

Area Market Survey Summary

Listings as of 10/04/16 at 2:13pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$120,000 thru \$139,999	1	7	Minimum	\$135,900	Maximum	\$11,988,000
\$200,000 thru \$249,999	2	110	Average	\$904,796	Median	\$439,000
\$250,000 thru \$299,999	1	77				
\$300,000 thru \$349,999	2	71				
\$350,000 thru \$399,999	8	45				
\$400,000 thru \$449,999	6	21				
\$450,000 thru \$499,999	5	43				
\$500,000 thru \$549,999	3	70				
\$550,000 thru \$599,999	1	106				
\$650,000 thru \$699,999	2	101				
\$700,000 thru \$749,999	1	103				
\$1,000,000 thru \$1,249,999	1	58				
\$1,250,000 thru \$1,499,999	1	91				
\$2,250,000 thru \$2,499,999	1	381				
\$2,750,000 thru \$2,999,999	1	227				
\$10,000,000 or More	1	156				
	37	72				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	314	Minimum	\$115,000	Maximum	\$2,145,000
\$200,000 thru \$249,999	7	99	Average	\$451,910	Median	\$364,000
\$250,000 thru \$299,999	2	104				
\$300,000 thru \$349,999	4	82				
\$350,000 thru \$399,999	4	63				
\$400,000 thru \$449,999	3	40				
\$500,000 thru \$549,999	1	25				
\$550,000 thru \$599,999	2	108				
\$600,000 thru \$649,999	2	66				
\$650,000 thru \$699,999	1	88				
\$850,000 thru \$899,999	1	43				
\$2,000,000 thru \$2,249,999	1	218				
	29	91				

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$250,000 thru \$299,999	1	48	Minimum	\$299,950	Maximum	\$729,000
\$300,000 thru \$349,999	1	32	Average	\$502,428	Median	\$469,000
\$350,000 thru \$399,999	1	95				
\$450,000 thru \$499,999	3	73				
\$550,000 thru \$599,999	1	80				
\$700,000 thru \$749,999	2	87				
	9	72				

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

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<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$70,000 thru \$79,999	1	5	Minimum	\$75,000	Maximum	\$1,000,000
\$120,000 thru \$139,999	1	10	Average	\$447,349	Median	\$401,000
\$200,000 thru \$249,999	3	98				
\$300,000 thru \$349,999	4	59				
\$350,000 thru \$399,999	5	65				
\$400,000 thru \$449,999	3	54				
\$450,000 thru \$499,999	2	68				
\$500,000 thru \$549,999	2	42				
\$550,000 thru \$599,999	1	47				
\$600,000 thru \$649,999	1	34				
\$650,000 thru \$699,999	1	25				
\$700,000 thru \$749,999	2	37				
\$900,000 thru \$949,999	1	17				
\$1,000,000 thru \$1,249,999	1	30				
	28	53				

Last Month

MEDIAN = \$444,500 - 9.79%

SOLD = 32 - 12.5%

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Market Statistics Report

Listings as of 10/04/16 at 2:14pm

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Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	46	17	3	0	66
Average List Price	\$653,915	\$671,398	\$1,696,333	\$0	\$705,801
Average Market Time	69	87	227	0	80
Average Square Feet	1003	1934	2854	0	1327
All Off Market					
#Units	15	19	3	0	37
Pending					
#Units	5	3	1	0	9
Average List Price	\$401,370	\$598,667	\$719,000	\$0	\$502,428
Average Market Time	75	55	105	0	72
Average Square Feet	990	1530	2345	0	1321
Sold					
#Units	10	16	2	0	28
Dollar Value	\$3,666,000	\$7,421,900	\$1,437,864	\$0	\$12,525,764
Average List Price	\$356,400	\$465,119	\$701,500	\$0	\$443,175
Average Sold Price	\$366,600	\$463,869	\$718,932	\$0	\$447,349
Average Market Time	58	52	37	0	53
Average Square Feet	1269	1241	2227	0	1322
% of List Price	102.86	99.73	102.48	0.00	100.94
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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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

21622048 5475 Cazadero Hwy Cazadero, 95421 / B0700 SO Single Family DOM/CDOM: 38/38 LP \$328,500
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1288 R Lot Sz: 11761/0.2700 OLP: \$328,500
Stories: 1 Story YB: 1980 #Gar Sp: 0 #CP Sp: 1 APN: 106-040-044 HOA/\$: No
U/B/L:
OMD: 07/18/16 PD: 08/25/16 COE: 09/16/16 SP: \$335,000 TIC: No 2nd Unit: No
Sale Cond: None
 Great Manufactured Home in Cazadero.



[Additional Pictures](#)

Dir: HWY 116 to Cazadero Highway

Subd:

21621196 10978 Summerhome Park Forestville, 95436 / B0700 SO Single Family DOM/CDOM: 10/110 LP \$128,000
BD: 3 BA: 1 FP: Yes Pool: No SqFt: 723 R Lot Sz: 6447/0.1480 OLP: \$128,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 081-130-027 HOA/\$: No
U/B/L:
OMD: 08/28/16 PD: 09/07/16 COE: 09/07/16 SP: \$128,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Dir: River Rd to Forest Hills Rd, R on Old River Rd, Old River turns into SHP Rd.

Subd:

21617500 18001 Old Cazadero Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 30/30 LP \$1,088,000
BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2329 R Lot Sz: 314068/7.2100 OLP: \$1,088,000
Stories: 1 Story YB: 1999 #Gar Sp: 2 #CP Sp: 0 APN: 106-210-016 HOA/\$: No
U/B/L:
OMD: 07/25/16 PD: 08/24/16 COE: 09/07/16 SP: \$1,000,000 TIC: No 2nd Unit: No
Sale Cond: None
 Lavish Mediterranean-Style Oasis. One-of-a-Kind Gated Residence is majestically set on 7 acres. 1000 ft. elevation w/ spectacular 180 degree views. Signature floorplan flows brilliantly in & out for unforgettable entertaining. 2 indulgent bedrooms + den, detached 2400 case wine cellar + walk-in pantry, large greenhouse, 1100 sf. garage & workshop, 150 ft. private well, high speed satellite, room for a pool. 4 miles to downtown GVL. Unprecedented.



[Additional Pictures](#)

Dir: HWY 116 thru town, RIGHT on Old Caz, All the way up & back. Gate on RIGHT.

Subd:

21620439 15960 Riverlands Rd Guerneville, 95446-9416 / B0700 S Single Family DOM/CDOM: 17/17 LP \$799,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: U Lot Sz: 10890/0.2500 OLP: \$799,000
Stories: 2 Story YB: 1944 #Gar Sp: 1 #CP Sp: 0 APN: 071-140-011 HOA/\$: No
U/B/L:
OMD: 08/30/16 PD: 09/16/16 COE: 09/23/16 SP: \$900,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Nestled in the mighty redwoods, this large riverfront home boasts a private pier, views of the Russian River, three outdoor decks, yard and close proximity to parks, popular beaches, and vibrant downtown Guerneville. Original upstairs level has updated kitchen, bathroom, living/dining room, loft and bedrooms including master suite. Added downstairs level currently configured as bonus living space, game room, and garage.



[Additional Pictures](#)

Dir: From Highway 116, turn onto Drake Road. Follow Drake Road to Riverlands Road and take a left.

Subd:

21618323 6270 Van Keppel Rd Forestville, 95436-9575 / B0700 S Single Family DOM/CDOM: 36/36 LP \$736,000
BD: 4 BA: 3 FP: Yes Pool: No SqFt: 2774 O Lot Sz: 13299/0.3053 OLP: \$695,000
Stories: 2 Story YB: Against #Gar Sp: 2 #CP Sp: 0 APN: 083-060-015 HOA/\$: No
U/B/L:
OMD: 08/17/16 PD: 09/22/16 COE: 09/30/16 SP: \$720,864 TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Gracious living in Forestville brings you this craftsman style home. Features a vaulted open beam ceiling great room, large stone fireplace, natural wood flooring, exposed open balcony. Chef's kitchen, S/S appliances, granite, travertine flooring, nook, wine fridge & pantry. Central Heat & A/C. Lower level Master BR/BA w/heated floor. Fam Rm & Den. Upper level 2 BR/1BA. Exterior covered decking overlooking 1/3 acre sunny yard w/raised garden beds



[Additional Pictures](#)

Dir: Covey Rd. to Van Keppel Rd.

Subd:

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21618874 2724 Cazadero Hwy Cazadero, 95421-9733 / B0700 S Single Family DOM/CDOM: 38/38 LP \$667,000



BD: 4 BA: 3 FP: Yes Pool: No SqFt: 1680 R Lot Sz: 25112/0.5765 OLP: \$667,000
Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 105-070-035 HOA/\$: No
U/B/L:
OMD: 08/12/16 PD: 09/19/16 COE: 09/30/16 SP: \$717,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Premier Victorian on charming Austin Creek. Exquisite detailing throughout the home: Inlaid hardwood floors, crown moulding, marble fireplace, granite kitchen. Classic gingerbread accents, inside and out. Plenty of room for family and friends with 4 bd rms and 3 full baths. Soak in the hot tub, frolic in Austin Creek, sip your morning coffee on the covered porch or curl up with a good book on the deck. Great environment to play, relax, entertain

[Additional Pictures](#)

Dir: Hwy 116. Left on Cazadero. 2.7 miles to property

Subd:

21617774 14176 Woodland Dr Guerneville, 95446-9582 / B0700 S Single Family DOM/CDOM: 25/25 LP \$625,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1607 A Lot Sz: 3485/0.0800 OLP: \$625,000
Stories: 2 Story YB: 1940 #Gar Sp: 0 #CP Sp: 0 APN: 070-080-005 HOA/\$: No
U/B/L:
OMD: 08/08/16 PD: 09/02/16 COE: 09/16/16 SP: \$658,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Mountain Views! Entertain in style in this exceptional hillside home. Open floor plan w separation of space. Custom master suite is private Gorgeous wrap around deck w expansive views for perfect indoor/outdoor use. Terraced fenced back yard w hot tub. Premier neighborhood. Stroll down to the vibrant gourmet Guerneville. Ez access to wine country & the ocean. Perfect vacation or full time living. Live the Russian River dream! Your house matters.

[Additional Pictures](#)

Dir: Armstrong Woods to Woodland

Subd:

21618892 8502 Orchard Rd Forestville, 95436-9508 / B0700 S Single Family DOM/CDOM: 34/34 LP \$615,000



BD: 3 BA: 2 FP: No Pool: No SqFt: A Lot Sz: 10711/0.2459 OLP: \$555,000
Stories: 1 Story YB: Against #Gar Sp: 1 #CP Sp: 0 APN: 082-125-005 HOA/\$: No
U/B/L:
OMD: 08/24/16 PD: 09/27/16 COE: 09/30/16 SP: \$615,000 TIC: No 2nd Unit: Yes

Sale Cond: None

MODERN COMPOUND on 1/4-acre. 2 homes Mid-Century single-level, 2 separate LOTS drenched in sun. Open floor plans. Clean lines. Bright & airy. Stainless appliances. Gorgeous wood and quality throughout. Plenty of level parking plus garage. Two homes could be sold separately yet visually tied together. Large swim spa -cool in summer -hot in winter. Air-conditioning X 2. Low maintenance. Thoughtfully retro-designed for indoor/outdoor entertaining.

[Additional Pictures](#)

Dir: River Road to Champs de Elysees. Right at top T of hill. Becomes Orchard. Homes on left.

Subd:

21616802 10527 Woodside Dr Forestville, 95436-9724 / B0700 S Single Family DOM/CDOM: 47/47 LP \$549,000



BD: 1 BA: 2 FP: Yes Pool: No SqFt: 2756 N Lot Sz: 13713/0.3148 OLP: \$629,000
Stories: 2 Story YB: 2001 #Gar Sp: 2 #CP Sp: 0 APN: 082-180-022 HOA/\$: No
U/B/L:
OMD: 07/17/16 PD: 09/02/16 COE: 09/12/16 SP: \$560,000 TIC: No 2nd Unit: No

Sale Cond: None

Huge home in Perfect condition on a level double lot. Perfectly clean with a clear pest report. Lots of parking and lots of sun on a 13,700 square foot lot. Room for everybody inside. Room for all your RVs, cars and toys outside. The photos look good but the house looks even better, you must see it to believe. The home was built in 2001.

[Additional Pictures](#)

Dir: Scenic, immediate right on Old River Rd to 10527 Woodside Dr. OR Old River to Canyon Dr to Woodside

Subd:

21616270 14932 Cherry St Guerneville, 95446-9615 / B0700 S Single Family DOM/CDOM: 40/40 LP \$545,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2248 R Lot Sz: 4000/0.0918 OLP: \$545,000
Stories: 2 Story YB: Against #Gar Sp: 0 #CP Sp: 2 APN: 072-040-033 HOA/\$: No
U/B/L:
OMD: 08/01/16 PD: 09/10/16 COE: 09/26/16 SP: \$545,000 TIC: No 2nd Unit: No

Sale Cond: None

Vintage two story home with classic wood paneling. Living room with fireplace/insert, separate dining area with custom window coverings. Galley kitchen, Dynasty stove, custom cabinetry, tile counters plus an eating area with private deck. Main floor has 2 bedrooms and 1 bath. Interior spiral staircase to family room with kitchenette and third bedroom and second bath and laundry room. Detached 2 car drive through carport add to the charm.

[Additional Pictures](#)

Dir: Highway 116 to Lovers Lane, keep to the right onto Cherry Street.

Subd:

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

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

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21618550 15011 Cherry St Guerneville, 95446-9671 / B0700 S Single Family DOM/CDOM: 44/44 LP \$549,000
BD: 3 BA: 3/1 FP: No Pool: No SqFt: 2283 R Lot Sz: 7501/0.1722 OLP: \$549,000
Stories: 2 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 072-040-028 HOA/\$: No
U/B/L:
OMD: 08/08/16 PD: 09/21/16 COE: 09/28/16 SP: \$515,000 TIC: No 2nd Unit: No
Sale Cond: None
 Another Beautiful LBL remodel. 3 bedrooms, 3 1/2 baths. Office, Bonus Room. Large lot. Check out the video on the Virtual Medial link above.



[Additional Pictures](#)

Dir: Highway 116 to Lovers Lane, keep right onto Cherry.

Subd:

21614322 14990 Cherry St Guerneville, 95446-9615 / B0700 S Single Family DOM/CDOM: 89/462 LP \$479,900
BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2436 R Lot Sz: 5998/0.1377 OLP: \$479,900
Stories: 2 Story YB: 2006 #Gar Sp: 2 #CP Sp: 0 APN: 072-040-046 HOA/\$: No
U/B/L:
OMD: 06/18/16 PD: 09/15/16 COE: 09/21/16 SP: \$479,900 TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Custom home shines in this peaceful neighborhood. Custom oak cabinetry throughout. Downstairs entertainment Great Room with wet bar, half bath & wine closet can easily fit a pool table and more. Tile flooring in all baths, ceiling fans, french doors, hot tub off of Master Bedroom and a two car garage finish this lovely house in this bucolic setting.



[Additional Pictures](#)

Dir: Old Cazadero Rd to the top. Turn left onto Cherry, house on right.

Subd:

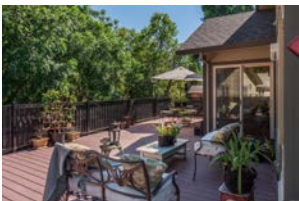
21617315 3035 Cazadero Hwy Cazadero, 95421-9665 / B0700 S Single Family DOM/CDOM: 46/46 LP \$419,000
BD: 2 BA: 1/1 FP: No Pool: No SqFt: 1432 R Lot Sz: 131116/3.0100 OLP: \$419,000
Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 1 APN: 105-080-017 HOA/\$: Yes/\$860.00/Ye
U/B/L:
OMD: 07/22/16 PD: 09/06/16 COE: 09/12/16 SP: \$470,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is
 Stunning, private 3 acre oasis in the redwoods. Secluded, set back from road. 2 bedroom, 1.5 bathrooms, hot tub, cabana, plenty of off-street parking, deck with forest views, storage shed, locked tool room, car-port, 2 wood burning stoves, propane wall furnace and electric baseboard heaters. New improvements: range, stainless steel refrigerator, 4 skylights, granite and butcher block kitchen counters, kitchen tile, 4 LED lights, bboard heaters.



[Additional Pictures](#)

Dir: Take 116 West 7.2 miles from Guerneville. Right on Cazadero Highway, go 3.1 miles. Use 2ND Driveway. **Subd:**

21615532 14263 Mill Ct Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 75/75 LP \$447,000
BD: 3 BA: 2 FP: No Pool: No SqFt: 1504 R Lot Sz: 6438/0.1478 OLP: \$447,000
Stories: 1 Story YB: 2012 #Gar Sp: 2 #CP Sp: 0 APN: 070-020-048 HOA/\$: No
U/B/L:
OMD: 07/06/16 PD: 09/19/16 COE: 09/23/16 SP: \$447,000 TIC: No 2nd Unit: No
Sale Cond: None
 Sun-Drenched & Stylish In-Town Palace! Bright open floorplan with walk-out to large entertainment deck. Lush & lovely outlooks thru large picture windows & luxury finishes throughout. Newer construction details. Elevated above flood. Super sized garage + bonus work loft. Great neighborhood w/ easy access to Cafes, Entertainment, Beaches & Nightlife! A brilliant full-time residence or relaxing vacation home. Fantastic Summer memories start now!



[Additional Pictures](#)

Dir: Downtown Guerneville - Mill St to Mill Ct

Subd:

21616530 20460 Chapel Dr Monte Rio, 95462-9725 / B0700 S Single Family DOM/CDOM: 54/54 LP \$438,000
BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1808 R Lot Sz: 5798/0.1331 OLP: \$438,000
Stories: 2 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 094-122-016 HOA/\$: No
U/B/L:
OMD: 07/14/16 PD: 09/06/16 COE: 09/15/16 SP: \$436,000 TIC: No 2nd Unit: No
Sale Cond: None
 Lovely Two Story View Home. Tastefully remodeled & well maintained with large, versatile floorplan. Both levels have private entrances. Lower level deck & wet bar for gracious entertaining. Forced air heat & whole house A/C make for all year comfort. Fireplace adds warm ambiance to the large living room. Sunny yard boasts apple and plum trees. Hilltop views of Monte Rio. Quiet end of road location yet just steps to the Beach, Rio Theatre & Eats!



[Additional Pictures](#)

Dir: HWY 116 West, Right on D, Left on Foothill, stay right to Chapel.

Subd:

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21615978 23440 Millwood Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 32/32 LP \$347,500



BD: 1 BA: 1 FP: No Pool: No SqFt: 901 R Lot Sz: 43996/1.0100 OLP: \$347,500
Stories: 1 Story YB: 1978 #Gar Sp: 0 #CP Sp: 0 APN: 097-260-003 HOA/\$: No
U/B/L:
OMD: 07/28/16 PD: 08/29/16 COE: 09/07/16 SP: \$410,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

IMMACULATE cottage on 2 acres! This 1+ bdrm home has been completely remodeled using quality materials. Features include granite and stainless kitchen, tiled bath, central heat and Marvin windows & doors. Open floorplan w/skylights and an extra room for office or guests. Engineered 2 bdrm septic so potential for a granny unit or tiny house? Ideally located close to Austin Creek, the Russian River and the Coast. Great MOVE IN READY getaway!!

[Additional Pictures](#)

Dir: Cazadero Hwy 1st left on Old Duncans Grade Rd approx 1/4 mile rt on Old Mill driveway 1st right Subd:

21613084 835 Cazadero Hwy Cazadero, 95421-9716 / B0700 S Single Family DOM/CDOM: 88/365 LP \$398,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1064 V Lot Sz: 77972/1.7900 OLP: \$425,000
Stories: 2 Story YB: 1977 #Gar Sp: 1 #CP Sp: 0 APN: 097-230-005 HOA/\$: No
U/B/L:

OMD: 06/05/16 PD: 09/01/16 COE: 09/08/16 SP: \$392,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is, None

Creek Front Property - Private getaway house in the redwoods located on Austin Creek with over 1.79 acres including 50 yards of creek frontage. This 2 bd./2 ba. house has vaulted, wood beamed ceilings, custom wine bar, breakfast bar, skylights, large wrap around deck. Full creek access. Beautiful wood floors, custom ceramic tile & many updates. Oversized garage w/ adj laundry room.

[Additional Pictures](#)

Dir: Take Hwy. 116, through Monte Rio toward Jenner. Turn right down Cazadero Hwy. Subd:

21616768 11365 Terrace Dr Forestville, 95436-9368 / B0700 S Single Family DOM/CDOM: 39/39 LP \$379,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1764 R Lot Sz: 19341/0.4440 OLP: \$379,000
Stories: 2 Story YB: Against #Gar Sp: 0 #CP Sp: 0 APN: 081-162-025 HOA/\$: No
U/B/L:

OMD: 07/15/16 PD: 08/23/16 COE: 09/27/16 SP: \$390,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Distinctive Forestville Retreat. This private, spacious 2bd, 2ba home is loaded with classic river charm, Wood floors and artistic touches. Big living room with wood floors, large skylight, brick fireplace and a wood stove to keep you warm. Large versatile cook's kitchen, separate dining area, covered porch with peek-a-boo river views. Property is very private and dappled in sunshine. Jetted tub in downstairs bath, Outdoor BBQ area and more!

[Additional Pictures](#)

Dir: River 2 Forest Hills Rd RT@Old River Rd straight on Summerhome Park Road, L@Ice Box. RT@terrace Subd:

21614903 11885 Ridgeway Rd Forestville, 95436 / B0700 S Single Family DOM/CDOM: 61/61 LP \$385,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1007 O Lot Sz: 9148/0.2100 OLP: \$385,000
Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 081-271-053 HOA/\$: No
U/B/L:

OMD: 07/02/16 PD: 09/01/16 COE: 09/12/16 SP: \$385,000 TIC: No 2nd Unit: No

Sale Cond: None

Welcome to Summerhome Park! Charming original 1920's cottage with hardwood floors, full length covered porch for outdoor living & enjoying the serene wooded views, plenty of light. Wood burning cobblestone fireplace, spacious living room, bonus room perfect for guests or hobby room. Upstairs bathroom has stall shower accessed from outdoors. Short walk to Lounge, Comm. Center, Museum, outdoor theater and private Sandy Beach.

[Additional Pictures](#)

Dir: River Rd. to River Dr. L to Summerhome Park Rd. R to Laurel Rd. L to Hillcrest, Ridgeway on R. Subd:

21618726 17870 Hwy 116 Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 34/34 LP \$335,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 781 R Lot Sz: 34848/0.8000 OLP: \$335,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 072-211-019 HOA/\$: No
U/B/L:

OMD: 08/09/16 PD: 09/12/16 COE: 09/20/16 SP: \$369,000 TIC: No 2nd Unit: No

Sale Cond: None

Marvelous Chalet in the Redwoods. Polished Lodge-Style accents accompany thoughtful design & finish details that make this a romantic & private sanctuary. Floor to ceiling windows for lush natural outlooks, beautiful skylights, warm wood burning fireplace, large interconnected entertainment deck, stylish eat-in kitchen, bonus office space & laundry plus a dense, large lot with seasonal creek. BEACH @ Summer Crossing + 1.5 miles to downtown GVL!

[Additional Pictures](#)

Dir: HWY 116 thru Downtown. 1.5 Miles on right. Subd:

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

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

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

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

21613840 17805 Beach Ave Guerneville, 95446-9773 / B0700 S Single Family DOM/CDOM: 104/104 LP ↓ \$359,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1141 R Lot Sz: 4356/0.1000 OLP: \$379,000
Stories: Multi Lev YB: 1960 #Gar Sp: 1 #CP Sp: 0 APN: 071-250-017 HOA/\$: No
U/B/L:
OMD: 06/15/16 PD: 09/27/16 COE: 09/27/16 SP: \$352,000 TIC: No 2nd Unit: No
Sale Cond: None

Sunny home within walking distance of the beach and local park with a huge backyard and deck.

[Additional Pictures](#)

Dir: Neeley Rd to Beach Rd.

Subd:

21612772 14622 Rio Nido Rd Guerneville, 95446-9537 / B0700 S Single Family DOM/CDOM: 69/69 LP \$350,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1196 R Lot Sz: 5663/0.1300 OLP: \$350,000
Stories: Other YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 070-293-034 HOA/\$: No
U/B/L:
OMD: 06/25/16 PD: 09/02/16 COE: 09/06/16 SP: \$347,000 TIC: No 2nd Unit: No
Sale Cond: Offer As Is

The perfect Russian River get away! Wonderfully updated home with a cozy cabin like feel. Large basement with many possibilities! Granite kitchen counters, newer appliances and a nice deck for those evening barbecues. Even has easy river access!

[Additional Pictures](#)

Dir: River Rd to Rio Nido Rd.

Subd:

21614698 14835 Old Cazadero Rd Guerneville, 95446-9668 / B0700 S Single Family DOM/CDOM: 77/77 LP \$324,000



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 930 R Lot Sz: 5502/0.1263 OLP: \$349,000
Stories: 1 Story YB: 1927 #Gar Sp: 2 #CP Sp: 1 APN: 072-040-015 HOA/\$: No
U/B/L:

OMD: 06/25/16 PD: 09/10/16 COE: 09/16/16 SP: \$324,000 TIC: No 2nd Unit: No

Sale Cond: None

You'll love this near-town, sunny location with only 11 stairs to the front door. Public water and sewer and not in the flood plain! Lovingly cared for with brand new carpet, kitchen counters and fresh paint. Spacious living room with an electric fireplace and peaceful views. Two car garage plus a carport and abundant storage. Perfect location close to Armstrong Woods, Guerneville Duncan Mills and the Coast.

[Additional Pictures](#)

Dir: River Road to Old Cazadero Rd

Subd:

21610368 14934 Canyon 1 Rd Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 51/51 LP ↑ \$300,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1085 R Lot Sz: 4792/0.1100 OLP: \$300,000
Stories: 2 Story YB: 1952 #Gar Sp: 1 #CP Sp: 0 APN: 070-261-015 HOA/\$: No
U/B/L:

OMD: 05/09/16 PD: 09/29/16 COE: 09/30/16 SP: \$305,000 TIC: No 2nd Unit: Yes

Sale Cond: None

Hidden gem. Cute and clean! Single-family or multi-family retreat. Two beds, one full bath home upstairs with nice butcher block counters in updated kitchen. Great Room w/skylights & cozy gas stove. Classic knotty pine. Open studio with full bath & new kitchen at street level. Short walk to Russian River, community pool, Roadhouse Pub, tennis courts, Pee Wee golf, dog park and community garden. Low maintenance property. No Flood!

[Additional Pictures](#)

Dir: River Road to Rio Nido, North on Canyon 2, past first Canyon 1 to second Canyon 1. Third house left.

Subd:

21604536 11744 Saratoga Ave Guerneville, 95448 / B0700 S Single Family DOM/CDOM: 177/249 LP \$289,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1000 O Lot Sz: OLP: \$299,000
Stories: 2 Story YB: 1928 #Gar Sp: 0 #CP Sp: 0 APN: 085-060-012 HOA/\$: Yes/\$200.00/Mo
U/B/L:

OMD: 03/11/16 PD: 09/04/16 COE: 09/05/16 SP: \$220,000 TIC: No 2nd Unit: No

Sale Cond: None

First time available in 34 years. Fantastic opportunity to own a membership in The Odd Fellows Recreation Club. You will have exclusive use of a two bedroom, two bath cabin with a large redwood deck nestled in the forest above the Russian River. This private, gated community, includes ownership of the cabin on a lot in a 300+ acre park. Stunning private beaches, lodge, tennis, bocce, baseball plus. Year around beauty and family fun.

[Additional Pictures](#)

Dir: Hwy 116 to Odd Fellows Park Road, right on Saratoga Ave, on left

Subd:

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

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

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

21618562 3100 Austin Creek Rd Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 26/26 LP \$219,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 616 R Lot Sz: 69696/1.6000 OLP: \$219,000
Stories: 1 Story YB: 1963 #Gar Sp: 0 #CP Sp: 0 APN: 105-090-042 HOA/\$: No
U/B/L:
OMD: 08/05/16 PD: 08/31/16 COE: 09/02/16 SP: \$215,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Rustic cabin nestled in the towering redwoods of Cazadero. 1.6 acres with the cabin set back off main road. Family room & Kitchen open to front & back decks. During the winter months marvel at the seasonal stream that snakes its way to the Austin Creek across the street. The cabin needs some TLC. Close to the coast & Guerneville. Visit downtown Cazadero and check out the Tennis & Basketball courts, playground, community garden and great stores.

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy, right on Austin Creek Rd.

Subd:

21614356 8499 Nazielle Rd Forestville, 95436 / B0700 S Single Family DOM/CDOM: 92/92 LP \$235,000



BD: 3 BA: 1 FP: No Pool: No SqFt: 651 R Lot Sz: 4234/0.0972 OLP: \$235,000
Stories: 1 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 082-104-022 HOA/\$: No
U/B/L:

OMD: 06/18/16 PD: 09/18/16 COE: 09/19/16 SP: \$215,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Wonderful opportunity in the hills of peaceful Forestville. Cute house on Quiet lot. Tons of potential.

[Additional Pictures](#)

Dir: River Rd., L onto Champs De Elyses. Top of hill, go rt. Merge into Nazielle. House on rt. side.

Subd:

21619103 17900 Pacific Ave Cazadero, 95421 / B0700 S Single Family DOM/CDOM: 5/5 LP \$75,000



BD: 3 BA: 1 FP: No Pool: No SqFt: U Lot Sz: 8102/0.1860 OLP: \$75,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 106-090-050 HOA/\$: No
U/B/L:

OMD: 08/12/16 PD: 08/17/16 COE: 09/02/16 SP: \$75,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

This contractor special is a three bedroom classic Cazadero Cabin tucked away at the end of the road waiting for your love, sweat, and creativity. Just a few steps to downtown Cazadero, which features the Cazadero General Store, Post Office, Tennis Courts, Hardware Store and walking distance to Austin Creek. So much potential here for the right person.

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy to downtown Cazadero

Subd:

21615645 6741 Lavon Ct Forestville, 95436 / B0700 P Single Family DOM/CDOM: 68/68 LP \$729,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 2002 R Lot Sz: 11761/0.2700 OLP: \$739,000
Stories: Tri Level YB: 1986 #Gar Sp: 2 #CP Sp: 0 APN: 083-110-024 HOA/\$: No
U/B/L:

OMD: 07/05/16 PD: 09/11/16 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Charming Forestville home in park-like setting. French doors in formal dining opens to spacious backyard, perfect for entertaining! Vaulted ceiling with exposed wood beam, solid hardwood flooring. Walk in master closet with built ins, plus additional closet. Large master suite overlooks the private backyard and tranquil pool. Ample parking with room for an RV. Walking distance to downtown Forestville. Come see the stunning sunset views!

[Additional Pictures](#)

Dir: River Rd. to left on Mirabel Rd. to left at Speers Ranch Rd. to Lavon Ct.

Subd:

21614449 6518 Wayne Ct Forestville, 95436-9443 / B0700 P Single Family DOM/CDOM: 105/105 LP \$719,000



BD: 4 BA: 3 FP: Yes Pool: No SqFt: 2345 R Lot Sz: 14667/0.3367 OLP: \$739,000
Stories: 2 Story YB: 1996 #Gar Sp: 3 #CP Sp: 0 APN: 083-110-055 HOA/\$: No
U/B/L:

OMD: 06/20/16 PD: 10/03/16 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

In the peaceful town of Forestville you'll find this Well Kept 4 BR, 3 BA home built in 1996. The home is 2,345 sf. It sits on a 14,666 sf lot. There's also a detached 1,000 +/- sf studio/office w/ rental possibilities. Main home: 1 BR & a Full BA down, Master Ste w/ King-Sized Master BA & large walk-in closet, up. Updated Kitchen w/ granite counters & island. Motorhome/RV/Boat parking, along w/ a 3 car garage. Yes, a lot to offer here.

[Additional Pictures](#)

Dir: From the town of Forestville, (R) on Mirabel, then (R) on Speer Ranch Rd., to (R) on Wayne Ct.

Subd: Speers Sub

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

21614932 12866 River Rd Guerneville, 95446-9277 / B0700 P Single Family DOM/CDOM: 80/417 LP \$598,000



BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 1461 R Lot Sz: 39400/0.9045 OLP: \$598,000
Stories: 1 Story YB: 1939 #Gar Sp: 1 #CP Sp: 1 APN: 070-370-002 HOA/\$: No
U/B/L:
OMD: 06/24/16 PD: 09/12/16 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Classic, substantial, circa 1939 Russian River Bungalow. Extensive remodeling of Kitchen, bathrooms, hardscape with walkways and inground pool. Two fireplaces (spacious living room has remote starter, Master bedroom wood burning). Master bathroom is stunning. As a vacation rental it fetches \$325/night. But would make fabulous year round residence. Fun Shed has hot tub + Sauna adjacent to the inground pool. 9/10ths of an acre with shed/storage.

[Additional Pictures](#)

Dir: across from Odd Fellows rd (Summerbridge), turn in at Sonoma Orchard Inn and then immediate left. **Subd:**

21607409 11719 Skyline Rd Forestville, 95436-9743 / B0700 P Single Family DOM/CDOM: 109/109 LP \$499,000



BD: 2 BA: 1 FP: Yes Pool: Yes SqFt: 2184 R Lot Sz: 145055/3.3300 OLP: \$499,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 2 APN: 081-010-004 HOA/\$: No
U/B/L:
OMD: 04/08/16 PD: 07/26/16 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Property includes AP #'s 081-010-002,003,004,081-032-002 &081-035-001 for a total of 10.28 acres. Older home and other structures on property. Beautiful views.

[Additional Pictures](#)

Dir: River Road to McPeak to Skyline

Subd:

21621634 8810 River Rd Forestville, 95436-9532 / B0700 P Single Family DOM/CDOM: 18/18 LP \$469,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1128 R Lot Sz: 5998/0.1377 OLP: \$495,000
Stories: 2 Story YB: 1980 #Gar Sp: 1 #CP Sp: 0 APN: 082-042-041 HOA/\$: No
U/B/L:
OMD: 09/15/16 PD: 10/03/16 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

You'll love this beautiful, fully renovated, Russian River Area home just steps from the beach. Upgrades include matching granite countertops in the kitchen and bathrooms, Brazilian Koa hardwood flooring, recessed LED lighting, and stainless steal appliances. A redwood deck off the master bedroom leads to the perfect sized backyard. Be at the beach everyday. Come and live "The Good Life," on the Russian River.

[Additional Pictures](#)

Dir: Take River Rd West toward Guerneville, between Mirabel Rd & Steelhead Beach.

Subd:

21615084 21902 Russian River Ave Monte Rio, 95462 / B0700 P Single Family DOM/CDOM: 93/93 LP \$469,000



BD: 1 BA: 1 FP: No Pool: No SqFt: 767 A Lot Sz: 8891/0.2041 OLP: \$510,000
Stories: 1 Story YB: 1909 #Gar Sp: 0 #CP Sp: 0 APN: 095-041-017 HOA/\$: No
U/B/L:
OMD: 06/27/16 PD: 09/28/16 COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Quaint early 1900's Riverfront Cottage in Villa Grande. Owned by the same family for over 90 years. Old world charm meets modern convenience. Beautiful detailed wood with built in cabinet in living area. Updated kitchen and bath, forced air furnace and laundry area. Large back deck area for afternoons in the sun and evening BBQ's. Additional sleeping room for guests. Property consists of a mix of sun and shade. Large grass area to River.

[Additional Pictures](#)

Dir: Moscow Rd to Russian River Ave.

Subd:

21613719 19668 Redwood Dr Monte Rio, 95462 / B0700 P Single Family DOM/CDOM: 95/95 LP \$399,000



BD: 1 BA: 1 FP: Yes Pool: Yes SqFt: 400 N Lot Sz: 35663/0.8187 OLP: \$399,000
Stories: 1 Story YB: 1980 #Gar Sp: 0 #CP Sp: 0 APN: 094-250-051 HOA/\$: Yes/\$100.00/Ye
U/B/L:
OMD: 06/13/16 PD: 09/16/16 COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Party time- Huge pool with two separate one bedroom cabins. Use as it is or build your dream. Approved septic plans for a three bedroom house on entry part of this .81 acre parcel. Plans allow you to retain the cabin on the left past the pool. Cabins are funky but have great charm-skylights, fireplaces. Pool is quite large- approx. 80,000 gallons (deep end is 11 feet).

[Additional Pictures](#)

Dir: Turn off Hwy 116 at Northwood Lodge-road goes to Redwood Drive. Turn right- on the right

Subd:

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

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

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

21618341 14251 Old Cazadero Rd Guerneville, 95446-9608 / B0700 P Single Family DOM/CDOM: 32/32 LP \$339,900



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 916 R Lot Sz: 5502/0.1263 OLP: \$339,900
Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 072-090-016 HOA/\$: No
U/B/L:
OMD: 08/30/16 PD: 10/01/16 COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Charming 2 bedroom river cottage, boasts gleaming knotty pine walls, large fireplace with insert, and nice kitchen and bath. Bonus room off bedroom could be office/storage, hobby room, etc. Cozy covered front porch allows you to sit and enjoy the neighborhood. Also includes nice deck for bar-b-q-ing and a private back patio. Huge storage area below and off street parking. Perfect weekend retreat/vacation rental or year round living.

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero Rd

Subd:

2161805 15647 Old River Rd Guerneville, 95446-9545 / B0700 P Single Family DOM/CDOM: 48/48 LP \$299,950



BD: 2 BA: 2 FP: No Pool: No SqFt: 684 R Lot Sz: 7405/0.1700 OLP: \$299,950
Stories: 2 Story YB: 1975 #Gar Sp: 0 #CP Sp: 0 APN: 070-100-033 HOA/\$: No
U/B/L:
OMD: 05/26/16 PD: 07/13/16 COE: SP: \$ TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Two detached homes on one large lush green lot with apple, fig and plum trees. Each unit is one bedroom with front and back decking and ample storage below. Unoccupied house has a large walk-in bedroom closet plus an oversized utility closet. Occupied unit is a tad larger and includes a washer and dryer.

[Additional Pictures](#)

Dir: Old River Road behind Dada Hardware.

Subd:

21604418 19625 Redwood Dr Monte Rio, 95462-9712 / B0700 CN Single Family DOM/CDOM: 88/88 LP \$659,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1172 R Lot Sz: 18901/0.4339 OLP: \$699,000
Stories: 1 Story YB: 1963 #Gar Sp: 1 #CP Sp: 0 APN: 094-250-012 HOA/\$: Yes/\$0.00/Se
U/B/L:

OMD: 04/01/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Gorgeous riverfront in Northwood complete with an upgraded septic system & a BRAND NEW DECK overlooking the RUSSIAN RIVER. Cozy wood burning stove, den, LUSCIOUS GRASSY YARD great for dogs and kids, SPACIOUS garage, and so much more! This home is the epitome of RIVER CHARM. Would make a great VACATION GETAWAY!

[Additional Pictures](#)

Dir: Hwy 116 Redwood Dr.

Subd:

21616130 16340 Cutten Dr Guerneville, 95446-9229 / B0700 CN Single Family DOM/CDOM: 82/82 LP \$649,000



BD: 4 BA: 3 FP: Yes Pool: No SqFt: 1445 R Lot Sz: 7405/0.1700 OLP: \$649,000
Stories: 2 Story YB: 2006 #Gar Sp: 2 #CP Sp: 0 APN: 069-280-055 HOA/\$: No
U/B/L:

OMD: 07/14/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Sleepy Bear Lodge-First class luxury and style in this Turn key newer home w/ income poss. This sanctuary offers soothing views perched upon a tranquil ridge above the Armstrong Valley. Beautifully Fully furnished home w/ high-end rustic decor included in sale. Move in ready. Plantation shutters to Bosch appliances & Restoration Hardware/ Pottery Barn furnishings take this home to a higher level. 1 owner -Pristine like new. Mint Condition

[Additional Pictures](#)

Dir: Armstrong wds road- left on Laughlin- veer left on Cutten- Left at fork. Top of hill.

Subd:

21613973 17505 Summit Ave Guerneville, 95446 / B0700 CN Single Family DOM/CDOM: 95/95 LP \$565,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1230 R Lot Sz: 15246/0.3500 OLP: \$565,000
Stories: 2 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 072-180-047 HOA/\$: No
U/B/L:

OMD: 07/01/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

STUNNING hilltop home nestled on a PRIVATE gated property. Exquisite entertaining deck overlooking the Russian River Valley. This SUNNY multi-level home features bedrooms that open to deck, large fireplace, open beamed ceiling and a European Radiant heat stove. Immaculate OPEN kitchen with views. Your guests will enjoy their own private guest suite below. Public sewer/water. Walk to the Russian River. Capture the essence of River Living!!

[Additional Pictures](#)

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

Subd:

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

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

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

21620632 16200 Cutten Dr Guerneville, 95446 / B0700 CN Single Family DOM/CDOM: 32/32 LP \$399,900



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

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

[Additional Pictures](#)

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

21611961 14091 Old Cazadero Rd Guerneville, 95446-9398 / B0700 CN Single Family DOM/CDOM: 129/129 LP \$239,900



BD: 2 BA: 1 FP: No Pool: No SqFt: 812 R Lot Sz: 6752/0.1550 OLP: \$319,900
Stories: 2 Story YB: 1940 #Gar Sp: 1 #CP Sp: 0 APN: 072-100-009 HOA/\$: No
U/B/L:
OMD: 05/24/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: REO

Fannie Mae owned property. Spacious 2br 1ba home in desirable Russian River location. Open floor plan, large deck, good size lot. Perfect for a 2nd home or vacation home, tons of activities in this highly sought after resort area.

[Additional Pictures](#)

Dir: Hwy 116 to Old Cazadero Road Subd:

21607672 17278 Summit Ave Guerneville, 95446-9086 / B0700 CN Single Family DOM/CDOM: 175/175 LP \$219,900



BD: 3 BA: 1 FP: Yes Pool: No SqFt: 691 R Lot Sz: 3999/0.0918 OLP: \$230,000
Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 1 APN: 072-160-030 HOA/\$: No
U/B/L:
OMD: 04/07/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: REO

Wonderful 3 Bed / 1 Bath Home perfect place to relax from busy city life. Light, bright with a nice open feeling. Great inside Laundry area. Cozy wood burning stove. Just a short drive to Shopping and Dining down town.

[Additional Pictures](#)

Dir: Take Old Monte Rio to Park Ave. From Park Ave turn onto Summit Ave. Subd:

21614607 8110 Tyrone Rd Monte Rio, 95462 / B0700 CN Single Family DOM/CDOM: 105/105 LP \$200,000



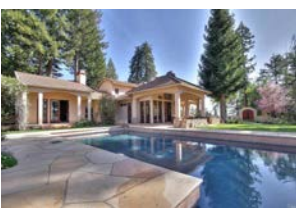
BD: 2 BA: 1 FP: No Pool: No SqFt: 764 R Lot Sz: 28314/0.6500 OLP: \$200,000
Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 2 APN: 074-250-022 HOA/\$: No
U/B/L:
OMD: 06/21/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Short Sale

Cottage with 2 bedrooms and 1 bath, large deck overlooking the mountains, lots of privacy.

[Additional Pictures](#)

Dir: Bohemian Hwy to Tyrone road. Subd:

21603049 140 Marigold Ln Forestville, 95436-9321 / B0700 CC Single Family DOM/CDOM: 218/218 LP \$2,145,000



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

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

[Additional Pictures](#)

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

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

21619177 18200 Sweetwater Springs Guerneville, 95446-8915 / B0700 CC Single Family DOM/CDOM: 43/43 LP \$899,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1264 R Lot Sz: 2631460/60.4100 OLP: \$949,000
Stories: 2 Story YB: 1990 #Gar Sp: 2 #CP Sp: 0 APN: 069-110-015 HOA/\$: No
U/B/L:
OMD: 08/22/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Your opportunity to own an entire mountain, with all the peace and total sense of privacy that affords, yet located under 4 miles from downtown. The contemporary rustic gated home boasts commanding, spectacular, and panoramic views from most windows and the expansive deck. Develop some of the 60+ acres or leave it all natural. Public utilities, with backup generator and well. Garage and workshop. Experience the Sonoma Co. lifestyle few achieve.

[Additional Pictures](#)

Dir: Armstrong Woods Rd. 1.8mi to Sweetwater Springs Rd., 1.9mi on left.

Subd:

21618860 16730 Center Way Guerneville, 95446-9796 / B0700 CC Single Family DOM/CDOM: 50/50 LP \$625,000
BD: 3 BA: 2 FP: No Pool: No SqFt: 2209 R Lot Sz: 5227/0.1200 OLP: \$625,000
Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 071-192-027 HOA/\$: No
U/B/L:
OMD: 08/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

Dir: Hwy 116 to Neely Rd to Center Way

Subd:

21613159 3985 Cazadero Hwy Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 120/120 LP \$599,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1122 R Lot Sz: 8925/0.2049 OLP: \$650,000
Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 2 APN: 105-180-003 HOA/\$: No
U/B/L:
OMD: 06/06/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

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

Subd:

21621434 18 Huckleberry Hts Cazadero, 95421-9681 / B0700 CC Single Family DOM/CDOM: 25/25 LP \$549,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1459 R Lot Sz: 116305/2.6700 OLP: \$549,000
Stories: 2 Story YB: 1983 #Gar Sp: 0 #CP Sp: 1 APN: 097-040-009 HOA/\$: No
U/B/L:
OMD: 09/09/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Geodesic dome getaway in the redwoods with views and privacy. This one of a kind property is open and bright with decks, sunshine, room for gardening. Two bedrooms and two baths. Come enjoy nature in your own private sanctuary.

[Additional Pictures](#)

Dir: Hwy 116 right on Caz Hwy right on Huckleberry

Subd:

21620161 15213 Wee Way Guerneville, 95446-8411 / B0700 CC Single Family DOM/CDOM: 40/40 LP \$435,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1157 R Lot Sz: 7501/0.1722 OLP: \$435,000
Stories: 2 Story YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 071-080-034 HOA/\$: No
U/B/L:
OMD: 08/25/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



Excellent Guerneville location for this 2 bed, 2 bath home with an office room that could be used as a third bedroom. Totally upgraded kitchen, baths and flooring. New central heating and cooling for comfortable year round living. Two large decks and yard space with privacy and sun offer lots of outdoor living space. Off street parking for at least 3 cars. Neat and clean and ready to move into.

[Additional Pictures](#)

Dir: Down Drake Road past Glandy Glen to 15213. Turn right up small street (Wee Way) to house on left.

Subd:

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

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

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BAREIS Client 5-Up Residential

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21621560 14703 Eagles Nest Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 20/20 LP \$429,000



BD: 3 BA: 1 FP: No Pool: No SqFt: 1024 R Lot Sz: 9050/0.2078 OLP: \$429,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 1 APN: 070-294-006 HOA/\$: No
U/B/L:
OMD: 09/14/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Nestle into your tree home with a sense of privacy & wonder. Old-time charm & new world comfort. Your open floor plan has updated lighting & beautiful wood floors. A chef s kitchen w/ island is perfect for intimate dinners or socializing. Stunning back yard w forest views is an entertainer's delight. Stump down to Stumptown Brewery, the Russian River, the Rio Nido Road House & pool. Breeze 1.5 miles to Gourmet Guerneville. Your house matters.

[Additional Pictures](#)

Dir: River Road to Eagles Nest Turn around in Neighbor Drive.

Subd:

21618522 14290 Old Cazadero Rd Guerneville, 95446-9608 / B0700 CC Single Family DOM/CDOM: 60/60 LP \$425,000



BD: 2 BA: 2 FP: No Pool: No SqFt: 1265 R Lot Sz: 3920/0.0900 OLP: \$425,000
Stories: 1 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 072-090-026 HOA/\$: No
U/B/L:
OMD: 08/05/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

An easy walk to downtown Guerneville this extensively remodeled home is perfect for a full time residence, 2nd home or vacation rental. On mutual water, sewer and gas. Newer furnace, dual pane windows, tankless water heater, plumbing, wiring & electrical panel. New kitchen & upgraded baths. Freshly painted & new carpets. Lifted to FEMA standards. 1 car garage & large basement area. Extra large garage door could allow for possible enclosed RV storage

[Additional Pictures](#)

Dir: River Road to Old Cazadero Rd (1/2 mile west of downtown Guerneville).

Subd:

21620802 8181 Park Ave Forestville, 95436-9374 / B0700 CC Single Family DOM/CDOM: 32/32 LP \$382,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 576 R Lot Sz: 4251/0.0976 OLP: \$382,000
Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 0 APN: 082-035-005 HOA/\$: No
U/B/L:
OMD: 09/02/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Charming, refurbished home located in Mirabel Heights. This property features a level lot with white picket fence enclosing the front yard and a lovely front porch where you can enjoy the views of the hills and vineyards across the way. Plenty of off street parking and room to garden and relax in the back yard. Convenient location to Speers Market and Russian River. This home is move in ready. Perfect as weekend get away or year round home

[Additional Pictures](#)

Dir: River Rd to Mirabel Rd. Left on Park Ave. OR, River Rd to Mirabel Ave to left on Park Ave.

Subd:

21613154 10601 Old River Rd Forestville, 95436 / B0700 CC Single Family DOM/CDOM: 120/120 LP \$379,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1000 N Lot Sz: 86684/1.9900 OLP: \$425,000
Stories: Multi Lev YB: 1961 #Gar Sp: 0 #CP Sp: 1 APN: 082-260-036 HOA/\$: No
U/B/L:
OMD: 06/06/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: None

Charming light filled rustic contemporary home set up on a hill and offering complete peace and privacy. Beautiful wood accents, skylights, a large deck and a useful approximate 12 x 25 outbuilding with electricity.

[Additional Pictures](#)

Dir: River Road to Gray's Ct to Gray's Rd to Old River Road.

Subd:

21617642 2070 Cazadero Hwy Cazadero, 95421-9727 / B0700 CC Single Family DOM/CDOM: 68/68 LP \$364,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1630 R Lot Sz: 23004/0.5281 OLP: \$369,000
Stories: 1 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 105-030-002 HOA/\$: No
U/B/L: Block 3, Lot 7,8
OMD: 07/28/16 PD: COE: SP: \$ TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Rustic Russian River house on over a half acre on Austin Creek. This property has plenty of parking and direct river front access to Austin Creek from the property. Two bedrooms and two bathrooms. Property tax records show 2/1. Property is located on a large open lot with lots of natural sunlight.

[Additional Pictures](#)

Dir: River Road to Cazadero Highway.

Subd:

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

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

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BAREIS Client 5-Up Residential

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21618702 17436 Guerneville Hwy Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 57/57 LP \$339,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 856 R Lot Sz: 4199/0.0964 OLP: \$349,000
Stories: 2 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-033 HOA/\$: No
U/B/L:
OMD: 08/08/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



Adorable cottage with open floor plan and loft area. Totally remodeled and ready to go. All new kitchen and bath with 1 bedroom down stairs and a large loft bedroom up with seating area. Open and plenty of natural light throughout. Vaulted ceiling in living area. Gas fireplace. Nice wrap around covered porch overlooking the large fenced in yard. Close to downtown Guerneville and above flood.

[Additional Pictures](#)

Dir: Hwy 116 to Guerneville Ln. Access home from Guerneville Lane. Across street from Dubrava. **Subd:**

21616650 11800 Ridge Dr Guerneville, 95446-9724 / B0700 CC Single Family DOM/CDOM: 81/81 LP \$339,000
BD: 2 BA: 1 FP: No Pool: No SqFt: 660 N Lot Sz: 4918/0.1129 OLP: \$349,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 085-122-005 HOA/\$: No
U/B/L:
OMD: 07/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



Cottage on the hill. The perfect year round or getaway home. Wood floors, loads of light, new septic and on-demand hot water heater. Dual glazed windows, gas heat and plenty of gardening room. Sweet spot in a nice neighborhood. Second bedroom has been opened to the living room for use as an office or family room. Freestanding gas heater. L.B.X on rail in front yard.

[Additional Pictures](#)

Dir: Hwy 116 between FV & GV, turn rt on Tunstall Rd. Rt at fork up the hill, rt on Ridge **Subd:**

21612079 22154 Moscow Rd Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 140/140 LP \$334,900
BD: 2 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 11051/0.2537 OLP: \$375,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 096-200-029 HOA/\$: No
U/B/L:
OMD: 05/16/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



PRICE REDUCTION!!! Come soak up the SUN & play in the river on this charming 1/4 acre of your very own RIVERFRONT! Complete with SPACIOUS DECKS off the SUN-ROOM, you can take in the RIVER VIEW. This 2 bed 1 bath home, complete with DUAL PANE windows is close to two charming towns, both MONTE RIO & DUNCAN'S MILLS. Need RV Parking? Bring your kayaks, canoes, or whatever floats your boat, and paddle all the way to the OCEAN!

[Additional Pictures](#)

Dir: Hwy 116, go across bridge in Monte Rio, R on Main St., R on Moscow, about 1.8 miles down Moscow. **Subd:**

21618514 15410 Canyon 3 Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 50/50 LP \$308,000
BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1165 R Lot Sz: 4291/0.0985 OLP: \$308,000
Stories: 1 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 070-253-008 HOA/\$: No
U/B/L:
OMD: 08/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



Price reduction - Make this spacious 3 bedroom cabin in Rio Nido your full time home or vacation retreat. Begin your day with a cup of coffee on the sun drenched side deck and end your day in front of the inviting wood burning fireplace. Large open kitchen and living room with skylights, exposed beams and lots of windows. Plenty of parking and a full storage under living space with potential. Quiet street with easy access

[Additional Pictures](#)

Dir: Take River Rd to Canyon Two Rd for 0.3 Miles. Take a left on Canyon Tree Rd. **Subd:**

21609472 6175 Cazadero Hwy Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 148/148 LP \$299,000
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 828 R Lot Sz: 3485/0.0800 OLP: \$319,000
Stories: 1 Story YB: 1912 #Gar Sp: 1 #CP Sp: 0 APN: 106-090-083 HOA/\$: No
U/B/L:
OMD: 05/09/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

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

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

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

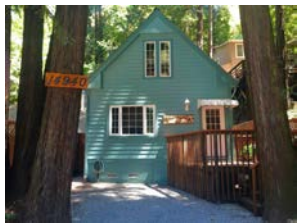
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21618616 14940 Canyon 2 Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 59/59 LP \$255,000



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

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

[Additional Pictures](#)

Dir: River Road to Canyon 2.

Subd:

21611761 14291 Laurel Rd Guerneville, 95446-9378 / B0700 CC Single Family DOM/CDOM: 138/138 LP \$249,900



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

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

[Additional Pictures](#)

Dir: 116 to Old Cazadero Rd to Laurel Rd

Subd:

21617293 15271 Canyon 3 Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 74/74 LP \$244,900



BD: 2 BA: 1 FP: No Pool: No SqFt: 528 R Lot Sz: 2548/0.0585 OLP: \$249,900
Stories: 1 Story YB: 1935 #Gar Sp: 0 #CP Sp: 0 APN: 070-230-042 HOA/\$: No
U/B/L:
OMD: 07/22/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21620064 15500 Willow Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 39/39 LP \$239,000



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

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

[Additional Pictures](#)

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

Subd:

21620649 14926 Cherry St Guerneville, 95446-9615 / B0700 CC Single Family DOM/CDOM: 33/33 LP \$218,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 827 R Lot Sz: 5227/0.1200 OLP: \$218,000
Stories: 1 Story YB: 1933 #Gar Sp: 0 #CP Sp: 0 APN: 072-040-039 HOA/\$: No
U/B/L:
OMD: 09/01/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Charming Guerneville fixer with loads of upside potential! Superior overall layout offers 2 bedrooms & large, open living room with wood stove. Original details throughout including romantic windows with picturesque Redwood views. Vintage eat-in kitchen with walk-out side deck to upper landing and outdoor grill. On Municipal Sewer and Water. Super location in desirable close-knit neighborhood with immediate access to town, beaches & recreation.

[Additional Pictures](#)

Dir: HWY 116 past Safeway - RIGHT on Lover's Lane to Cherry (bear right). Past Hidden Valley on Left.

Subd:

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

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

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21527321 15131 Drake Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 314/314 LP \$115,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 370 N **Lot Sz:** 5009/0.1150 **OLP:** \$125,000
Stories: 1 Story **YB:** 1941 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 071-070-060 **HOA/\$:** No
U/B/L:
OMD: 11/13/15 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Short Sale

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

[Additional Pictures](#)

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

21607735 19540 King Ridge Rd Cazadero, 95421-9613 / B0700 A Single Family DOM/CDOM: 156/156 LP \$11,988,000



BD: 2 **BA:** 3 **FP:** Yes **Pool:** No **SqFt:** 5070 R **Lot Sz:** 31481683/722.7200 **OLP:** \$11,988,000
Stories: 2 Story **YB:** 2010 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 106-240-020 **HOA/\$:** No
U/B/L:
OMD: 05/01/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Double Bar Z Ranch the perfect medley of sustainability, casual luxury and interdependence with nature. Own your own lodge style dream home on 722 glorious acres. Ephemeral ponds, views for miles and some of the most desired land in Sonoma County. Property backs up to Austin Creek state preserve, guaranteeing privacy. Separate Gate house (vacation rental), romantic cabin and ponds. One of the most exclusive ranches in Sonoma County awaits you.

[Additional Pictures](#)

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

21603241 5850 Anderson Rd Forestville, 95436-9632 / B0700 A Farms/Ranch DOM/CDOM: 227/227 LP \$2,750,000



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

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

[Additional Pictures](#)

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

21522078 6941 Ellen Ln Forestville, 95436 / B0700 A Farms/Ranch DOM/CDOM: 381/381 LP \$2,295,000



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

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

[Additional Pictures](#)

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

21614501 10255 Hwy 116 Forestville, 95436 / B0700 A Single Family DOM/CDOM: 91/91 LP \$1,475,000



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

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

[Additional Pictures](#)

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

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

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

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

21618638 9801 Hillside Dr Forestville, 95436-9774 / B0700 A Single Family DOM/CDOM: 58/58 LP \$1,200,000



BD: 2 BA: 2/1 FP: Yes Pool: Yes SqFt: 1752 R Lot Sz: 46174/1.0600 OLP: \$1,200,000
Stories: 2 Story YB: 1973 #Gar Sp: 2 #CP Sp: 2 APN: 083-180-026 HOA/\$: No
U/B/L:
OMD: 08/07/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Unique 1 Acre Income-producing property, just moments from the Russian River, Epic Wineries, Beaches & idyllic Sonoma County amenities. Abundant rich landscaping, mature trees, views and a rich Southern sunlit Exposure, replete with state-of-the-art growing technology. The entire facility is exceptionally well thought out, with top of the line Production Equipment. Main house includes studio apartment & full kitchen, ideal for seasonal employees

[Additional Pictures](#)

Dir: Northwest on River Rd., Left on Scenic Dr., Left on Hillside Dr. to the end of road. Private Gate. **Subd:**

21614882 19475 REDWOOD Dr Monte Rio, 95462-9760 / B0700 A Single Family DOM/CDOM: 103/103 LP \$725,000



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

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

[Additional Pictures](#)

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

21620961 9899 Hillside Dr Forestville, 95436-9774 / B0700 A Single Family DOM/CDOM: 27/27 LP \$668,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1526 R Lot Sz: 13939/0.3200 OLP: \$668,000
Stories: 3 Story,S YB: 1978 #Gar Sp: 2 #CP Sp: 1 APN: 082-290-024 HOA/\$: No
U/B/L:
OMD: 09/07/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Solid Contemporary home set on a generous sylvan view lot. 2bd 2 bath + large bonus room. Beautiful forest views. In the center of Sonoma's Coastal and Wine Region. Excellent commuting location. Numerous upgrades though out the home. Comfort, space & privacy at end of road. Ready. Street access from State of the art Carport.

[Additional Pictures](#)

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

21607586 21538 Moscow Rd Monte Rio, 95462-9790 / B0700 A Single Family DOM/CDOM: 174/174 LP \$659,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2400 R Lot Sz: 7841/0.1800 OLP: \$659,000
Stories: 2 Story YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 095-152-046 HOA/\$: No
U/B/L:
OMD: 04/13/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Turn Key Vacation Rental-Fully Furnished & heavily booked! Average over \$40k/yr - Aprx \$17k in bookings for July & August. This 3 bed 2 bath 2 story home has it all. 2 bedroom plus loft area w/ kitchen and living space upstairs & 1 bedroom plus living space & kitchenette downstairs. Wood burning fireplace and beautiful views of the river makes even the rainiest of days an incredible place to be. Complete with Hot Tub & Man Cave. (furnished garage

[Additional Pictures](#)

Dir: Hwy 116 west, rt on Bohemian hwy. rt on Main st. rt on Moscow rd. **Subd:**

21614204 19230 Fort Ross Rd Cazadero, 95421-9695 / B0700 A Single Family DOM/CDOM: 106/106 LP \$579,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 868 R Lot Sz: 102366/2.3500 OLP: \$599,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 106-260-001 HOA/\$: No
U/B/L:
OMD: 06/20/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None

Looking for a unique and private property? This spacious cottage on 2.35 sunny acres includes a guest house adjacent to the main house with shared deck. Huge deck on main house overlooks the vineyard and fabulous views. Deck also has a hot tub and gazebo. 2nd unit on property plus large greenhouse/shop with 220 power & water. Ward Creek runs through the lower section of the property & has a deep swimming hole. Family vineyard and many fruit trees

[Additional Pictures](#)

Dir: Hwy. 116 to Cazadero Hwy thru town of Cazadero. Continue up Ft. Ross Rd. 1 mile. **Subd:**

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

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

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21622133 6625 Covey Rd Forestville, 95436-9615 / B0700 A Single Family DOM/CDOM: 15/15 LP \$529,000



BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1831 R **Lot Sz:** 8320/0.1910 **OLP:** \$529,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 083-073-006 **HOA/\$:** No
U/B/L:
OMD: 09/19/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Offer As Is

This three bedroom one and a half bath home is within walking distance to the sweet town of Forestville. Hardwood floors, nice sized kitchen with a walk in pantry, fireplace and a large private sunny yard with raised beds for gardening.

[Additional Pictures](#)

Dir: 116 to Covey

Subd:

21621569 15208 Old River Rd Guerneville, 95446-9551 / B0700 A Single Family DOM/CDOM: 22/22 LP \$515,000



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

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

Sale Cond: Offer As Is, None

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

[Additional Pictures](#)

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

Subd:

21608147 7266 Harmon Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 172/172 LP \$500,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 2300 O **Lot Sz:** 14000/0.3214 **OLP:** \$500,000
Stories: 2 Story **YB:** 1982 **#Gar Sp:** 0 **#CP Sp:** 4 **APN:** 850-000-165 **HOA/\$:** Yes/\$2500.00/Ye
U/B/L:

OMD: 04/15/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: Other

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

[Additional Pictures](#)

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

Subd:

21620457 26682 Guerneville Jenner Duncans Mills, 95430 / B0700 A Single Family DOM/CDOM: 36/36 LP \$499,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 840 R **Lot Sz:** 11700/0.2686 **OLP:** \$499,000
Stories: 1 Story **YB:** 1964 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 096-090-022 **HOA/\$:** No
U/B/L:

OMD: 08/29/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: None

This wonderful River front home comes to the market for the very first time. 2 parcels covering over 1/2 acre with a 2 bed 1 bath 840 sq ft. home. Large deck for entertaining. perfect setting to get away from it all. New roof. Home was elevated after 1997 flood and has a certificate of elevation. Newer Septic system was also installed at the time. Home is located approx. 2 miles west of the beautiful town of Duncan's Mill.

[Additional Pictures](#)

Dir: Approximately 2 miles West of Duncan's Mill

Subd:

21623076 11110 McPeak Rd Forestville, 95436-9741 / B0700 A Single Family DOM/CDOM: 4/4 LP \$490,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1086 R **Lot Sz:** 47916/1.1000 **OLP:** \$490,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 081-090-035 **HOA/\$:** No
U/B/L:

OMD: 09/30/16 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No

Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

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

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

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21623281 14228 Lovers Ln Guerneville, 95446 / B0700 **N A Single Family DOM/CDOM: 1/1 LP \$475,000**



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1492 A Lot Sz: 6861/0.1575 OLP: \$475,000
Stories: Multi Lev YB: 1990 #Gar Sp: 1 #CP Sp: 0 APN: 072-140-009 HOA/\$: No
U/B/L:
OMD: 10/03/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

21619074 15 Huckleberry Hts Cazadero, 95421-9681 / B0700 A Single Family DOM/CDOM: 54/54 LP \$464,000



BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1198 R Lot Sz: 102802/2.3600 OLP: \$495,000
Stories: 1 Story YB: 1969 #Gar Sp: 2 #CP Sp: 0 APN: 097-040-019 HOA/\$: No
U/B/L:
OMD: 08/11/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

21612670 15572 Riverside Dr Guerneville, 95446-9579 / B0700 A Single Family DOM/CDOM: 121/121 LP \$460,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2114 R Lot Sz: 4356/0.1000 OLP: \$525,000
Stories: 2 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 070-120-039 HOA/\$: No
U/B/L:
OMD: 06/05/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

3 bed 2 bath two story private home tucked between Riverside Dr and River Rd has an additional in-law unit with 1 bedroom 1 full bath, living room and kitchen. Set up with its own utility source and mailing address. Perfect for family or rental unit.

[Additional Pictures](#)

Dir: Turn onto Bonita Ave. At the end of the road turn left on to Riverside Dr. **Subd:**

21617650 11060 Terrace Dr Forestville, 95436-9768 / B0700 A Single Family DOM/CDOM: 67/67 LP \$449,500



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

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

[Additional Pictures](#)

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

21621916 17586 Orchard Ave Guerneville, 95446-9161 / B0700 A Single Family DOM/CDOM: 19/19 LP \$439,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1560 R Lot Sz: 5998/0.1377 OLP: \$439,000
Stories: 2 Story YB: 2005 #Gar Sp: 2 #CP Sp: 0 APN: 071-230-088 HOA/\$: No
U/B/L:
OMD: 09/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Short Sale

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

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

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21623118 22870 Conifer Dr Monte Rio, 95462-9745 / B0700 **N A Single Family DOM/CDOM: 4/4 LP \$429,000**
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1365 R Lot Sz: 10454/0.2400 OLP: \$429,000
Stories: 1 Story YB: 1964 #Gar Sp: 1 #CP Sp: 0 APN: 096-211-011 HOA/\$: No
U/B/L:
OMD: 09/30/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



[Additional Pictures](#)

Dir: West of Monte Rio on River road to Laurel Dell to Conifer.

Subd:

21622319 9715 Old River Rd Forestville, 95436 / B0700 **N A Single Family DOM/CDOM: 4/4 LP \$429,000**
BD: 3 BA: 3 FP: Yes Pool: No SqFt: 1549 R Lot Sz: 13939/0.3200 OLP: \$429,000
Stories: Split Lev YB: 1966 #Gar Sp: 2 #CP Sp: 0 APN: 082-143-083 HOA/\$: No
U/B/L:
OMD: 09/30/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None



[Additional Pictures](#)

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

Subd:

21621621 22633 Sylvan Way Monte Rio, 95462-9797 / B0700 **A Single Family DOM/CDOM: 22/22 LP \$429,000**
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 640 R Lot Sz: 10019/0.2300 OLP: \$429,000
Stories: 1 Story YB: 1956 #Gar Sp: 0 #CP Sp: 1 APN: 096-180-015 HOA/\$: No
U/B/L:
OMD: 09/12/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



[Additional Pictures](#)

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

Subd:

21622904 14210 Woodland Dr Guerneville, 95446-9502 / B0700 **N A Single Family DOM/CDOM: 7/7 LP \$405,600**
BD: 2 BA: 1 FP: Yes Pool: Yes SqFt: 1002 R Lot Sz: 14375/0.3300 OLP: \$405,600
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 070-080-009 HOA/\$: No
U/B/L:
OMD: 09/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is,REO



[Additional Pictures](#)

Dir: River Road to Armstrong Woods to Woodland

Subd:

21621328 8096 Maple Ave Forestville, 95436 / B0700 **A Single Family DOM/CDOM: 25/25 LP \$399,000**
BD: 2 BA: 1 FP: No Pool: No SqFt: 672 R Lot Sz: 3920/0.0900 OLP: \$419,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 1 APN: 082-039-030 HOA/\$: No
U/B/L:
OMD: 09/09/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



[Additional Pictures](#)

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

Subd:

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21618816 20073 Beech Ave Monte Rio, 95462-9795 / B0700 A Single Family DOM/CDOM: 45/45 LP \$399,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1281 R Lot Sz: 5663/0.1300 OLP: \$422,000
Stories: 1 Story YB: 1949 #Gar Sp: 1 #CP Sp: 0 APN: 094-090-016 HOA/\$: No
U/B/L:
OMD: 08/20/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Road west through Monte Rio to Beech Ave.

Subd:

21619129 8943 Argonne Way Forestville, 95436-9379 / B0700 A Single Family DOM/CDOM: 53/53 LP \$399,000



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

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

[Additional Pictures](#)

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

Subd:

21614813 13992 Fern Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 104/104 LP \$385,958



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

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

[Additional Pictures](#)

Dir: River Road to Fern Road

Subd:

21616676 11946 Hillside Rd Forestville, 95436-9759 / B0700 A Single Family DOM/CDOM: 81/81 LP \$380,000



BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 648 R Lot Sz: 3920/0.0900 OLP: \$380,000
Stories: 1 Story YB: 1966 #Gar Sp: 0 #CP Sp: 0 APN: 081-281-018 HOA/\$: No
U/B/L:
OMD: 07/15/16 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

Located in Sonoma County is the perfect place to either cozy up indoors or go out and explore nature, wineries or hip destinations like Guerneville, the Hideaway is a gorgeous property that comfortably sleeps four in the main cottage and 2 in the studio in the desirable area of Summer Home Park. Nestled in the redwoods, the Hideaway consists of the main house, a charming cabin, breathtaking decks, an outdoor grill, a hot tub and more.

[Additional Pictures](#)

Dir: River Rd to Summerhome Park to Laurel to Pine Ridge to Hillside

Subd:

21620325 14601 Eastern Ave Guerneville, 95446-9413 / B0700 A Single Family DOM/CDOM: 38/38 LP \$378,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1136 R Lot Sz: 3999/0.0918 OLP: \$378,000
Stories: 1 Story YB: 1951 #Gar Sp: 1 #CP Sp: 0 APN: 071-024-009 HOA/\$: No
U/B/L:
OMD: 08/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

Delightful home with inspired Mid-Century lines features cathedral ceilings in living and family rooms, sunny deck, detached garage and gardening galore on level lot that kisses the neighboring apple orchard. Convenient to neighborhood river access and beach in Drake Estates and gourmet Guerneville!

[Additional Pictures](#)

Dir: Hwy 116 to Drake to Eastern.

Subd:

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

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

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21622988 17461 Orchard Ave Guerneville, 95446-9717 / B0700 **N A Single Family DOM/CDOM: 6/6 LP \$367,000**
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1158 R Lot Sz: 3001/0.0689 OLP: \$367,000
Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 071-220-026 HOA/\$: No
U/B/L:
OMD: 09/28/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



Adorable + Affordable Bungalow in Vacation Beach! Super opportunity to secure your place at the Russian River with this darling starter home that's stylishly updated throughout. Bright sunny deck for outdoor entertaining, lovely yard for future gardening. Easy neighborhood access to one of the most popular Russian River beaches. Close to downtown Guerneville restaurants, bars & recreation. Minutes to world class wineries and the Sonoma Coast!

[Additional Pictures](#)

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

Subd:

21622813 11896 Laurel Ave Forestville, 95436-9570 / B0700 **N A Single Family DOM/CDOM: 7/7 LP \$350,000**
BD: 2 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 16553/0.3800 OLP: \$450,000
Stories: 1 Story YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 081-281-044 HOA/\$: No
U/B/L:
OMD: 09/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

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

Subd:

21613258 10665 River Rd Forestville, 95436-9749 / B0700 **A Single Family DOM/CDOM: 130/192 LP \$339,500**
BD: 1 BA: 1/1 FP: No Pool: No SqFt: 1080 R Lot Sz: 2622/0.0602 OLP: \$385,000
Stories: Other YB: Unknow #Gar Sp: 0 #CP Sp: 0 APN: 082-241-003 HOA/\$: No
U/B/L:
OMD: 05/27/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



Ideal Live/Work property in picturesque Forestville. This commercially zoned property is perfect for Wine Tasting, Coffee Shop or other food/retail service. Includes multiple display rooms w/cabinets and a balcony sitting area. Also, charming studio unit w/updated kitchen, living area & private entry. Located close to the Russian River and Recreational area. There's unlimited potential for this unique property, just bring your imagination!

[Additional Pictures](#)

Dir: 10665 River Road, next to Berry's Market. Nearest cross street is Forest Hills Road.

Subd:

21622662 14315 Lovers Ln Guerneville, 95446-9382 / B0700 **A Single Family DOM/CDOM: 11/11 LP \$310,000**
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 780 R Lot Sz: 3498/0.0803 OLP: \$310,000
Stories: 1 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 072-140-043 HOA/\$: No
U/B/L:
OMD: 09/23/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

Dir: hwy 116 to Lovers Lane

Subd:

21616818 77 Sunrise Mountain Rd Cazadero, 95421-9682 / B0700 **A Single Family DOM/CDOM: 77/77 LP \$284,000**
BD: 2 BA: 1 FP: Yes Pool: No SqFt: 971 R Lot Sz: 47480/1.0900 OLP: \$299,000
Stories: Split Lev YB: 1960 #Gar Sp: 0 #CP Sp: 0 APN: 105-120-017 HOA/\$: Yes/\$215.00/Qu
U/B/L:
OMD: 07/19/16 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is



High atop Sunrise Mountain awaits your rustic retreat cabin in the redwoods, in move-in condition and value-priced. With near end-of-road privacy and serenity, create your own one-acre redwood forest preserve. The wood-paneled, eat-in Kitchen with new cabinets opens onto an enormous front Deck. All-new floor coverings. Abundant off-street parking. The Utility Room, as well as a Workshop with laundry hookups and extra storage, complete the package

[Additional Pictures](#)

Dir: Hwy. 116 to Cazadero Hwy., 2.7 mi. to Sunrise Mtn. Rd., 0.5 mi. to house on left.

Subd:

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

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

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

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2016 to 9/30/2016) , Sold Off MLS (9/1/2016 to 9/30/2016)

21614477 **14972 Canyon 2 Road Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 103/103 **LP** \$249,000



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

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

[Additional Pictures](#)

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

Subd: Eagle Nest Rio Nido

21613834 **17358 Park Ave** **Guerneville, 95446-9621 / B0700** **A** **Single Family** **DOM/CDOM:** 116/116 **LP** \$249,000



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

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

[Additional Pictures](#)

Dir: 116 to Old Monte Rio Rd to Park

Subd:

21622868 **12490 Underwood Ave** **Guerneville, 95446-8515 / B0700** **N** **A** **Single Family** **DOM/CDOM:** 7/7 **LP** \$135,900



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

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

[Additional Pictures](#)

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

Subd: