully remodeled 3 Bedroom 2 bath home with great sun exposure, beautiful views and plenty of parking for you and your guests. Huge lower level work/storage area. New plank flooring, carpet, and linoleum. Laundry room. New appliances and washer/dryer included. Close to downtown Guerneville, beach access, parks, wineries, restaurants and public transportation. New roof 2013. Must SEE!

DIR: River road over Guerneville bridge then Left on Drake Rd. Pass pee-wee golf to Leasowe left.

UBL: Subd: TBM: , 21814509

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

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15319 Willow Rd



XSt: Hay Dr Guerneville / B0700 CC Single Family DOM/CDOM: 97/97 LP: \$348,000
BD: 2 BA: 1 RMS: 3 FP: No Pool: No SqFt: 770 R Lot Sz: 3132/0.0719 OLP: \$399,000
Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-230-055 HOA/\$: No

OMD: 08/06/18 PD: COE: SP: TIC: No 2nd Unit: No

Welcome to a lush tropical garden getaway. Fully fenced yard. Cute 2 bedroom home with red tile floors and blue tile kitchen counters. Ready to move in. Parking for one car behind the fence - street parking nestled by the fence. Pride of ownership is evident. Close to the Rio Nido pool and Roadhouse. Check out the Rio Nido playground, picnic area and general community activities. Far enough from River Rd to have quiet afternoons on the deck.

DIR: River Road to Canyon 2 to Canyon 7 to Willow Rd. Almost to Bay Ave. UBL: Subd: TBM: , 21817207

14692 Canyon 1 Rd



XSt: Canyon 2 Rd Guerneville / B0700 CC Single Family DOM/CDOM: 74/74 LP: \$309,000
BD: 2 BA: 1/1 RMS: 3 FP: Yes Pool: No SqFt: 768 R Lot Sz: 2200/0.0505 OLP: \$349,000
Stories: 2 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 070-280-061 HOA/\$: No

OMD: 08/29/18 PD: COE: SP: TIC: No 2nd Unit: No

Charming cottage nestled in the redwoods. Features include beam ceiling, wood burning fireplace and large deck with partially covered area for year round outdoor entertaining. 2 Bedrooms and 1/2 bath upstairs. Full bath with bonus space downstairs. New exterior paint/roof & living room flooring. Low maintenance property. No flood. Short walk to Russian River, community pool & garden, Roadhouse Pub, tennis courts, Pee Wee golf and dog park!

DIR: River Rd to Canyon 2 to Canyon 1 UBL: Subd: TBM: , 21821322

8416 Spring Dr



XSt: Mirabel Ave. Forestville / B0700 CC Single Family DOM/CDOM: 13/13 LP: \$290,000
BD: 2 BA: 1 RMS: 3 FP: No Pool: No SqFt: 672 R Lot Sz: 7309/0.1678 OLP: \$290,000
Stories: 1 Story YB: 1956 #Gar Sp: 0 #CP Sp: 0 APN: 082-023-052 HOA/\$: No

OMD: 10/29/18 PD: COE: SP: TIC: No 2nd Unit: No

Sunny large lot with great central Sonoma County location. 2 bedroom 1 bath fixer has lots of great potential. In sewer district.

DIR: Trenton to Park Avenue left on Mirabel right on Spring. UBL: Subd: TBM: , 21828120

17900 Santa Rosa Ave



XSt: Old Monte Rio Rd Guerneville / B0700 CC Single Family DOM/CDOM: 82/82 LP: \$234,900
BD: 1 BA: 1 RMS: 2 FP: Yes Pool: No SqFt: 1000 N Lot Sz: 10001/0.2296 OLP: \$264,500
Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 072-216-002 HOA/\$: No

OMD: 08/21/18 PD: COE: SP: TIC: No 2nd Unit: No

Guerneville fixer offers some privacy and PARKING (room for 3-4 cars, Etc). Bring your tools and imaginations, make this your little dream hideaway. Basement for storage, fix the trolley and motorize your parcels to the top of the stairs, pretty cool!

DIR: Hwy 116 to Old Monte Rio Rd slight right onto Duncan Rd left to Santa Rosa Ave UBL: Subd: TBM: , 21821973

18415 Old Monte Rio Rd



XSt: CNOPIUS Guerneville / B0700 CC Single Family DOM/CDOM: 57/57 LP: \$219,000
BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 814 R Lot Sz: 2762/0.0634 OLP: \$229,000
Stories: 1 Story YB: 1914 #Gar Sp: 0 #CP Sp: 0 APN: 072-270-022 HOA/\$: No

OMD: 09/15/18 PD: COE: SP: TIC: No 2nd Unit: No

An Oldie but a Goodie! Original country cabin. Here's your opportunity to bring it back to life. Needs plenty of TLC. 2 bedrooms, views, sunny front porch. lots of storage below. Time to create your new memories.

DIR: Hwy 116 west, right on Cnopius, left on Old Monte Rio Rd. UBL: Subd: TBM: , 21824179

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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Client 5-Up Residential

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10275 Hwy 116 Hwy



XSt: Green Valley Road Forestville / B0700 CR Single Family DOM/CDOM: 85/85 LP: \$649,000
BD: 2 BA: 2 RMS: 5 FP: No Pool: No SqFt: 830 R Lot Sz: 130680/3.0000 OLP: \$649,000
Stories: 1 Story YB: 2006 #Gar Sp: 2 #CP Sp: 0 APN: 085-180-015 HOA/\$: No

OMD: 08/18/18 PD: COE: SP: TIC: No 2nd Unit: No

A lovely wooded lane crosses the creek and leads to this beautiful home on a sun-drenched 3-acre country property. Located just west of Santa Rosa between the Russian River towns of Guerneville and Forestville, the charming existing home is a permitted granny unit and the property allows for an additional 3-bedroom home. The setting of this beautiful home amongst towering redwoods and a sunny meadow makes this property a gardener's paradise.

DIR: Hwy 116 between Forestville and Guerneville across from Green Valley UBL: Subd: TBM: , 21821728

5566 Gravenstein Hwy N



XSt: Hwy 116 Forestville / B0700 A Single Family DOM/CDOM: 367/556 LP: \$8,900,000
BD: 4 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 20000 O Lot Sz: 914324/20.9900 OLP: \$8,900,000
Stories: 2 Story YB: 2013 #Gar Sp: 2 #CP Sp: 0 APN: 084-170-001 HOA/\$: No

OMD: 11/09/17 PD: COE: SP: TIC: No 2nd Unit: Yes

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

DIR: North on Hwy 116, on west side of Hwy just north of Ross Station Rd. UBL: Subd: TBM: , 21726463

123 Nolan Ct



XSt: Nolan Road Forestville / B0700 A Single Family DOM/CDOM: 452/530 LP: \$4,500,000
BD: 3 BA: 3 RMS: 5 FP: Yes Pool: Yes SqFt: 3419 A 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

OMD: 08/16/17 PD: COE: SP: TIC: No 2nd Unit: Yes

Captivating Villa in Sonoma County's Russian River Valley, this 21.85 acre artisan estate holds 6600 total sq. ft. of live/work space including a 1000 sq ft guest house and 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. A must see Property!!!

DIR: Mirabel to Nolan Rd, Left on Nolan Court. UBL: Subd: TBM: , 21717629

19540 King Ridge Rd



XSt: Cazadero Hwy Cazadero / B0700 A Single Family DOM/CDOM: 519/872 LP: \$3,950,000
BD: 3 BA: 3 RMS: 5 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

OMD: 06/10/17 PD: COE: SP: TIC: No 2nd Unit: No

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.

DIR: Cazadero Highway to Cazadero approx. 1 mile beyond to beginning of driveway. Mapping Systems R wrong UBL: Subd: TBM: , 21713424

2880 Austin Creek Rd



XSt: Hwy 116/River Road Cazadero / B0700 A Single Family DOM/CDOM: 19/19 LP: \$1,550,000
BD: 4 BA: 3/1 RMS: 5 FP: Yes Pool: No SqFt: 1747 R Lot Sz: 107593/2.4700 OLP: \$1,550,000
Stories: 1 Story YB: 2002 #Gar Sp: 0 #CP Sp: 0 APN: 105-090-018 HOA/\$: No

OMD: 10/23/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Beautiful compound with deeded access to Austin Creek, and an adjacent Parcel #105-090-051 also included for a total of 3.172 acres. This is a successful Air BnB, situated up a private drive with seclusion and lots of sun. High end property with guest house and cottage! An outdoor living area with a built in grill, sink and views of the redwood covered hills! The Sonoma coast is just mins away, along with Armstrong woods, Wineries and restaurants!

DIR: Hwy 116/River Road west. Right on Austin Creek Road, north about 2.8 miles. Driveway is on right. UBL: Subd: TBM: , 21827435

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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20030 River Blvd



XSt: Willow Monte Rio / B0700 A Single Family DOM/CDOM: 69/69 LP: \$1,499,000
BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1131 R Lot Sz: 62291/1.4300 OLP: \$1,695,000
Stories: 2 Story YB: 1911 #Gar Sp: 0 #CP Sp: 2 APN: 095-244-008 HOA/\$: No

OMD: 09/03/18 PD: COE: SP: TIC: No 2nd Unit: Yes

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

DIR: 116 west left over Monte Rio Bridge, left on River Blvd to end of road. UBL: Subd: TBM: , 21822654

18602 Old Monte Rio Rd



XSt: Cnopius Rd Guerneville / B0700 N A Single Family DOM/CDOM: 2/2 LP: \$990,000
BD: 2 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 2305 R Lot Sz: 235660/5.4100 OLP: \$990,000
Stories: 2 Story YB: 1959 #Gar Sp: 0 #CP Sp: 0 APN: 072-290-021 HOA/\$: No

OMD: 11/09/18 PD: COE: SP: TIC: No 2nd Unit: No

Spacious, artistic and unique, a one of a kind residence on 5.4 acres (can be purchased with 7 adjacent acres) 2nd floor is a grand room with vaulted ceiling and a round fireplace, if the walls could speak of it's history. For bonus find a studio, separate granny cottage, gazebo, barn, meditation cottage/playhouse, 3,000 SqFt of decks, spring-fed creek, meadow, walking trails and trees. This is a family compound with potential for rental income.

DIR: Hwy 116 to Cnopius Rd, make a sharp left onto Old Monte Rio Rd. Last driveway at the end of road. UBL: Subd: TBM: , 21824436

15020 Leasowe Ln



XSt: Drake Road Guerneville / B0700 A Single Family DOM/CDOM: 67/67 LP: \$965,000
BD: 3 BA: 2/1 RMS: 6 FP: Yes Pool: No SqFt: 1744 R Lot Sz: 8276/0.1900 OLP: \$974,000
Stories: Tri Level YB: 1965 #Gar Sp: 2 #CP Sp: 0 APN: 071-070-004 HOA/\$: No

OMD: 09/05/18 PD: COE: SP: TIC: No 2nd Unit: No

Spectacular Guerneville RIVERFRONT~ Set along an incredible stretch of Russian River and just outside of town, this prominent 3BR|2BA entertainment home offers an expansive view deck, private boat dock & rich open beam+glass interiors. A lifestyle of adventure & sparkling memories await: share meals alfresco on the deck, cast off into nature, sun bath on the island beach or gather around the fire for intimate evenings of laughter. Sensational!

DIR: HWY 116 to Drake Road - bear LEFT on Leasowe UBL: Subd: TBM: , 21823342

24951 HWY 116



XSt: Moscow Road Duncans Mills / B0700 A Single Family DOM/CDOM: 24/499 LP: \$945,500
BD: 4 BA: 2 RMS: 11 FP: Yes Pool: No SqFt: 3500 O Lot Sz: 31002/0.7117 OLP: \$945,500
Stories: 2 Story YB: 1890 #Gar Sp: 0 #CP Sp: 0 APN: 096-160-012 HOA/\$: No

OMD: 10/18/18 PD: COE: SP: TIC: No 2nd Unit: No

Nestled in one of the most scenic valleys in western Sonoma County, this home is a two-story historic Victorian homestead built in 1880 from old-growth redwoods milled on site. The home sits on one of the sunniest spots in the area with pastoral forest and mountain views on 3 sides. Adjacent acreage family trust land. 4 fireplaces, 14 ft. ceilings. All rooms restored.

DIR: Between Monte Rio and Jenner on Hwy 116 in small village of Duncans Mills UBL: Subd: TBM: , 21827297

1300 Niestrath Rd



XSt: Fort Ross Road Cazadero / B0700 A Single Family DOM/CDOM: 169/169 LP: \$925,000
BD: 1 BA: 1/1 RMS: 3 FP: Yes Pool: Yes SqFt: 1152 R Lot Sz: 1742400/40.0000 OLP: \$998,000
Stories: 2 Story YB: 2000 #Gar Sp: 4 #CP Sp: 0 APN: 107-150-012 HOA/\$: Yes/\$690.00/Ye

OMD: 05/25/18 PD: COE: SP: TIC: No 2nd Unit: No

Back to the Land" with this charming property. Only 7 mile proximity to the Pacific Ocean blessed with plentiful sunshine, water, and picturesque views in the Fort Ross-Seaview AVA. Artesian spring, swimming hole and two creeks give an abundance of water all year long. Fenced in garden, raised beds, greenhouse and an orchard. Make it a family compound with garage/artist studio, bonus structures like a spacious barn and a rustic creekside cabin.

DIR: Fort Ross Rd to Niestrath Rd through 1st gate where private dirt road begins. Property gate on left. UBL: Subd: TBM: , 21813406

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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11450 McPeak Rd



XSt: Westside Rd Forestville / B0700 A Single Family DOM/CDOM: 227/227 LP: \$925,000
BD: 3 BA: 3/1 RMS: 5 FP: Yes Pool: No SqFt: 2107 R Lot Sz: 143312/3.2900 OLP: \$1,100,000
Stories: 2 Story YB: 2017 #Gar Sp: 0 #CP Sp: 0 APN: 081-070-024 HOA/\$: No

OMD: 03/29/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Quality 2bd home built in 2017 plus a 1bd 2nd unit in a spectacular setting with solitude, gorgeous views & a private forest. Features include luxury vinyl tile; parota wood, quartz & soapstone counters; Wolf gas cooktop; soft close hinges; walk-in pantry; spa-like master bath & a sauna. Large deck, flagstone patio, hot tub, fenced garden area & a pond with a waterfall. About 15 minutes to Hwy 101, but a world away. Private road - no drive-bys.

DIR: Call agent.

UBL: Subd: TBM: , 21807276

7843 Mirabel Rd



XSt: Trenton Road Forestville / B0700 A Single Family DOM/CDOM: 89/89 LP: \$899,000
BD: 3 BA: 2/1 RMS: 9 FP: Yes Pool: No SqFt: 2404 R Lot Sz: 35859/0.8232 OLP: \$950,000
Stories: 2 Story YB: 1988 #Gar Sp: 2 #CP Sp: 0 APN: 083-160-056 HOA/\$: No

OMD: 08/14/18 PD: COE: SP: TIC: No 2nd Unit: No

This charming country home is located in a peaceful setting at the end of a private drive in Forestville. The custom designed home has 3 spacious bedrooms and a separate den perfect for a 4th bedroom. Formal living and dining rooms and separate family room with bar and wood stove. Wonderful spacious Master Bedroom suite. Great country kitchen with granite counters and cozy nook. Beautiful outdoor areas for entertaining and gardening on 8/10 acre.

DIR: River Rd, left on Mirabel, left on private drive just past Speers Market.

UBL: Subd: TBM: , 21820342

13970 Green Valley Rd



XSt: Hwy 116 Forestville / B0700 A Single Family DOM/CDOM: 116/116 LP: \$899,000
BD: 1 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: U Lot Sz: 3428177.8700 OLP: \$950,000
Stories: Other YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 085-220-029 HOA/\$: No

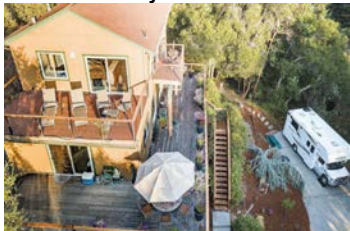
OMD: 07/18/18 PD: COE: SP: TIC: No 2nd Unit: No

Here is your chance to own an amazing secluded sanctuary! This unique opportunity presents 2 parcels totaling 15.75+/- acres of forested park like setting. Cabin like residence, power, well and septic on the property and much more.

DIR: 116 Granvenstein Hwy N to Green Valley Rd

UBL: Subd: TBM: , 21818797

8155 Mondo Way



XSt: Turnstall Guerneville / B0700 A Single Family DOM/CDOM: 146/146 LP: \$895,000
BD: 2 BA: 2 RMS: 4 FP: No Pool: No SqFt: 1835 R Lot Sz: 209088/4.8000 OLP: \$1,250,000
Stories: 2 Story YB: 1998 #Gar Sp: 1 #CP Sp: 0 APN: 085-080-002 HOA/\$: No

OMD: 05/28/18 PD: COE: SP: TIC: No 2nd Unit: No

Brighten up your view through the Low-e Milgard windows featuring new Redwood decking & stunning sunsets. Spacious & grand, this lovely home is perfect for vacation or stay-cation; nestled on 4.8ac, explore the possibility to Build an ADU above the trees! Built with quality; oak cabinets, 9 ft ceilings, radiant floors and more. Mutual Water and 3bd septic. Close to the Russian River, a scenic drive to HWY 101; 30 min to SR airport,SF 1.5hrs.

DIR: Hwy 116 to Tunstall. At the Y in the road, stay Left onto Mondo Way and up the hill on the left.

UBL: Subd: TBM: , 21812434

19610 Redwood Dr



XSt: Crescent Monte Rio / B0700 A Single Family DOM/CDOM: 3/3 LP: \$875,000
BD: 3 BA: 2/1 RMS: 3 FP: Yes Pool: No SqFt: 2068 R Lot Sz: 8102/0.1860 OLP: \$875,000
Stories: 2 Story YB: 1925 #Gar Sp: 2 #CP Sp: 0 APN: 094-250-025 HOA/\$: No

OMD: 11/08/18 PD: COE: SP: TIC: No 2nd Unit: No

Nirvana in Northwood! Your majestic home in a beautiful park-like setting w/towering redwoods, fruit trees & flowering plants. Relax in your redwood living room, 2 decks for entertaining + updated kitchen. Upstairs, the master suite is elegant & inviting. Comfortable 2-car garage; ample off-street parking + a workshop. Stroll to golfing, the restaurant & bar, music + a cafe. Walk along the redwoods & river. Vacation at home! Your house matters.

DIR: Highway 116 to Redwood. Dr. House is on corner of Redwood Drive and Redwood Glade

UBL: Subd: TBM: , 21828113

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 11/11/2018 11:04 am

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2018 to 10/31/2018) , Sold Off MLS (10/1/2018 to 10/31/2018)

15190 Armstrong Woods Rd



XSt: Brookdale Ln Guerneville / B0700 A Single Family DOM/CDOM: 155/155 LP: \$860,000
BD: 3 BA: 2/1 RMS: FP: Yes Pool: No SqFt: 2170 N Lot Sz: 31363/0.7200 OLP: \$1,125,000
Stories: 2 Story YB: 2018 #Gar Sp: 2 #CP Sp: 0 APN: 069-200-062 HOA/\$: No

OMD: 06/08/18 PD: COE: SP: TIC: No 2nd Unit: No

A beautiful new home on a .72+/- parcel in the sought after Armstrong Valley by the hamlet of Guerneville. The floorplan offers a spacious open great room/dining/kitchen combination with a sumptuous main level master suite. Thoughtful touches of rough hewn beams, eucalyptus floors, tiles and stone highlights. Enjoy the redwood preserves, Russian River beaches, biking, kayaking or a stroll downtown. World class wineries nearby!

DIR: Hwy 116 or River Rd to Armstrong Woods Rd to address on the left. UBL: Subd: TBM: , 21814718

20510 Hwy 116 Hwy



XSt: B St. Monte Rio / B0700 N A Single Family DOM/CDOM: 2/2 LP: \$799,000
BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 1516 R Lot Sz: 5719/0.1313 OLP: \$799,000
Stories: 2 Story YB: 1908 #Gar Sp: 0 #CP Sp: 0 APN: 094-100-027 HOA/\$: No

OMD: 11/09/18 PD: COE: SP: TIC: No 2nd Unit: No

Fabulous Russian River Home. A welcoming front porch opens into over 1500+ sf of living area. The large living room is open to the kitchen and river view deck for optimal entertaining. The wall of glass windows/doors allow remarkable river views to stream in. This 2BR/1BA was raised and extensively renovated down to the studs in 1986. Gated front yard, garden area and storage. Short walk to public beach & rest.

DIR: Hwy 116, West of the Y UBL: Subd: TBM: , 21828930

6051 Van Keppel Rd



XSt: Covey Forestville / B0700 A Single Family DOM/CDOM: 25/81 LP: \$729,000
BD: 2 BA: 1 RMS: 5 FP: No Pool: No SqFt: 1268 R Lot Sz: 31838/0.7309 OLP: \$749,000
Stories: 1 Story YB: 1982 #Gar Sp: 0 #CP Sp: 0 APN: 083-072-019 HOA/\$: No

OMD: 10/17/18 PD: COE: SP: TIC: No 2nd Unit: No

Peaceful West County gem down a private lane walking distance to downtown Forestville with cafes, bakery, restaurants and wine tasting. A short drive to Sebastopol, the coast or Russian River. Updated interior with 2 bedrooms, bonus room and valley views of vineyards. Beautiful detached studio with many possibilities. Expansive deck and ample gardening space make this sunny and charming property so special. Investment potential. Appraised \$775k

DIR: Covey to Van Keppel UBL: Subd: TBM: , 21827170

18920 Armstrong Woods Rd



XSt: McCray Ridge Rd. Guerneville / B0700 A Single Family DOM/CDOM: 49/49 LP: \$699,000
BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 900 O Lot Sz: 3484800/80.0000 OLP: \$749,000
Stories: 1 Story YB: 2009 #Gar Sp: 0 #CP Sp: 0 APN: 069-030-035 HOA/\$: No

OMD: 09/23/18 PD: COE: SP: TIC: No 2nd Unit: No

Stunning, very private ridge top property w permitted ag building on rolling knolls overlooking expansive panoramic views. A remote setting just 30 mins from luxurious Healdsburg & 20 mins from recreational Guerneville. Property also includes a gorgeous glamping yurt & large shed. Zoned RRD w ideal conditions for a variety of ag developments including great sun, irrigation, terracing, 8 gpm well & plentiful spring. \$749,000 includes 2x40 ac apns

DIR: Sweetwater Springs Rd to McCray Ridge Rd. UBL: Subd: TBM: , 21824520

14615 River Rd



XSt: Rio Nido Road Guerneville / B0700 A Single Family DOM/CDOM: 13/13 LP: \$675,000
BD: 5 BA: 5 RMS: FP: No Pool: No SqFt: 1974 R Lot Sz: 4282/0.0983 OLP: \$675,000
Stories: 3 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-400-001 HOA/\$: No

OMD: 10/29/18 PD: COE: SP: TIC: No 2nd Unit: Yes

River View Apts is a five unit, fully occupied investment property located on the Russian River with amazing views. Unit A & C are one-bedroom apts, & Units B, D & E are studios. There are 3 levels of decks with views of the Russian River. Combine Unit C & D to make a Wine Country two bedroom apt for owners & rent the others out. Just a 20 min drive from Hwy 101 past the vineyards. Also listed as MLS 21827884 in Multi 5+. See Virtual Tour.

DIR: West on River Rd to just past the red Rio Nido sign. On the left at the intersection of Rio Nido Rd. UBL: Subd: TBM: , 21828470

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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Client 5-Up Residential

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14210 Old Cazadero Rd



XSt: River Rd Guerneville / B0700 A Single Family DOM/CDOM: 109/109 LP: \$659,999
BD: 3 BA: 3 RMS: 9 FP: No Pool: No SqFt: 1400 N Lot Sz: 17825/0.4092 OLP: \$679,999
Stories: 2 Story YB: 1946 #Gar Sp: 1 #CP Sp: 0 APN: 072-100-050 HOA/\$: No

OMD: 07/25/18 PD: COE: SP: TIC: No 2nd Unit: No

Escape the city and hustle bustle of work and come home to this Russian River retreat. Upgraded home with new roof, spacious kitchen with hardwood cabinets, tile floor, butcher block counters, wet bar with refrigerator, walk-in shower with glass block wall, nestled down as small lane in the Redwoods. The home sits on a double wide lot with lots of room for a granny unit, 1 car detached garage that backs to a year round creek.

DIR: River Rd to Old Caszadero Rd

UBL: Subd: TBM: , 21818826

21485 Fort Ross Rd



XSt: Donaho Rd Cazadero / B0700 A Single Family DOM/CDOM: 23/23 LP: \$645,000
BD: 3 BA: 1/1 RMS: 9 FP: No Pool: No SqFt: 1200 O Lot Sz: 1742400/40.0000 OLP: \$645,000
Stories: 2 Story YB: 1990 #Gar Sp: 0 #CP Sp: 0 APN: 107-140-015 HOA/\$: No

OMD: 10/19/18 PD: COE: SP: TIC: No 2nd Unit: No

Beautiful, serene 40 acres, a perfect place for gardeners, writers, artists, hikers, stargazers and sun lovers. This custom handcrafted 3 bedroom, 1+ bath home is charming and peaceful. The property has 2 seasonal creeks 1 year round creek and is situated behind two locked gates at the end of the road. Great place to unwind, on the deck gazing at the magnificent views, listening to the sound of water, while the sun sets behind the ridge.

DIR: Hwy 116 to Cazadero Hwy to Fort Ross. Right at the big blue J on the tree. Map attached to listing.

UBL: Subd: TBM: 339, F6 21827328

6530 Covey Rd



XSt: Highway 116 Forestville / B0700 A Single Family DOM/CDOM: 290/552 LP: \$635,000
BD: 1 BA: 0/2 RMS: 9 FP: No Pool: No SqFt: 4909 O Lot Sz: 8398/0.1928 OLP: \$645,000
Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 083-090-049 HOA/\$: No

OMD: 01/18/18 PD: COE: SP: TIC: No 2nd Unit: No

Wine country offering, this special building holds space to create. Work/Live in this former meeting hall. 3,359 sf on 1st level and 1,550 sf on 2nd level. With energy and imagination this could be your favorite playground. Also listed as Commercial, MLS# 21801160.

DIR: Highway 116 to corner of Covey Rd and Hwy 116. Driveway on Covey Rd.

UBL: Subd: TBM: , 21801154

11144 Ice Box Canyon Rd



XSt: Summerhome Park Road Forestville / B0700 A Single Family DOM/CDOM: 57/57 LP: \$599,000
BD: 3 BA: 2 RMS: 7 FP: No Pool: No SqFt: 1710 R Lot Sz: OLP: \$599,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 081-150-015 HOA/\$: No

OMD: 09/15/18 PD: COE: SP: TIC: No 2nd Unit: No

This approx. 1710/sf home located on a large approx. 5750/sf lot is surrounded by redwood trees. Relax on the large decks and enjoy nature. The 3 bedrooms include one on the main level with a full bath nearby. The other 2 are downstairs with another full bath. There has been beautiful remodeling done in the kitchen and baths. Some new floors, 2 new decks, a large shed. Updated lighting and skylights enhance the rooms. Off street parking.

DIR: 101 to River Rd. To Forest Hills Rd. to Summerhome Park Rd to Ice Box Canyon Rd

UBL: Subd: TBM: , 21823959

10435-10445 Woodside Dr



XSt: Terrace Drive Forestville / B0700 A Single Family DOM/CDOM: 100/100 LP: \$599,000
BD: 3 BA: 2/1 RMS: 6 FP: Yes Pool: No SqFt: 1700 N Lot Sz: 4250/0.0976 OLP: \$650,000
Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 082-180-069 HOA/\$: No

OMD: 08/03/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Holly Dale Park area of Forestville. Two homes on 1 lot. Unit 1, one bedroom, 1.5 bath Balcony deck off front room with high ceiling. Hardwood floors. Redwood bedroom. In very livable condition. Unit 2, Two bedrooms 2 bathrooms hardwood floors High beam ceiling Wood stove and forced air gas heat. Newer kitchen appliances included 2 decks, Nice window views of forest. Newer roofs on both units Privacy fence at street Nice landscape

DIR: Woodside Drive to address

UBL: Subd: TBM: , 21820317

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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Client 5-Up Residential

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14713 Carrier Ln



XSt: Laughlin Guerneville / B0700 A Single Family DOM/CDOM: 118/118 LP: \$599,000
BD: 4 BA: 3/1 RMS: 6 FP: Yes Pool: No SqFt: 2384 V Lot Sz: 5998/0.1377 OLP: \$699,000
Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 069-290-015 HOA/\$: No

OMD: 07/16/18 PD: COE: SP: TIC: No 2nd Unit: Yes

This charming home is located in the desirable Armstrong Valley. Where the sun shines and the neighborhood's friendly. Updated and well-cherished 3 bedrooms 2.5 bath with a detached legal 590 square foot 1 bed 1 bath in-law unit. The backyard was created for gardening, entertaining, and enjoying quiet Jacuzzi time under the stars. With less than a mile to downtown Guerneville and the towering Redwoods in Armstrong State Reserve.

DIR: Armstrong Woods Rd - L on Laughlin - L on Carrier UBL: Subd: TBM: , 21818558

15800 E Austin Creek Rd



XSt: Austin Creek Rd Cazadero / B0700 A Single Family DOM/CDOM: 16/16 LP: \$569,000
BD: 2 BA: 1/1 RMS: 3 FP: Yes Pool: No SqFt: 1000 R Lot Sz: 7200/0.1653 OLP: \$569,000
Stories: 1 Story YB: 1993 #Gar Sp: 0 #CP Sp: 0 APN: 105-220-022 HOA/\$: No

OMD: 10/26/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Magnificent setting along Austin Creek. The 1 BR main house features an open kitchen and high beam ceiling. A serene setting, with detached guest cottage, outdoor shower, hot tub on the hill & a private yoga/glamping platform under the redwoods. The path meanders through the Zen inspired garden while Japanese maples, bamboo, ferns, cherry trees & hydrangeas all dance in the breeze. Stylish gate enclosure for parking area & 2 large storage sheds.

DIR: Hwy 116 to Cazadero Hwy to (R) Austin Creek Rd, over bridge, immediate (L) to 580 E. Austin Creek Rd UBL: Subd: TBM: , 21826269

18433 Old Monte Rio Rd



XSt: Cnopius Guerneville / B0700 A Single Family DOM/CDOM: 52/52 LP: \$560,000
BD: 3 BA: 2/1 RMS: 6 FP: Yes Pool: No SqFt: 1496 R Lot Sz: 2400/0.0551 OLP: \$580,000
Stories: Multi Level YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 072-270-024 HOA/\$: No

OMD: 09/20/18 PD: COE: SP: TIC: No 2nd Unit: No

Magical Guerneville Retreat~ Privately set amongst the Redwoods, this classic Russian River 3BR | 2.5BA cottage offers rustic modern sophistication with sweeping view decks and endless opportunities to entertain. Ideal split level design offers a Guest Suite with separate entrance for overflow friends and family. Close to beaches, recreation, restaurants and moments to world class wineries and the Sonoma Coast. Your next great adventure awaits!

DIR: HWY 116 West past GVL - RIGHT on Cnopius - LEFT on Old Monte Rio. UBL: Subd: TBM: , 21824731

9098 Argonne Way



XSt: River Road Forestville / B0700 A Single Family DOM/CDOM: 65/65 LP: \$555,000
BD: 2 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1586 R Lot Sz: 31363/0.7200 OLP: \$639,000
Stories: 2 Story YB: 1948 #Gar Sp: 0 #CP Sp: 1 APN: 082-071-026 HOA/\$: No

OMD: 09/07/18 PD: COE: SP: TIC: No 2nd Unit: No

Enjoy sun-soaked decks and garden living/entertaining w/gazebo and hot tub in the privacy and serenity of this well-maintained home on almost 3/4 acre; separate workshop/cottage has possibilities! 2016 septic, newer furnace - and even a Murphy bed for your guests. Community pool membership available!

DIR: From 101, take River Rd 9 mls. Argonne is 1/4 ml past Mirabel/Forestville turnoff on left. UBL: Subd: TBM: , 21823126

16700 Highway 116



XSt: Solaridge Guerneville / B0700 A Single Family DOM/CDOM: 3/3 LP: \$549,000
BD: 3 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 2018 R Lot Sz: 11051/0.2537 OLP: \$549,000
Stories: 1 Story YB: 2005 #Gar Sp: 0 #CP Sp: 1 APN: 072-120-045 HOA/\$: No

OMD: 11/08/18 PD: COE: SP: TIC: No 2nd Unit: No

Perfect Vacation Rental or Russian River Retreat! Solid, elevated home located close to all Guerneville has to offer; seconds from bars, restaurants, and river beaches. Home features a huge master suite with sunken tub, private back yard with spa, air conditioning, and separate parking area well off the main road. House is in turn-key condition, with new paint and carpets. been thinking about your own vacation rental...now is the time.

DIR: Highway 116 through downtown Guerneville, property on right, just past Solaridge. UBL: Subd: TBM: , 21828928

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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11694 Oak Rd #UPPR



XSt: Grove Lane Forestville / B0700 A Single Family DOM/CDOM: 90/90 LP: \$539,000
BD: 3 BA: 2 RMS: 3 FP: Yes Pool: No SqFt: 2458 R Lot Sz: 12196/0.2800 OLP: \$649,000
Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 081-250-033 HOA/\$: No

OMD: 08/13/18 PD: COE: SP: TIC: No 2nd Unit: No

Reduced \$110,000 from original asking price. At this price it is under \$220/sqft. This is a deal! Partially remodeled home located in the desirable Summerhome Park among oaks and redwoods. This is a close-knit community known in summer for its private beach, clubhouse, lodge, cafe and summer events. Enjoy sitting on the 2 decks with expansive views over the Russian River to vineyards, valley, & mountains or relax in the hot tub under the stars.

DIR: 101 to River Rd, L on Forest Hills Rd, R on Old River Rd, L Madrona, L Grove Ln, L on Upper Oak UBL: Subd: TBM: , 21819630

17276 Summit Ave



XSt: Park Ave Guerneville / B0700 A Single Family DOM/CDOM: 58/58 LP: \$529,000
BD: 3 BA: 2 RMS: 3 FP: Yes Pool: No SqFt: 1645 R Lot Sz: 3920/0.0900 OLP: \$529,000
Stories: 2 Story YB: 1911 #Gar Sp: 0 #CP Sp: 0 APN: 072-160-029 HOA/\$: No

OMD: 09/14/18 PD: COE: SP: TIC: No 2nd Unit: No

The perfect Russian River retreat or fulltime residence, this comfortable 3 bed, 2 bath home enjoys a large open living/dining room w/ wood burning stove w/a tumbled river rock hearth & 3 skylights; updated eat-in kitchen w/ Corian counters & skylight. The home is on 2 lvs; approx. 1,650 sqft; has updated baths; dual paned windows, washer/dryer hookups, 3 off street pkg spots, 2 expansive decks & on public water/sewer. All just 1 mile W of town.

DIR: West on 116 past Guerneville; Right on Old Monte Rio Rd; Right on Park Ave; Left on Summit Ave. UBL: Subd: TBM: , 21824158

35-36 Magic Mt Rd



XSt: Cazadero Hwy Cazadero / B0700 N A Single Family DOM/CDOM: 2/2 LP: \$499,000
BD: 2 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1371 R Lot Sz: 60984/1.4000 OLP: \$499,000
Stories: 1 Story YB: 1961 #Gar Sp: 0 #CP Sp: 0 APN: 097-240-056 HOA/\$: Yes/\$275.00/Ye

OMD: 11/09/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Two Magical Homes on Magic Mt. 1.4 Acres, completely separate for total privacy. 1 very charming, storybook A-frame cabin, plus a newer, open floorplan studio cottage, all amid towering redwoods and just a 15 min. drive to the beautiful Sonoma Coast. This is a unique property for a unique owner, with an eye for its continuing potential. Live in 1, rent the other. Artist retreat, weekend getaway or vacation rental, the possibilities are endless!

DIR: Hwy 116 west to Cazadero Hwy, left on Magic Mt Rd. UBL: Subd: TBM: , 21828910

7266 Harmon Ave



XSt: Wildely Guerneville / B0700 A Single Family DOM/CDOM: 109/846 LP: \$499,000
BD: 3 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 2300 O Lot Sz: 14000/0.3214 OLP: \$499,000
Stories: 2 Story YB: 1982 #Gar Sp: 0 #CP Sp: 4 APN: 850-000-165 HOA/\$: Yes/\$2,500.00/Ye

OMD: 07/25/18 PD: COE: SP: TIC: No 2nd Unit: No

Beautiful vacation/2nd home getaway, or ideally suited for family. You are buying membership rights in Odd Fellows Rec club, a non-profit. Membership includes rights to use specific club-owned lot and own home on lot. Home is non-deeded personal property. Applicants must be approved by Club, meet credit & background criteria, provide proof of membership in Odd Fellows, Eastern Star, Rebekahs, or Masons

DIR: Hwy 116 W to odd fellows Park rd; past gate on Richardson, turn on Wildely to harmon UBL: Subd: TBM: , 21819446

14778 Canyon 4 Rd



XSt: Canyon '7' Guerneville / B0700 A Single Family DOM/CDOM: 121/121 LP: \$499,000
BD: 2 BA: 2/1 RMS: 5 FP: Yes Pool: No SqFt: A Lot Sz: 12985/0.2981 OLP: \$549,000
Stories: 1 Story YB: 1917 #Gar Sp: 0 #CP Sp: 0 APN: 070-262-035 HOA/\$: No

OMD: 07/12/18 PD: COE: SP: TIC: No 2nd Unit: No

Sundrenched home on public water and sewer,close to river,above the flood zone.Updated electrical,copper plumbing,new water heater,wood stove in living room. Kitchen w/large eat-in area.2 bdrms both w/ bathrooms.Large private deck and spacious front porch to greet your guests.Basement with laundry hookups,gravel drive with 2-3 off street parking spots.Close to Armstrong Woods,Sonoma coast & wineries.Perfect for year round living!Turnkey home!

DIR: River Road to Canyon '2' immediate left to Canyon '7',right on Willow,then left on Canyon '4'. UBL: Subd: TBM: , 21817929

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16660 Center Way



XSt: Neeley Guerneville / B0700 A Single Family DOM/CDOM: 3/3 LP: \$490,000
BD: 1 BA: 1 RMS: 2 FP: No Pool: No SqFt: 904 R Lot Sz: 7418/0.1703 OLP: \$490,000
Stories: 1 Story YB: 1939 #Gar Sp: 1 #CP Sp: 0 APN: 071-192-021 HOA/\$: No

OMD: 11/08/18 PD: COE: SP: TIC: No 2nd Unit: No

Established & desirable neighborhood within steps to the Russian River. Warm original knotty pine paneled interior with a vintage 40's rustic character. Open beam ceiling in living room & more vintage touches in kitchen and bedrooms. Additional bonus room. Cozy front porch. Home elevated above flood. Abundant storage under home. Then there's the splendid yard with varied vegetation & astounding Maple tree in front. It's all MAGICally charming!

DIR: Neeley Rd to Center Way

UBL: Subd: TBM: 21825575

8245 Spring Dr



XSt: Mirabel ave Forestville / B0700 A Single Family DOM/CDOM: 36/36 LP: \$481,750
BD: 3 BA: 1/1 RMS: 6 FP: Yes Pool: No SqFt: 1010 R Lot Sz: 3585/0.0823 OLP: \$481,750
Stories: 2 Story, Oth YB: 1945 #Gar Sp: 0 #CP Sp: 3 APN: 082-034-011 HOA/\$: No

OMD: 10/06/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Great Mirabel Heights Location! 2 Bed 1 Bath upper and separate studio with small kitchen on the ground floor. Close to all Russian River resort area outdoor events. Level backyard for barbecues and entertaining.Possibilities are numerous: Perhaps AirBnB? or vacation home? or investment?

DIR: River Road to Mirabel to Spring

UBL: Subd: TBM: 21826298

21455 Santa Clara Ave



XSt: Duncan Monte Rio / B0700 A Single Family DOM/CDOM: 128/128 LP: \$475,000
BD: 3 BA: 2 RMS: 8 FP: Yes Pool: No SqFt: 1237 O Lot Sz: 14375/0.3300 OLP: \$499,999
Stories: 2 Story YB: 1963 #Gar Sp: 1 #CP Sp: 0 APN: 094-052-011 HOA/\$: No

OMD: 07/05/18 PD: COE: SP: TIC: No 2nd Unit: No

Secluded 1963 home in the redwoods atop hill, with a gorgeous SW view! Concrete/cinder block foundation, redwood siding, covered porch. Ground floor laundry, bonus room, 3/4 bath, wide one car garage w/storage. Main floor has 2 bedrooms, full bath, original cabinets. New paint & carpets. Sale includes appliances and 2 additional adjacent lots. Whimsical accessory building, chicken coops, pond water feature, fruit trees, gardener's delight!

DIR: From Hwy 116 make a hard right on Duncan, then right at the fork to Santa Clara.

UBL: Subd: TBM: 21817233

9348 Rio Vista Rd



XSt: Orchard rd. Forestville / B0700 A Single Family DOM/CDOM: 133/133 LP: \$475,000
BD: 2 BA: 1 RMS: 8 FP: Yes Pool: No SqFt: 1260 R Lot Sz: 6098/0.1400 OLP: \$475,000
Stories: 2 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 082-121-047 HOA/\$: No

OMD: 07/01/18 PD: COE: SP: TIC: No 2nd Unit: No

Located in Good Forestville Area. Paved Road. Wooded Setting With Rustic Appeal. Privacy. Off street Parking. Features Inside Laundry Room, Bonus Rooms, And Solar Pannels.

DIR: River Road to Rio Vista Road to property

UBL: Subd: TBM: 21817279

11266 Dell Ave



XSt: Sequoia Rd Forestville / B0700 A Single Family DOM/CDOM: 10/10 LP: \$470,000
BD: 2 BA: 1 RMS: 3 FP: No Pool: No SqFt: 925 O Lot Sz: 5441/0.1249 OLP: \$470,000
Stories: 1 Story YB: 1965 #Gar Sp: 0 #CP Sp: 0 APN: 081-025-023 HOA/\$: No

OMD: 11/01/18 PD: COE: SP: TIC: No 2nd Unit: No

Quiet and peaceful home located within walking distance to the Russian River, but ample open sunshine. Vaulted ceiling with two round windows. Usable loft above the bedrooms which can be used as an extra bedroom. French doors opening to covered deck. Entry room which can be used as an office. Propane oven and clothes dryer. Efficient wood stove in the living room, terraced garden, landscaped front-yard with a rock garden and apple, pear, persimmo

DIR: Westside Rd to Sequoia Rd to Dell Ave

UBL: Subd: TBM: 21828427

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2018 to 10/31/2018) , Sold Off MLS (10/1/2018 to 10/31/2018)

10780 Forest Hills Rd



XSt: River Rd Forestville / B0700 A Single Family DOM/CDOM: 88/88 LP: \$469,000
BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 982 N Lot Sz: 7560/0.1736 OLP: \$525,000
Stories: 2 Story YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 082-252-022 HOA/\$: No

OMD: 08/15/18 PD: COE: SP: TIC: No 2nd Unit: No

Make YOUR MEMORIES here! This 1950's cottage has been lovingly cared for. Inside this time-honored home is classic knotty pine interior accented by a brick fireplace and exposed wood beam ceiling. Outside are abundant areas for your enjoyment with front and rear decks, large level fenced yard and ridge top views. Centrally located near two public beaches for all your summer fun. A great get-away that's sure to inspire unforgettable memories.

DIR: River Rd to Forest Hills Rd

UBL: Subd: TBM: , 21821104

15051 Old River Rd



XSt: Foothill Blvd. Guerneville / B0700 A Single Family DOM/CDOM: 37/124 LP: \$448,900
BD: 3 BA: 2 RMS: 8 FP: Yes Pool: No SqFt: 1382 O Lot Sz: 5001/0.1148 OLP: \$469,500
Stories: 2 Story YB: 1961 #Gar Sp: 2 #CP Sp: 0 APN: 070-150-009 HOA/\$: No

OMD: 10/05/18 PD: COE: SP: TIC: No 2nd Unit: No

Directly across the street from the Russian River this home is walking distance to the local pub and shops! The views include the gorgeous mountain side of Sonoma County. The ground level has been converted to extra living space boasting a full bath, bedroom and living room area. With its own separate entrance it could be used for rental income, airbnb, or an in home office! Features large laundry/storage room, redwood siding, orange tree, & well

DIR: Foothill blvd to petrified forest to Old River rd.

UBL: Subd: TBM: , 21826211

15885 Wright Dr



XSt: Drake Rd. Guerneville / B0700 A Single Family DOM/CDOM: 33/33 LP: \$445,000
BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 992 R Lot Sz: 11600/0.2663 OLP: \$475,000
Stories: 1 Story YB: 1954 #Gar Sp: 0 #CP Sp: 2 APN: 071-130-004 HOA/\$: No

OMD: 10/09/18 PD: COE: SP: TIC: No 2nd Unit: No

Living is easy in this desirable neighborhood located only a few blocks from town. This charming home sits on a corner lot at Wright Dr. and Wright Ln. on a HUGE .27 acre parcel that offers full sun & peace & quiet. This 2 bed/1 ba home has endless possibilities. Interior has vintage knotty pine thru-out, breathtaking views & a gas burning stone F/P. Covered porch, 2 car carport & greenhouse for the gardener. Seller is Extremely motivated!

DIR: Hwy 116 to Drake Rd., R at the 2nd Wright Drive.

UBL: Subd: TBM: , 21826469

17247 Old Monte Rio Rd



XSt: Hwy 116 Guerneville / B0700 A Single Family DOM/CDOM: 60/60 LP: \$439,000
BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 1042 R Lot Sz: 1198/0.0275 OLP: \$439,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-019 HOA/\$: No

OMD: 09/12/18 PD: COE: SP: TIC: No 2nd Unit: No

Charming, updated and move-in ready! This 2 bed +1.5 bath home is a rare find - single level (no stairs!), in a great neighborhood w/ public sewer and gas - just steps to the river. The house boasts a large, eat-in kitchen with 5 burner gas stove; a large, open living room with to-die-for chandelier and cozy antique-style enamel gas stove/fireplace; newly remodeled bathroom; indoor washer/dryer. Only a short walk into town. This is a MUST SEE!

DIR: River Road to Guerneville, continue through on Hwy 116 then (R) on Old Monte Rio Rd, at Park Ave

UBL: Subd: TBM: , 21823839

14924-14926 Canyon Two Rd



XSt: River Road Guerneville / B0700 A Single Family DOM/CDOM: 18/18 LP: \$435,000
BD: 3 BA: 2 RMS: 7 FP: No Pool: No SqFt: 1344 N Lot Sz: 4791/0.1100 OLP: \$435,000
Stories: 2 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-256-004 HOA/\$: No

OMD: 10/24/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Wonderful duplex is like getting two houses for the price of one. Two separate fully detached homes. Lower unit 2/1, Upper 1/1. Live in one/ rent the other/ possible VRBO or investment. Plenty of light, with high ceiling and skylights in front unit. City H2O and sewer, no flood, walking distance to River, public transportation, Rio Nido Roadhouse and pool. Short drive into town and the magnificent Armstrong Woods.

DIR: River Road to Canyon Two

UBL: Subd: TBM: , 21827492

Presented by : John Genovese Lic: 01380792 / Vanguard Properties Office Lic.: 01486075 Phone: 415-407-8796

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U.S. Patent 6,910,045

Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2018 to 10/31/2018) , Sold Off MLS (10/1/2018 to 10/31/2018)

17498 Riverside Dr



XSt: River Road Guerneville / B0700 A Single Family DOM/CDOM: 25/25 LP: \$425,000
BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 825 R Lot Sz: 1398/0.0321 OLP: \$435,000
Stories: 2 Story YB: 1937 #Gar Sp: 0 #CP Sp: 0 APN: 072-200-057 HOA/\$: No

OMD: 10/17/18 PD: COE: SP: TIC: No 2nd Unit: No

Darling updated cottage in the Russian River community. Walk or bike to downtown restaurants, the River or Armstrong Redwoods State Natural Preserve. Home boasts updates throughout including new countertops, new flooring,interior-paint,laundry closet. Skylight & views of Russian River from upstairs. Nice sun exposure. Plenty of parking in driveway. Storage under deck. Relax under your very own Redwoods. Can be your cozy home or perfect getaway.

DIR: West on River Road to 116, through Guerneville, then left on Riverside Drive UBL: Subd: TBM: , 21825701

19299 Hidden Valley Rd



XSt: Cherry Guerneville / B0700 A Single Family DOM/CDOM: 39/39 LP: \$425,000
BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 856 R Lot Sz: 5998/0.1377 OLP: \$449,000
Stories: 1 Story YB: 1947 #Gar Sp: 1 #CP Sp: 0 APN: 072-050-035 HOA/\$: No

OMD: 10/03/18 PD: COE: SP: TIC: No 2nd Unit: No

Welcome to this lovely home situated on a large private lot in the enchanted forest featuring your own seasonal creek.The setting is magical for this cute and cozy two bedroom,two upgraded bathroom home.Ideal Russian River cottage for that weekend getaway,to snuggling up to the wood stove with a good book,or enjoy all that Wine Country has to offer.This home is centrally located just a short jaunt to the beautiful Sonoma Coast and Armstrong Woods

DIR: Hwy 116 to Lovers Lane to Cherry to Hidden Valley UBL: Subd: TBM: , 21825982

9437 Fairwood Rd



XSt: Dell Ave. Forestville / B0700 A Single Family DOM/CDOM: 51/51 LP: \$425,000
BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 900 R Lot Sz: 4792/0.1100 OLP: \$425,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 2 APN: 082-115-024 HOA/\$: No

OMD: 09/21/18 PD: COE: SP: TIC: No 2nd Unit: No

Quiet location & lux layout allow for a peaceful & private Forestville sanctuary anyone would enjoy. This rejuvenated 2BD single-story home has tons of upgrades & boasts some surprising spaces. Fresh kitchen & bath, new roof & septic system make this a turn-key home for anyone. 5 minute walk to river, and loads of parking! Convenient location allows easy access to endless wineries, choice restaurants, the Sonoma Coast, and top-notch amenities.

DIR: River Rd to Martinelli Rd, Immediate L on Old River Rd, R on Westside, R on Dell, R on Fairwood UBL: Subd: TBM: , 21822811

14700 Canyon 1 Rd



XSt: Canyon two Road Guerneville / B0700 A Single Family DOM/CDOM: 246/246 LP: \$425,000
BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1054 R Lot Sz: 4792/0.1100 OLP: \$439,000
Stories: 2 Story, Mul YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 070-280-017 HOA/\$: No

OMD: 03/09/18 PD: COE: SP: TIC: No 2nd Unit: Yes

Beautiful serenity in the redwoods! This wonderful duplex offers a detached office & storage unit! Rent downstairs & live in the other, or use the house as a single family home. Each metered separately for PG&E. Enjoy sky lights, a cozy pellet stove fireplace, lovely kitchen w/patio area outside the scenic window, large deck areas for entertaining! Be sure to check out the virtual tour. Also listed as MLS #21824145 in the 2-4 unit category.

DIR: River Road to Canyon Two Road to Canyon 1 Road UBL: Subd: TBM: , 21804378

21071 River Blvd



XSt: Bohemian Monte Rio / B0700 A Single Family DOM/CDOM: 82/82 LP: \$399,000
BD: 2 BA: 1 RMS: 2 FP: No Pool: No SqFt: 900 N Lot Sz: 3920/0.0900 OLP: \$399,000
Stories: Other YB: 1948 #Gar Sp: 2 #CP Sp: 0 APN: 095-170-017 HOA/\$: No

OMD: 08/21/18 PD: COE: SP: TIC: No 2nd Unit: No

River is Across the street. Across from Highland Del. Great Opportunity to own your Russian River home to live or use as vacation rental.

DIR: From Bohemian Highway turn right on to River Blvd. UBL: Subd: TBM: , 21821937

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U.S. Patent 6,910,045

Client 5-Up Residential

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2018 to 10/31/2018) , Sold Off MLS (10/1/2018 to 10/31/2018)

17860 Santa Rosa Ave



XSt: Old Monte Rio Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 122/122 **LP:** \$399,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1250 N **Lot Sz:** 8800/0.2020 **OLP:** \$475,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-216-013 **HOA/\$:** No

OMD: 07/11/18 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful, cozy home on Santa Rosa ave. w/ vaulted wood ceilings, wood stove, loft above living room, & spacious deck on back side of house in the redwoods. This 2 bed, 2 bath home is only a 10 minute ride to downtown Guerneville. Parking on left side of house, on street.

DIR: Hwy 116 to Old Monte Rio Rd, to Santa Rosa Ave

UBL: **Subd:** **TBM:** , 21815785

17426 Riverside Dr



XSt: Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$395,000
BD: 3 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 946 R **Lot Sz:** 2749/0.0631 **OLP:** \$395,000
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-190-040 **HOA/\$:** No

OMD: 10/27/18 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming 3 bedroom cabin in the Russian River area. How about taking a stroll down to the river in Guerneville Park or go on a short bike ride to downtown Guerneville. With a convenient 20 mile commute to Santa Rosa, just 70 miles north of San Francisco this home is perfect for the weekend or could provide a comfortable full time living, also suitable for first time buyer. Wine country living just for you.

DIR: Hwy 116 west side of Guerneville, take either exit on Riverside drive.

UBL: **Subd:** **TBM:** , 21827387

14555 Cherry St



XSt: River Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$388,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 734 R **Lot Sz:** 1999/0.0459 **OLP:** \$399,000
Stories: 1 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-037 **HOA/\$:** No

OMD: 10/08/18 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Remodeled inside & out by Sticks and Stones Properties LLC in 2017, this home offers all the comforts with it's move in ready appeal. Granite counter tops, stainless appliances, rich wood paneling and newer flooring thru out, this home is surrounded by a wooded setting with updated decking for your outdoor enjoyment of the seasonal creek. On sewer and mutual water system. Close to town, beaches & the Russian River. This jewel is not to be missed!

DIR: River Rd to Old Monte Rio Rd, bear right to Cherry St.

UBL: **Subd:** **TBM:** , 21826287

10440 Woodside Dr



XSt: Old River Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$385,000
BD: 2 **BA:** 1/1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1172 R **Lot Sz:** 6560/0.1506 **OLP:** \$385,000
Stories: 2 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-191-044 **HOA/\$:** No

OMD: 10/08/18 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming retreat in the redwoods. Enjoy tranquil forest views from every room. Main floor features open concept living with kitchen, living and dining areas, a wood-burning stove, large deck, and a powder room. A spiral staircase leads downstairs to two spacious bedrooms with private decks, and a shared full bath with claw-foot tub. New roof and gutters, new HVAC, and more. A terrific weekender, investment property or first home.

DIR: River Rd to Scenic Dr, then immediate right onto Old River Rd, then left on Woodside.

UBL: **Subd:** **TBM:** , 21825006

11823 Ridge Dr



XSt: Canyon **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 13/13 **LP:** \$359,000
BD: 2 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 1403 R **Lot Sz:** 6094/0.1399 **OLP:** \$359,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-123-004 **HOA/\$:** No

OMD: 10/29/18 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Older fixer cottage on a large lot in a great neighborhood. High on a hill with plenty of sun. Much potential here to make this your dream vacation or year round home. Probate sale but no court confirmation required. Two good sized bedrooms and a large open living room/dining and kitchen. Separate screened porch. Front deck accessible through screened porch.

DIR: Hwy 116 to Canyon Drive to Ridge

UBL: **Subd:** **TBM:** , 21827998

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Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2018 to 10/31/2018) , Sold Off MLS (10/1/2018 to 10/31/2018)

5994 Cazadero Hwy



XSt: None Cazadero / B0700 A Single Family DOM/CDOM: 94/94 LP: \$339,000
BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 576 O Lot Sz: 2531/0.0581 OLP: \$339,000
Stories: 1 Story YB: 1906 #Gar Sp: 0 #CP Sp: 0 APN: 106-090-008 HOA/\$: No

OMD: 08/09/18 PD: COE: SP: TIC: No 2nd Unit: No

A Tiny Slice of Heaven - This peaceful Cazadero home is a creek-side beauty backing up to Austin creek. Lovingly maintained by occupants, it has nice granite counter tops and a spacious deck. There is a private bonus guest room and a romantic bedroom loft. Moments from the charming downtown Cazadero and located across the street from public park with tennis courts.

DIR: Hwy 116 to Cazadero Hwy.

UBL: Subd: TBM: , 21820885

1020 Cazadero Hwy



XSt: Hwy 116 Cazadero / B0700 B A Single Family DOM/CDOM: 178/178 LP: \$335,000
BD: 2 BA: 1 RMS: 3 FP: Yes Pool: No SqFt: 1140 N Lot Sz: 3960/0.0909 OLP: \$369,500
Stories: 1 Story YB: 1986 #Gar Sp: 0 #CP Sp: 0 APN: 097-060-053 HOA/\$: No

OMD: 05/11/18 PD: COE: SP: TIC: No 2nd Unit: No

This charming 2 bedroom 1 bath home w/approx. 1140sqft of living space has an open & light floor plan w/great views of Austin Creek. Some of the great features include, an updated kitchen w/granite inlay counters, soaring open beam ceilings w/skylights, an updated bathroom w/large tile shower, private decks w/hot tub for entertaining, a private rear yard w/Gazebo, private creek access, home recently filmed for an upcoming episode of House Hunters

DIR: Hwy 116 to Cazadero Hwy...about 1 mile on right side...

UBL: Subd: TBM: , 21811798

14790 Old Cazadero Rd



XSt: Hwy 116 Guerneville / B0700 A Single Family DOM/CDOM: 16/16 LP: \$319,000
BD: 1 BA: 1 RMS: 3 FP: Yes Pool: No SqFt: 686 R Lot Sz: 3202/0.0735 OLP: \$319,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 072-070-028 HOA/\$: No

OMD: 10/26/18 PD: COE: SP: TIC: No 2nd Unit: No

This charming 1 bedroom/1 bath creekside cabin with great bones is ready for you to plant your roots, loaded with that old river charm, kitchen, deck, storage, gas fireplace, and bonus room overlooking Hulbert Creek. Located near the Russian River, downtown Guerneville, restaurants, Armstrong Woods State Park, the Coast, wineries, and so much more.

DIR: Hwy 116 to Old Cazadero Road

UBL: Subd: TBM: , 21825664

10801 Rio Vista Rd



XSt: Westside Forestville / B0700 A Single Family DOM/CDOM: 65/65 LP: \$269,900
BD: 1 BA: 1 RMS: 2 FP: No Pool: No SqFt: 376 R Lot Sz: 5001/0.1148 OLP: \$279,000
Stories: 1 Story YB: 1901 #Gar Sp: 0 #CP Sp: 0 APN: 081-051-029 HOA/\$: No

OMD: 09/07/18 PD: COE: SP: TIC: No 2nd Unit: No

Good things come in small packages! This charming little cottage will keep you snug as a bug! Clean and fresh, sunny and bright. Featuring vintage knotty pine, skylights new carpets and paint. Nice deck to sit and while away the day. 1 bedroom plus bonus room, basement storage below. No flood. this is the quintessential weekend getaway with quietest neighbors around! Membership to Hacienda private beach is available with this purchase. Come see!

DIR: Hwy 116 to Hacienda, Westside Rd. left on Rio Vista Rd

UBL: Subd: TBM: , 21823607

17424 Guerneville Hwy



XSt: River Side Dr Guerneville / B0700 A Single Family DOM/CDOM: 22/205 LP: \$195,000
BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1142 R Lot Sz: 3598/0.0826 OLP: \$195,000
Stories: 1 Story YB: 1961 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-032 HOA/\$: No

OMD: 10/20/18 PD: COE: SP: TIC: No 2nd Unit: No

Opportunity knocks. 2 bedroom home, 1 bath, 1142 with good bones. Must See.

DIR: Exit 101. River Rd. Left onto Guerneville Hwy.

UBL: Subd: TBM: , 21827422

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20340 HIGHWAY 116



XSt: E Street Monte Rio / B0700 A Single Family DOM/CDOM: 185/185 LP: \$179,000
BD: 2 BA: 1 RMS: 4 FP: No Pool: No SqFt: 1147 R Lot Sz: 5201/0.1194 OLP: \$279,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 094-129-010 HOA/\$: No

OMD: 05/10/18 PD: COE: SP: TIC: No 2nd Unit: No

Price Reduction! Now With APPROVED PLANS Calling all Contractors! Project ready for you to finish! HM In Beautiful Russian River Town of Monte Rio.Centrally located in Monte Rio,a Stone's Toss away from Riverfront Meadow & Russian River. Paddle down the river(quick access), 2 blocks to Rio Theater, Enjoy Scenic Drive down Bohemian Hwy.,bike ride redwood lined scenery,catch concert,or wine taste. Plans on file.DRIVEWAY TO RIGHT BELONGS TO SUBJECT

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

UBL: Subd: TBM: , 21811871

14708 eagles nest Rd



XSt: River Rd Guerneville / B0700 A Single Family DOM/CDOM: 32/161 LP: \$149,000
BD: 1 BA: 1 RMS: 3 FP: No Pool: No SqFt: 958 R Lot Sz: 3690/0.0847 OLP: \$149,000
Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 070-293-039 HOA/\$: No

OMD: 10/10/18 PD: COE: SP: TIC: No 2nd Unit: No

Opportunity knocks with this sweet Russian River cabin! Bring your vision and work belt to create a perfect get away or main residence. Home is on city water and sewer! All of this and no worry of flood!

DIR: River Road to Eagles Nest. Property on the right side of the street.

UBL: Subd: TBM: , 21826558

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