

# Area Market Survey Summary

Listings as of 10/07/17 at 11:01am

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

## Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	3	64	<b>Minimum</b>	\$184,900	<b>Maximum</b>	\$5,999,000
\$200,000 thru \$249,999	1	16	<b>Average</b>	\$851,083	<b>Median</b>	\$475,000
\$250,000 thru \$299,999	3	63				
\$300,000 thru \$349,999	3	54				
\$350,000 thru \$399,999	10	69				
\$400,000 thru \$449,999	6	37				
\$450,000 thru \$499,999	4	40				
\$500,000 thru \$549,999	6	83				
\$550,000 thru \$599,999	2	10				
\$600,000 thru \$649,999	2	62				
\$700,000 thru \$749,999	2	3				
\$750,000 thru \$799,999	2	79				
\$850,000 thru \$899,999	3	89				
\$900,000 thru \$949,999	1	23				
\$950,000 thru \$999,999	1	94				
\$1,000,000 thru \$1,249,999	3	75				
\$1,500,000 thru \$1,749,999	1	94				
\$3,000,000 thru \$3,249,999	1	113				
\$4,750,000 thru \$4,999,999	2	176				
\$5,000,000 thru \$5,999,999	1	52				
	<b>57</b>	<b>64</b>				

## Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	388	<b>Minimum</b>	\$185,000	<b>Maximum</b>	\$1,150,000
\$200,000 thru \$249,999	1	60	<b>Average</b>	\$512,420	<b>Median</b>	\$449,000
\$250,000 thru \$299,999	4	41				
\$300,000 thru \$349,999	1	39				
\$350,000 thru \$399,999	3	72				
\$400,000 thru \$449,999	2	26				
\$450,000 thru \$499,999	2	77				
\$500,000 thru \$549,999	2	21				
\$550,000 thru \$599,999	1	40				
\$700,000 thru \$749,999	1	25				
\$750,000 thru \$799,999	2	49				
\$800,000 thru \$849,999	1	37				
\$850,000 thru \$899,999	1	36				
\$1,000,000 thru \$1,249,999	1	75				
	<b>23</b>	<b>62</b>				

## Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	1	7	<b>Minimum</b>	\$225,000	<b>Maximum</b>	\$963,000
\$250,000 thru \$299,999	1	13	<b>Average</b>	\$518,250	<b>Median</b>	\$462,000
\$350,000 thru \$399,999	1	16				
\$400,000 thru \$449,999	1	23				
\$450,000 thru \$499,999	1	82				
\$550,000 thru \$599,999	1	26				
\$800,000 thru \$849,999	1	20				
\$950,000 thru \$999,999	1	27				
	<b>8</b>	<b>27</b>				

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

# Area Market Survey Summary

Listings as of 10/07/17 at 11:01am

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**Sold**

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$300,000 thru \$349,999	3	87	<b>Minimum</b>	\$305,000	<b>Maximum</b>	\$1,150,000
\$350,000 thru \$399,999	6	41	<b>Average</b>	\$540,964	<b>Median</b>	\$457,500
\$400,000 thru \$449,999	5	84				
\$450,000 thru \$499,999	4	40				
\$500,000 thru \$549,999	4	48				
\$600,000 thru \$649,999	1	25				
\$650,000 thru \$699,999	1	47				
\$700,000 thru \$749,999	1	28				
\$750,000 thru \$799,999	1	47				
\$800,000 thru \$849,999	1	72				
\$1,000,000 thru \$1,249,999	3	98				
	30	60				

**LAST MONTH**  
**MEDIAN = \$462,000 - .97%**  
**SOLD = 39 -23.08%**

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 U.S. Patent 6,910,045

## Market Statistics Report

Listings as of 10/07/17 at 11:03am

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

### Residential

	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
<b>Active</b>					
#Units	43	31	1	5	80
Average List Price	\$418,107	\$1,203,800	\$949,000	\$810,400	\$753,718
Average Market Time	63	66	23	61	64
Average Square Feet	1023	1887	3300	2371	1470
<b>All Off Market</b>					
#Units	25	10	3	0	38
<b>Pending</b>					
#Units	6	1	1	0	8
Average List Price	\$436,500	\$564,000	\$963,000	\$0	\$518,250
Average Market Time	27	26	27	0	27
Average Square Feet	1122	1964	2908	0	1450
<b>Sold</b>					
#Units	19	9	2	0	30
Dollar Value	\$8,397,020	\$6,266,900	\$1,565,000	\$0	\$16,228,920
Average List Price	\$442,389	\$697,650	\$812,000	\$0	\$543,608
Average Sold Price	\$441,948	\$696,322	\$782,500	\$0	\$540,964
Average Market Time	61	52	86	0	60
Average Square Feet	1072	1758	1879	0	1331
% of List Price	99.90	99.81	96.37	0.00	99.51
<b>Not Pending or Sold</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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 U.S. Patent 6,910,045

## BAREIS Client 5-Up Residential

SALES PRICE

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21712782 15347 Armstrong Woods Guerneville, 95446-9202 / B0700 S Single Family DOM/CDOM: 92/92 LP \$1,199,000**  
**BD: 4 BA: 2 FP: Yes Pool: No SqFt: 2390 R Lot Sz: 169013/3.8800 OLP: \$1,275,000**  
**Stories: 1 Story YB: 2002 #Gar Sp: 2 #CP Sp: 2 APN: 069-200-074 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/07/17 PD: 09/07/17 COE: 09/22/17 SP: \$1,150,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**



Privately situated just outside of town, this gracious resort-style home is a pristine oasis of pure luxury & comfort. Enter through a hidden gate into a secluded park-like setting that will take your breath away! Large custom built 4BR 2BA home is stylishly designed for absolute comfort & unforgettable entertaining. Large 2 Car attached Garage. Enchanting seasonal creek & there's even room for a pool. Access to World-class Wineries & fine Dining.

[Additional Pictures](#)

**Dir:** Main Intersection of town - Armstrong Woods - on the RIGHT.

**Subd:**

**21717134 19639 Redwood Dr Monte Rio, 95462-9712 / B0700 S Single Family DOM/CDOM: 47/47 LP \$975,000**  
**BD: 3 BA: 4 FP: Yes Pool: No SqFt: 2000 N Lot Sz: 20038/0.4600 OLP: \$975,000**  
**Stories: 3 Story YB: 1967 #Gar Sp: 0 #CP Sp: 2 APN: 094-250-013 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/26/17 PD: 09/11/17 COE: 09/15/17 SP: \$1,065,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**



A contemporary river retreat offers 3 BRs/4 baths with towering celestial glass, 20'+ stack rock fireplace hearth, a sumptuous master suite, loft retreat, and spacious decking that offers broad views of the shimmering Russian river. 2 lower guest/bonus rooms offer a shared bath. Launch kayaks off your own steps to the water! The sun-drenched parcel is framed by towering redwoods and is contiguous to the world famed Bohemian Grove retreat.

[Additional Pictures](#)

**Dir:** Hwy 116 to Redwood Dr or take service road next to the post office/Northwoods. Then R-Redwood Dr. **Subd:** Northwood

**21707376 16100 Old Cazadero Rd Guerneville, 95446-9012 / B0700 S Single Family DOM/CDOM: 154/154 LP \$1,145,000**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2406 R Lot Sz: 592852/13.6100 OLP: \$1,145,000**  
**Stories: Multi Lev YB: 1989 #Gar Sp: 0 #CP Sp: 0 APN: 072-021-011 HOA/\$: No**  
**U/B/L:**  
**OMD: 04/13/17 PD: 09/15/17 COE: 09/29/17 SP: \$1,030,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**



Privately situated in stately splendor & on over 13 gated acres, this custom 3BR 2BA home + media room + barn is pure sophistication & style. Rich handcrafted woodwork, volume open beamed ceilings, dramatic centerstage fireplace, elevated view windows and media space with digital surround-sound. Soak it all in along glorious tiered entertainment decks with sunken hot tub. Private well, detached barn and just moments to downtown Guerneville.

[Additional Pictures](#)

**Dir:** HWY 116 just past town, RIGHT on Old Cazadero

**Subd:**

**21712637 17443 Riverside Dr Guerneville, 95446-9635 / B0700 S Single Family DOM/CDOM: 72/72 LP \$875,000**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1866 R Lot Sz: 7000/0.1607 OLP: \$875,000**  
**Stories: 2 Story YB: 1936 #Gar Sp: 2 #CP Sp: 0 APN: 072-190-061 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/03/17 PD: 08/14/17 COE: 09/06/17 SP: \$840,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**



River Dream- Classic Riverfront home in a terrific area above the summer dam. 1930's Style in Living room, attached family room. Separate formal dining room and full amenity eat-in kitchen. 3 bedrooms, 2 remodeled bathrooms plus an outdoor shower. Rear decks are both covered and open. Stairs to patio and sitting areas and right to the Russian River. Central heat, wood floors. Furnished. Canoe included.

[Additional Pictures](#)

**Dir:** Hwy 116 west of Dubrava to Riverside Drive

**Subd:**

**21715944 21894 Russian River Ave Villa Grande, 95486 / B0700 S Single Family DOM/CDOM: 47/47 LP \$799,000**  
**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1057 R Lot Sz: 8276/0.1900 OLP: \$799,000**  
**Stories: 1 Story YB: 1933 #Gar Sp: 2 #CP Sp: 0 APN: 095-051-001 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/10/17 PD: 08/26/17 COE: 09/06/17 SP: \$799,000 TIC: No 2nd Unit: No**  
**Sale Cond: None**



Fabulous craftsman style riverfront home located in the hamlet of Villa Grande. Parcel is .19 of an acre with private access to the Russian River. This home features 2 bedrooms, 2 full baths plus enclosed sleeping porch and bonus room currently used as office space. Coffered ceiling in living room and dining area. Attached garage with laundry and huge space for shop or storing all your river toys. New electrical service. Close to coast & wineries

[Additional Pictures](#)

**Dir:** Moscow Road to Russian River Ave.

**Subd:**

## BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21717978**      **14756 Marys Ln**      **Guerneville, 95446-9521 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 28/28      **LP**      \$675,000



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1918 R    **Lot Sz:** 12197/0.2800    **OLP:** \$675,000  
**Stories:** 2 Story    **YB:** 1995    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 069-290-049    **HOA/\$:** No

**U/B/L:**  
**OMD:** 08/03/17    **PD:** 08/31/17    **COE:** 09/07/17    **SP:** \$700,000    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Offer As Is

Upscale Armstrong Valley. Versatile 3 bedroom, 2 bath home + studio nestled within cul-de-sac with private, sun drenched outdoor areas. Stylish & sophisticated floor plan is comfortable and perfect for entertaining. Light and Airy. Studio upstairs with private entry is united with home but feels separate and ideal for extended family. Centrally located and minutes away from sensational eateries, wineries, renowned State Park & the Russian River!

[Additional Pictures](#)

**Dir:** Main St to Armstrong Woods Rd, left on Laughlin, left on Marys Ln.

**Subd:**

**21717015**      **21538 Moscow Rd**      **Monte Rio, 95462-9790 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 47/47      **LP**      \$695,000



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 2400 R    **Lot Sz:** 7841/0.1800    **OLP:** \$695,000  
**Stories:** 2 Story    **YB:** 1950    **#Gar Sp:** 2    **#CP Sp:** 0    **APN:** 095-152-046    **HOA/\$:** No

**U/B/L:**  
**OMD:** 07/22/17    **PD:** 09/07/17    **COE:** 09/08/17    **SP:** \$695,000    **TIC:** No    **2nd Unit:** No

**Sale Cond:** None

Turn Key Vacation Rental-Fully Furnished & heavily booked! Average over \$40k/yr - 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) Brand new septic system with permits.

[Additional Pictures](#)

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

**Subd:**

**21715943**      **8147 Speer Ranch Rd**      **Forestville, 95436-9415 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 25/25      **LP**      \$639,900



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1736 R    **Lot Sz:** 15682/0.3600    **OLP:** \$685,000  
**Stories:** 1 Story    **YB:** 1986    **#Gar Sp:** 3    **#CP Sp:** 1    **APN:** 083-120-085    **HOA/\$:** No

**U/B/L:**  
**OMD:** 07/31/17    **PD:** 08/25/17    **COE:** 09/25/17    **SP:** \$639,900    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Offer As Is

Great location in Forestville. This single level home sits on an impressive 1/3 acre lot (.36) in a cul de sac. Park your RV, boat, have room to farm, play catch & set up a pool. Over 30 fruit trees! Separate family, living & dining rooms. Granite counters in the kitchen & remodeled bathrooms. The 3 car garage is huge w/ 2 work benches, high ceilings & TONS of storage. Newer roof & windows. Country feel but w/ city services. Walk/roll to town

[Additional Pictures](#)

**Dir:** Mirabel Rd., to East on Nolan, then quick Left onto Speer Ranch Rd.

**Subd:**

**21719273**      **19765 Highway 116 Hwy**      **Monte Rio, 95462-9718 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 30/30      **LP**      \$499,000



**BD:** 2    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 888 R    **Lot Sz:** 7928/0.1820    **OLP:** \$499,000  
**Stories:** 1 Story    **YB:** 1960    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 094-140-019    **HOA/\$:** No

**U/B/L:**  
**OMD:** 08/21/17    **PD:** 09/20/17    **COE:** 09/27/17    **SP:** \$538,000    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Offer As Is

Floor to ceiling views makes this home a perfect escape from the city for romantic weekends by the Russian River. Enjoy your own private oasis on the spacious deck surrounded by majestic redwoods and a park like landscaped hillside. With an open floor plan, vaulted ceilings, plenty of light and a sophisticated comfort it is already set up for entertaining. See video under Virtual Media. Welcome.

[Additional Pictures](#)

**Dir:** On Hwy 116 between Northwood & Monte Rio. Exit is a sharp turn in the curve right after sales sign.

**Subd:**

**21717593**      **8314 TRENTON Rd**      **Forestville, 95436 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 46/46      **LP**      \$539,000



**BD:** 3    **BA:** 2    **FP:** No    **Pool:** No    **SqFt:** 1050 B    **Lot Sz:** 3000/0.0689    **OLP:** \$539,000  
**Stories:** 1 Story    **YB:** 2017    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 082-039-068    **HOA/\$:** No

**U/B/L:**  
**OMD:** 07/27/17    **PD:** 09/11/17    **COE:** 09/13/17    **SP:** \$519,000    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Other

Beautiful brand new home in desirable Forestville area. Just finishing construction. All new amenities, fire sprinklers, Solar stub, electric car charger prewire. Very Green Home. All electric Vaulted high ceilings. Heat pump with A/C.

[Additional Pictures](#)

**Dir:** Covey rd to trenton on right side.

**Subd:**

## BAREIS Client 5-Up Residential

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**21715736**      **8222 Park Ave**      **Forestville, 95436-9645 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 47/47      **LP**      \$510,000



**BD:** 2    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1280 O    **Lot Sz:** 6628/0.1522    **OLP:** \$515,000  
**Stories:** 2 Story    **YB:** 1976    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 082-034-045    **HOA/\$:** No

**U/B/L:**

**OMD:** 07/14/17    **PD:** 08/30/17    **COE:** 09/12/17    **SP:** \$510,000    **TIC:** No    **2nd Unit:** No

**Sale Cond:** None

Location, location! You'll fall in love with this spacious 2BD 2BA Forestville home with awesome views, set high on an oversize lot with potential for an additional accessory building. Tastefully updated with shining laminate floors in kitchen and living areas. Baths have been upgraded with Italian tile. Cozy wood-burning fireplace. Peaceful, private retreat w/easy access to the coast, wine country, Sebastopol, Santa Rosa & Healdsburg.

[Additional Pictures](#)

**Dir:** Hwy 116 or River Rd. to Mirabel. Park Ave. is right by Spears Market.

**Subd:**

**21712268**      **10275 Field Ln**      **Forestville, 95436-9278 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 68/68      **LP**      \$499,500



**BD:** 2    **BA:** 2/1    **FP:** Yes    **Pool:** No    **SqFt:** 1877 R    **Lot Sz:** 4792/0.1100    **OLP:** \$529,500  
**Stories:** 2 Story    **YB:** 1992    **#Gar Sp:** 0    **#CP Sp:** 1    **APN:** 082-202-032    **HOA/\$:** No

**U/B/L:**

**OMD:** 06/26/17    **PD:** 09/21/17    **COE:** 09/22/17    **SP:** \$505,000    **TIC:** No    **2nd Unit:** No

**Sale Cond:** None

Stunning 1877 square foot designer home is a MUST SEE! Large office on Bedroom level. 3 Baths, Large master suite w/private deck & bath, spacious kitchen and pantry with sliding shelves and lazy Susan, (all appliances included), laundry room (w/d incl.), and bonus rooms. Located within a 1/4 mile of 3 beautiful Russian River beaches. Close to wineries, hike/bike trails, Canoes and parks. NO FLOOD!

[Additional Pictures](#)

**Dir:** From Santa Rosa: River Rd. West - L River Dr. - L Old River Rd. - R Woodside Rd. - L Field Ln.

**Subd:** Hollydale Park

**21718694**      **20219 Alder Rd**      **Monte Rio, 95462-9707 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 36/36      **LP**      \$488,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 1321 R    **Lot Sz:** 8712/0.2000    **OLP:** \$488,000  
**Stories:** 1 Story    **YB:** 1960    **#Gar Sp:** 1    **#CP Sp:** 1    **APN:** 095-222-012    **HOA/\$:** No

**U/B/L:**

**OMD:** 08/10/17    **PD:** 09/15/17    **COE:** 09/26/17    **SP:** \$488,000    **TIC:** No    **2nd Unit:** No

**Sale Cond:** None

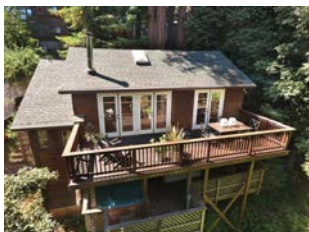
Glorious Monte Rio Haven! Perched in a lush setting of Redwoods & Fruit trees, this smartly updated 2BR/1BA home + Studio Suite is the perfect get-a-way or extended family retreat. Large rooms offer relaxing leisure. Sunny view deck is perfect for experiencing that wonderful connection to nature. Big grassy lawn is perfect for gardening. Additional lower level bonus space & 1 Car attached garage. Stroll to Dining and Beaches. Move-in-Ready!

[Additional Pictures](#)

**Dir:** From Monte Rio Bridge, 1st left on River Blvd, right on Heller, & 1st left on Alder.

**Subd:**

**21718185**      **15743 Morningside Dr**      **Guerneville, 95446-9106 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 39/39      **LP**      \$439,000



**BD:** 2    **BA:** 1/1    **FP:** Yes    **Pool:** No    **SqFt:** 1108 R    **Lot Sz:** 10454/0.2400    **OLP:** \$439,000  
**Stories:** 2 Story    **YB:** 1960    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 070-080-043    **HOA/\$:** No

**U/B/L:**

**OMD:** 08/03/17    **PD:** 09/11/17    **COE:** 09/11/17    **SP:** \$469,000    **TIC:** No    **2nd Unit:** No

**Sale Cond:** None

A top of the hill setting amongst towering Redwoods & greenbelt views. The cottage offers refinished wide-plank wood floors, 5 sets of French doors, cozy woodstove, double-hung wood windows, vaulted ceilings and double level decks in an open floorplan. The bedrooms are steps away from an inviting soak in the Jacuzzi hot tub. Walk downtown for dining, nightlife, beach and all Russian river activities. Minutes to wineries & the Pacific ocean.

[Additional Pictures](#)

**Dir:** Armstrong Woods Rd to a R-Woodland Dr. All the way up the hill and then R-Morningside Dr.

**Subd:**

**21716832**      **10981 Terrace Dr**      **Forestville, 95436 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 38/38      **LP**      \$450,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 730 N    **Lot Sz:**    **OLP:** \$418,000  
**Stories:** 2 Story    **YB:** 1950    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 082-280-037    **HOA/\$:** No

**U/B/L:**

**OMD:** 07/19/17    **PD:** 08/26/17    **COE:** 09/01/17    **SP:** \$460,000    **TIC:** No    **2nd Unit:** No

**Sale Cond:** None

Adorable cottage in the hills of Forestville. Tastefully remodeled and overflowing with charm. This home exudes nostalgia as it sits peacefully on the hillside with lots of landscaped yard space and nearby river access. 2 brdm plus additional sleeping rooms. Large open living area with vaulted ceilings/skylight. Kitchen features all new appliances, farmers sink and wood block counters with french doors leading out to large deck. Hot Tub/yoga area.

[Additional Pictures](#)

**Dir:** From Forest Hills Dr turn right onto Summerhome Park then left onto Ogburn Ln. Home on RT.

**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 (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21716747**      **21619 Moscow Rd**      **Monte Rio, 95462-9791 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 48/48      **LP**      \$460,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 864 R    **Lot Sz:** 10542/0.2420    **OLP:** \$472,000  
**Stories:** 1 Story    **YB:** 1981    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 095-092-010    **HOA/\$:** No  
**U/B/L:**

**OMD:** 07/20/17    **PD:** 09/06/17    **COE:** 09/15/17    **SP:** \$455,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Staycation Wonderland! Beautiful custom home has an open floor plan. The stunning contemporary chef's kitchen & living room open to a wrap-around deck perfect for entertaining. Nearly 1/4 acre includes lush redwoods & a lower maintenance yard on a gentle hillside. Updated bath, a toolshed, outdoor doll house & ample off-street parking provides for every need. Walk to Monte Rio and the beach. Close to Wine Country & the ocean. Your house matters.

[Additional Pictures](#)

**Dir:** Main Street to Moscow Road

**Subd:**

**21709459**      **590 E Austin Creek Rd**      **Cazadero, 95421-9503 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 141/141      **LP**      \$474,900



**BD:** 1    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1250 N    **Lot Sz:** 14375/0.3300    **OLP:** \$499,000  
**Stories:** 1 Story    **YB:** 1953    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 105-220-003    **HOA/\$:** No  
**U/B/L:**

**OMD:** 05/02/17    **PD:** 09/20/17    **COE:** 09/20/17    **SP:** \$447,520    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

Tranquil, secluded cabin in the woods along East Austin Creek with bonus space on 1/3 acre. Many updated features including remodeled kitchen with farmhouse sink and sliding barn door. One of the best locations in Cazadero. Views of creek from every room in main house. Awesome swimming hole in front of house. Hot tub, decks, outdoor fire pit and barbecue area. Plenty of room for you and your guests.

[Additional Pictures](#)

**Dir:** Austin Creek Road to East Austin Creek Rd.

**Subd:**

**21715810**      **11120 McPeak Rd**      **Forestville, 95436-9741 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 97/97      **LP**      \$440,000



**BD:** 2    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 948 R    **Lot Sz:** 3798/0.0872    **OLP:** \$450,000  
**Stories:** 2 Story    **YB:** 1910    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 081-090-002    **HOA/\$:** No  
**U/B/L:**

**OMD:** 06/03/17    **PD:** 09/08/17    **COE:** 09/08/17    **SP:** \$435,000    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

Charming and secluded creekside haven nestled in the redwoods with income potential. Upgrades throughout and recently remodeled 2nd unit. An hour away from San Francisco, a short walk to Russian River beaches, minutes away from world-class wineries and restaurants. The perfect getaway or full time residence! Also listed as MLS#21712701.

[Additional Pictures](#)

**Dir:** River to Westside to McPeak, back on due to buyer not being able to perform

**Subd:**

**21715598**      **10731 Forest Hills Rd**      **Forestville, 95436 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 49/49      **LP**      \$425,000



**BD:** 2    **BA:** 1/1    **FP:** Yes    **Pool:** Yes    **SqFt:** 832 R    **Lot Sz:** 17860/0.4100    **OLP:** \$425,000  
**Stories:** 2 Story    **YB:** 1950    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 082-252-028    **HOA/\$:** No  
**U/B/L:**

**OMD:** 07/08/17    **PD:** 08/26/17    **COE:** 09/15/17    **SP:** \$423,500    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Great living in the Russian River area of Sonoma County! LRG lot, approx. 18K sq. ft, graced by private swimming pool, expansive grounds, and wonderful surroundings. Private home includes 2 bedrooms and 2 baths, w/ great ambiance & amenities. Knotty pine walls, wood burning stove, + bath upgrades. The land is lush with possibilities & sunshine. A highly desirable location, not far to Mom's Beach & Berry's Market in gorgeous Forestville.

[Additional Pictures](#)

**Dir:** 101 -exit 494 River Rd, .2 miles, LEFT on Mark West Springs Rd, then 10 miles LEFT on Forest Hills Dr

**Subd:**

**21716613**      **17365 Park Ave**      **Guerneville, 95446-9621 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 53/53      **LP**      \$420,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 720 R    **Lot Sz:** 3598/0.0826    **OLP:** \$420,000  
**Stories:** 1 Story    **YB:** 1949    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 072-160-012    **HOA/\$:** No  
**U/B/L:**

**OMD:** 07/16/17    **PD:** 09/07/17    **COE:** 09/15/17    **SP:** \$420,000    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** None

Cute and Classy. This is a 2 bed 1 bath home you would be proud to show off. 1994 Remodel. New floors, paint & kitchen appliances this week. Was a quonset and remodeled to modern standards with remaining curved wood ceilings giving the interior a unique feel with high ceiling. This cute home feels roomy and spacious with lots of light and windows. Beautiful tropical feeling court yard. And you get a detached sleeping cottage with its own bath.

[Additional Pictures](#)

**Dir:** Hwy 116 west. Right on Old Monte Rio Rd. Right on Park Ave.

**Subd:**

**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**21714207**      **8355 Mirabel Ave**      **Forestville, 95436-9937 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 80/80      **LP**      \$425,000  
**BD:** 4    **BA:** 2    **FP:** No    **Pool:** No    **SqFt:** 1368 R    **Lot Sz:** 7963/0.1828      **OLP:** \$425,000  
**Stories:** 1 Story    **YB:** 1950    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 082-023-051      **HOA/\$:** No



**U/B/L:**  
**OMD:** 06/19/17    **PD:** 09/12/17    **COE:** 09/19/17    **SP:** \$415,000    **TIC:** No      **2nd Unit:** No  
**Sale Cond:** Offer As Is

This is a duplex, not a single family home. Each unit is 700 sq.ft. and has 2 bedrooms, 1 bath, and yard with deck. Off street parking is in front of units, but there is no garage. Duplex was built in 1950.

[Additional Pictures](#)

**Dir:** River Road left on Mirabel

**Subd:**

**21718330**      **10760 River Dr**      **Forestville, 95436-9814 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 12/12      **LP**      \$395,000  
**BD:** 3    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 1417 R    **Lot Sz:** 8276/0.1900      **OLP:** \$395,000  
**Stories:** 1 Story    **YB:** 1935    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 082-251-003      **HOA/\$:** No



**U/B/L:**  
**OMD:** 08/06/17    **PD:** 08/18/17    **COE:** 09/05/17    **SP:** \$395,000    **TIC:** No      **2nd Unit:** No  
**Sale Cond:** Offer As Is

Live on the river in Forestville in this fabulous fixer with RIVER VIEWS & RIVER ACCESS! Property has so much potential! 3 bedrooms & 1 bathroom, great room and enclosed porch leading out onto the deck and your own river views..Start making your RUSSIAN RIVER memories today!

[Additional Pictures](#)

**Dir:** River Rd., L on Forest Hills Rd, R on Old River Rd, R on River Dr

**Subd:**

**21709774**      **15080 Canyon 6 Rd**      **Guerneville, 95446 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 91/91      **LP**      \$410,000  
**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 616 R    **Lot Sz:** 5663/0.1300      **OLP:** \$410,000  
**Stories:** 1 Story    **YB:** 1917    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 070-220-019      **HOA/\$:** No



**U/B/L:**  
**OMD:** 05/05/17    **PD:** 08/09/17    **COE:** 09/15/17    **SP:** \$390,000    **TIC:** No      **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

Quiet,sun drenched cottage with granny unit on a lovingly landscaped parcel is waiting for you.Charming in every way and walking distance to the Russian River,tennis courts and community gardens.Private and peaceful this home is perfect for second home or weekend getaway.The main house offers a nice open kitchen over looking the large living room with open beam ceilings,with skylights great light throughtout. Granny unit offers great monthly income

[Additional Pictures](#)

**Dir:** River Rd, Canyon 2, left on Canyon 7, right Canyon 6, at the end on the right. No sign at property

**Subd:**

**21717442**      **17330 Riverside Dr**      **Guerneville, 95446-9637 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 33/33      **LP**      \$339,950  
**BD:** 3    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 1025 R    **Lot Sz:** 3250/0.0746      **OLP:** \$339,950  
**Stories:** 1 Story    **YB:** 1991    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 072-190-070      **HOA/\$:** No



**U/B/L:**  
**OMD:** 08/07/17    **PD:** 09/09/17    **COE:** 09/21/17    **SP:** \$383,000    **TIC:** No      **2nd Unit:** No  
**Sale Cond:** Offer As Is

Clean and in move-in condition. Three bedrooms, one bath, approximately 1,025 square foot home. Propane heat or enjoy the wood burning stove. New appliances. Attached garage with large storage or potential workshop area. Approximately 1 mile to downtown Guerneville and shops. Close to the Russian River.

[Additional Pictures](#)

**Dir:** Highway 116 west of Guerneville. Riverside Drive is just past Dubrava Village.

**Subd:**

**21718696**      **8201 Tyrone Rd**      **Monte Rio, 95462 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 29/29      **LP**      \$365,000  
**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 1736 R    **Lot Sz:** 10581/0.2429      **OLP:** \$365,000  
**Stories:** 2 Story    **YB:** 1945    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 074-250-009      **HOA/\$:** No



**U/B/L:**  
**OMD:** 08/17/17    **PD:** 09/15/17    **COE:** 09/20/17    **SP:** \$380,000    **TIC:** No      **2nd Unit:** No  
**Sale Cond:** None

Creekside cutie is only 3 miles from foodies mecca- Occidental. Perfect as a getaway or full time residence, this home is in move in condition. Spacious open living room with lofty ceilings & wood burning stove is ideal for entertaining. Rejuvenate & recharge, surrounded by towering redwoods while soaking in the hot tub on the large sunny deck. Interior access to laundry & huge bonus space below perfect as family room or overflow for visitors!

[Additional Pictures](#)

**Dir:** Bohemian Hwy to Tyrone Road

**Subd:**



## BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**21718041**      **365 Summit Ave**      **Guerneville, 95446 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 48/48      **LP**      **\$365,000**



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 758 R    **Lot Sz:** 8712/0.2000    **OLP:** \$365,000  
**Stories:** 1 Story    **YB:** 1954    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-160-018    **HOA/\$:** No  
**U/B/L:**

**OMD:** 08/01/17    **PD:** 09/18/17    **COE:** 09/21/17    **SP:** \$368,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Enjoy the RUSSIAN RIVER lifestyle in this fabulous 1-story, 1bedroom, 1.0 bath home. Bonus 2nd bedroom and 2nd bath with separate entrance! Built in 1954 with a great open floor plan. Sits down from the street increasing privacy and parking for 2+ cars. Large corner lot with mature trees and private back deck. Just a few minutes from downtown Guerneville. Visit 365summitave.info for more information!

[Additional Pictures](#)

**Dir:** West of downtown (R) Old Monte Rio Road (R) Park Ave, (L) Summit, (R) McLane (corner house on right) **Subd:**

**21717294**      **17500 Neeley Rd**      **Guerneville, 95446 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 35/35      **LP**      **\$363,000**



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 1286 R    **Lot Sz:** 4299/0.0987    **OLP:** \$363,000  
**Stories:** 1 Story    **YB:** 1955    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 071-230-026    **HOA/\$:** No  
**U/B/L:**

**OMD:** 07/27/17    **PD:** 08/31/17    **COE:** 09/13/17    **SP:** \$360,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Charming vintage 50's ranch style home. Sip Mint Juleps on your enclosed front porch. Serve your favorite retro meal on your antique Kenmore stove. Dine in fine style by the fireplace in a beautiful redwood room. Many original fixtures, gleaming fir floors, + a cool sleeping porch. Stroll to the local beach down the country lane. With redwood exterior, this home is ready for your loving renovation. Come Rock Around the Clock! Your House Matters.

[Additional Pictures](#)

**Dir:** Neeley, right on River Lane. Access is down a lane on left after first house on River Lane. **Subd:**

**21715556**      **17253 Verba Ln**      **Guerneville, 95446-9591 / B0700**      **S**      **Condo/Coop**      **DOM/CDOM:** 72/72      **LP**      **\$339,000**



**BD:** 2    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 969 R    **Lot Sz:** 605/0.0139    **OLP:** \$345,000  
**Stories:** 2 Story    **YB:** 1989    **#Gar Sp:** 0    **#CP Sp:** 2    **APN:** 072-370-034    **HOA/\$:** Yes/\$400.00/Mo  
**U/B/L:**

**OMD:** 07/05/17    **PD:** 09/15/17    **COE:** 09/15/17    **SP:** \$329,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Gated private complex on the Russian River. Enjoy the redwood grove and private dock/river access. Easy walking distance to Guerneville. Original owner and unit shows pride in ownership. Both bedrooms have their own bathrooms, loft, high ceilings and open floor plan.

[Additional Pictures](#)

**Dir:** Hwy 116 past Guerneville on left **Subd:**

**21715192**      **19116 Ridgecrest Dr**      **Guerneville, 95446 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 88/88      **LP**      **\$359,000**



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 1343 R    **Lot Sz:** 7000/0.1607    **OLP:** \$359,000  
**Stories:** 1 Story    **YB:** 1944    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 094-170-021    **HOA/\$:** No  
**U/B/L:**

**OMD:** 06/29/17    **PD:** 09/25/17    **COE:** 09/26/17    **SP:** \$315,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Notice Of Def, Offer As Is

Cute 2 bdrm home on nice lot, surrounded by Redwoods, but with lots of sun. Walk to Northwood golf course! Or the river. Sunny backyard with nice deck, and gorgeous Redwoods to look at. House has vaulted wood ceilings, nice fireplace, cute kitchen, inside utility rm plus hobby room area. The entire area under the house is an improved basement area with windows and a small garage or large storage area. Two driveways with plenty of parking.

[Additional Pictures](#)

**Dir:** Hwy 116 to Northwood golf course, make a right on Ridgecrest, about 300 yards up the hill by Jasmine **Subd:**

**21710319**      **14995 FOOTHILL Blvd**      **Guerneville, 95446 / B0700**      **S**      **Single Family**      **DOM/CDOM:** 100/100      **LP**      **\$299,999**



**BD:** 2    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 780 R    **Lot Sz:** 5750/0.1320    **OLP:** \$359,000  
**Stories:** 1 Story    **YB:** 1934    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 070-160-011    **HOA/\$:** No  
**U/B/L:**

**OMD:** 05/11/17    **PD:** 08/22/17    **COE:** 09/01/17    **SP:** \$305,000    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Convenient location raised above the flood. Sun, large wrap around deck, updated bath and kitchen, brand new stove top and wall oven, marble tile floors, HUGE Basement. Lots of light, short distance to town, River, live theater, restaurants. Serenity to Kayak or canoe, walk or ride your horse in Armstrong Woods Park. Only 15 miles to the rugged Sonoma Coast or to the Wine Country. Interest rates are still at a record low; What are you waiting for?

[Additional Pictures](#)

**Dir:** From 101:River Rd. past Rio Nido to Foothill Blvd.R. and immediate 90 degree left.4th House on R. **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 (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

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



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

**U/B/L:**  
**OMD:** 08/31/17    **PD:** 09/27/17    **COE:**      **SP:** \$      **TIC:** No      **2nd Unit:** Yes  
**Sale Cond:** None

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

[Additional Pictures](#)

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

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



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

**U/B/L:**  
**OMD:** 09/14/17    **PD:** 10/04/17    **COE:**      **SP:** \$      **TIC:** No      **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

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



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

**U/B/L:**  
**OMD:** 08/31/17    **PD:** 09/26/17    **COE:**      **SP:** \$      **TIC:** No      **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

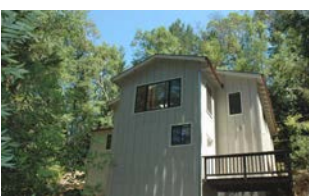
Fabulous Cazadero vacation lodge perfect for hosting large groups! Main house includes an impressive great room with vaulted ceilings, a massive stone fireplace and warm wood paneling. Large updated kitchen with adjoining dining room. Across the huge stone courtyard is a charming 1 bed/1 bath suite.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

[Additional Pictures](#)

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

**Subd:**

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



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

**U/B/L:**  
**OMD:** 07/14/17    **PD:** 10/04/17    **COE:**      **SP:** \$      **TIC:** No      **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

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



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

**U/B/L:**  
**OMD:** 09/06/17    **PD:** 09/29/17    **COE:**      **SP:** \$      **TIC:** No      **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**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 (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

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



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 992 R    **Lot Sz:** 56192/1.2900    **OLP:** \$350,000  
**Stories:** 1 Story    **YB:** 1933    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 085-160-004    **HOA/\$:** No

**U/B/L:**

**OMD:** 09/05/17    **PD:** 09/21/17    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No

**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21720427**      **640 Austin Creek Rd**      **Cazadero, 95421 / B0700**      **P**      **Single Family**      **DOM/CDOM:** 13/13      **LP**      **\$295,000**



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 1116 R    **Lot Sz:** 136778/3.1400    **OLP:** \$295,000  
**Stories:** Other    **YB:** 1977    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 097-070-042    **HOA/\$:** No

**U/B/L:**

**OMD:** 08/29/17    **PD:** 09/11/17    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Offer As Is, Other

This one has great potential for sweat equity. This cozy cabin under the second growth redwoods has a wood stove and room for a garden. Austin Creek is across street! +/- 7 miles to Guerneville. SEE LOWER LEVEL Make it shine and possibly add a living space downstairs. Extra Income? Buyers to do due diligence.

[Additional Pictures](#)

**Dir:** River Rd, left on Mark West Springs Rd to Main St, Rt onto Austin Creek Rd.

**Subd:**

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



**BD:** 2    **BA:** 1/1    **FP:** Yes    **Pool:** No    **SqFt:** 1207 R    **Lot Sz:** 6752/0.1550    **OLP:** \$225,000  
**Stories:** 2 Story    **YB:** 1914    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-216-001    **HOA/\$:** No

**U/B/L:**

**OMD:** 08/11/17    **PD:** 08/18/17    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No

**Sale Cond:** None

Livable Guerneville Fixer on Sewer & Water. Not necessarily for the faint of heart, this property is nestled in wooded splendor and on tax records as a 2BR/2BA. Currently configured as a 1BR/1BA with an upper level that awaits a complete renovation & restyle. Big front deck, fenced rear yard and great sense of privacy. Lower level is turn key with gas fireplace, hot water on demand, totally move-in ready. Plenty of parking. No end of Upside!

[Additional Pictures](#)

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

**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 (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**21719747**      **14860 Rotonda Way**      **Guerneville, 95446 / B0700**      **CN Single Family**      **DOM/CDOM:** 15/15      **LP**      \$449,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21720506**      **18419 Old Monte Rio Rd**      **Guerneville, 95446-9674 / B0700**      **CN Single Family**      **DOM/CDOM:** 37/37      **LP**      \$420,000



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1885 A    **Lot Sz:** 3598/0.0826    **OLP:** \$420,000  
**Stories:** Multi Lev    **YB:** 1920    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 072-270-023    **HOA/**\$: No  
**U/B/L:**  
**OMD:** 08/31/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21719580**      **15530 Riverside Dr**      **Guerneville, 95446-9296 / B0700**      **CN Single Family**      **DOM/CDOM:** 12/12      **LP**      \$293,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21614607**      **8110 Tyrone Rd**      **Monte Rio, 95462 / B0700**      **CN Single Family**      **DOM/CDOM:** 388/388      **LP**      \$185,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21716128**      **12422 Westside Rd**      **Forestville, 95436 / B0700**      **CC Single Family**      **DOM/CDOM:** 75/75      **LP**      \$1,150,000



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

**OMD:** 07/24/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No

**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**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 (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21719583 105 Sequoia Ridge Rd Cazadero, 95421-9634 / B0700 CC Single Family DOM/CDOM: 37/37 LP \$820,000**



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

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

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

[Additional Pictures](#)

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

**21718601 17310 Neeley Rd Guerneville, 95446-9119 / B0700 CC Single Family DOM/CDOM: 61/61 LP \$799,000**



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

**U/B/L:**  
**OMD: 08/07/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**21720549 11620 Our Peak Rd Forestville, 95436-9445 / B0700 CC Single Family DOM/CDOM: 37/37 LP \$780,000**



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

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

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

[Additional Pictures](#)

**Dir:** Special Instructions Required. **Subd:**

**21721771 16061 Watson Rd Guerneville, 95446-8928 / B0700 CC Single Family DOM/CDOM: 25/25 LP \$729,000**



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

**U/B/L:**  
**OMD: 09/12/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

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

[Additional Pictures](#)

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

**21717871 22925 Conifer Dr Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 40/40 LP \$595,000**



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

**U/B/L:**  
**OMD: 08/28/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

## 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 (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21722492**      **14212 Woodland Dr**      **Guerneville, 95446-9502 / B0700**      **CC Single Family**      **DOM/CDOM:** 16/16      **LP**      \$549,000



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

**U/B/L:**  
**OMD:** 09/21/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

**Dir:** Armstrong Woods to Woodlands

**Subd:**

**21721577**      **900 Austin Creek Rd**      **Cazadero, 95421-9744 / B0700**      **CC Single Family**      **DOM/CDOM:** 26/26      **LP**      \$519,900



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

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

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

[Additional Pictures](#)

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

**Subd:**

**21711434**      **13993 Fern Rd**      **Guerneville, 95446-8805 / B0700**      **CC Single Family**      **DOM/CDOM:** 102/102      **LP**      \$499,000



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

**U/B/L:**  
**OMD:** 06/26/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21719374**      **14 Silvia Dr**      **Cazadero, 95421-9633 / B0700**      **CC Single Family**      **DOM/CDOM:** 51/51      **LP**      \$483,000



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

**U/B/L:**  
**OMD:** 08/17/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21708493**      **17695 Old Monte Rio Rd**      **Guerneville, 95446-9021 / B0700**      **CC Single Family**      **DOM/CDOM:** 167/167      **LP**      \$399,900



**BD:** 2    **BA:** 1/1    **FP:** No    **Pool:** No    **SqFt:** A    **Lot Sz:** 3302/0.0758    **OLP:** \$479,000  
**Stories:** Multi Lev    **YB:** 1955    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 072-200-039    **HOA/\$:** No

**U/B/L:**  
**OMD:** 04/21/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**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 (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**21721797 6315 Austin Creek Rd Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 20/20 LP \$399,000**



**BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1008 R Lot Sz: 12596/0.2892 OLP: \$399,000**  
**Stories: 2 Story YB: 1969 #Gar Sp: 0 #CP Sp: 0 APN: 106-070-071 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/17/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**

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

[Additional Pictures](#)

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

**21721315 18940 Hidden Valley Rd Guerneville, 95446-9616 / B0700 CC Single Family DOM/CDOM: 30/30 LP \$398,000**



**BD: 3 BA: 1 FP: Yes Pool: No SqFt: 1220 R Lot Sz: 6499/0.1492 OLP: \$398,000**  
**Stories: 1 Story YB: 1927 #Gar Sp: 0 #CP Sp: 0 APN: 072-050-013 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/07/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**21720431 16250 Drake Extension Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 39/39 LP \$344,500**



**BD: 2 BA: 1 FP: No Pool: No SqFt: 780 R Lot Sz: 10799/0.2479 OLP: \$344,500**  
**Stories: 2 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 071-170-004 HOA/\$: No**  
**U/B/L:**  
**OMD: 08/29/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**21722685 14715 Old Cazadero Rd Guerneville, 95446-9004 / B0700 CC Single Family DOM/CDOM: 12/12 LP \$299,900**



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

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

[Additional Pictures](#)

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

**21716344 17470 Old Monte Rio Rd Guerneville, 95446-8031 / B0700 CC Single Family DOM/CDOM: 86/86 LP \$299,000**



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

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

[Additional Pictures](#)

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

**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 (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**21719307**      **6250 Cazadero Hwy**      **Cazadero, 95421 / B0700**      **CC Single Family**      **DOM/CDOM:** 52/52      **LP**      \$279,500



**BD:** 2    **BA:** 2/1    **FP:** No    **Pool:** No    **SqFt:** 1258 N    **Lot Sz:** 2178/0.0500    **OLP:** \$299,500  
**Stories:** 3 Story    **YB:** 1934    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 106-140-012    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 08/16/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

**Dir:** Downtown Cazadero

**Subd:**

**21718668**      **15359 Willow Rd**      **Guerneville, 95446 / B0700**      **CC Single Family**      **DOM/CDOM:** 60/60      **LP**      \$244,950



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

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

[Additional Pictures](#)

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

**Subd:**

**21720724**      **15208 Canyon 6 Rd**      **Guerneville, 95446 / B0700**      **CR Single Family**      **DOM/CDOM:** 36/36      **LP**      \$850,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21717629**      **123 Nolan Ct**      **Forestville, 95436-9438 / B0700**      **A Single Family**      **DOM/CDOM:** 52/114      **LP**      \$5,999,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21713424**      **19540 King Ridge Rd**      **Cazadero, 95421-9613 / B0700**      **A Single Family**      **DOM/CDOM:** 119/472      **LP**      \$4,950,000



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

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

[Additional Pictures](#)

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



## BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21701379**      **7800 Giusti Rd**      **Forestville, 95436-9273 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 232/232      **LP**      \$4,945,000



**BD:** 3    **BA:** 3/1    **FP:** Yes    **Pool:** Yes    **SqFt:** 5079 O    **Lot Sz:** 1570774/36.0600    **OLP:** \$5,250,000  
**Stories:** 1 Story    **YB:** 2004    **#Gar Sp:** 3    **#CP Sp:** 0    **APN:** 083-170-054    **HOA/\$:** No

**U/B/L:**  
**OMD:** 02/15/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

Exquisite 36.06ac gated estate with a masterfully designed single level home featuring panoramic views of St.Helena, custom built-ins, fireplace, soaring ceilings, travertine floors w/hydronic heating, lrg dbl island ktchn, butlers pntry, formal dining rm, 3 spacious bedrooms w/new carpet & en suite baths, master has gym attchd, office, 1500+/- wine cellar, pool house w/sauna&bath, outdoor ktchn w/pizza oven, 1482sf 3car gar, bocce ct, playground, garden & barn.

[Additional Pictures](#)

**Dir:** 101 to West on River Rd, Left on Mirabel Rd, Right on Giusti Rd, on the left at end of road.

**Subd:**

**21711537**      **8781 Martinelli Rd**      **Forestville, 95436-9258 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 113/113      **LP**      \$3,195,000



**BD:** 3    **BA:** 3    **FP:** Yes    **Pool:** No    **SqFt:** 2116 R    **Lot Sz:** 2635816/60.5100    **OLP:** \$3,195,000  
**Stories:** 1 Story    **YB:** 1934    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 083-200-002    **HOA/\$:** No

**U/B/L:**  
**OMD:** 06/16/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21714829**      **6361 Trenton Healdsburg**      **Forestville, 95436-9613 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 94/94      **LP**      \$1,699,000



**BD:** 3    **BA:** 3    **FP:** Yes    **Pool:** No    **SqFt:** U    **Lot Sz:** 767092/17.6100    **OLP:** \$1,799,000  
**Stories:** 1 Story    **YB:** 1912    **#Gar Sp:** 6    **#CP Sp:** 0    **APN:** 078-010-014    **HOA/\$:** No

**U/B/L:**  
**OMD:** 07/05/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21723361**      **7311 Rancho Molino Trl**      **Forestville, 95436-9568 / B0700**      **N A**      **Single Family**      **DOM/CDOM:** 6/6      **LP**      \$1,195,000



**BD:** 3    **BA:** 3/1    **FP:** Yes    **Pool:** No    **SqFt:** 2832 R    **Lot Sz:** 400316/9.1900    **OLP:** \$1,195,000  
**Stories:** Multi Lev    **YB:** 1989    **#Gar Sp:** 3    **#CP Sp:** 0    **APN:** 084-031-006    **HOA/\$:** No

**U/B/L:**  
**OMD:** 10/01/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21717445**      **12130 Highway 116**      **Guerneville, 95446-9480 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 72/72      **LP**      \$1,195,000



**BD:** 6    **BA:** 6/1    **FP:** Yes    **Pool:** No    **SqFt:** 2829 R    **Lot Sz:** 87120/2.0000    **OLP:** \$1,195,000  
**Stories:** 2 Story    **YB:** 1891    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 085-070-010    **HOA/\$:** No

**U/B/L:**  
**OMD:** 07/27/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Beautiful Victorian Home with wrap-around Deck for enjoying the wonderful Summer and Fall weather at the Russian River. Four Guest Rooms in the Main Home, along with owner's living quarters. Guest Cottage is great for those special weekend get-aways. Total 6 Bed, 6 1/2 Bath. 6 Fireplaces. Hot Tub / Deck Area and Dry Sauna for the ultimate relaxation! Close to dozens of World-Class wineries. Thirty minutes to the Sonoma Coast.

[Additional Pictures](#)

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

**Subd:**

**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 (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21710623**      **16326 Valley Ln**      **Guerneville, 95446-9515 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 148/148      **LP**      \$1,195,000



**BD:** 5    **BA:** 3    **FP:** No    **Pool:** Yes    **SqFt:** 3549 R    **Lot Sz:** 22503/0.5166    **OLP:** \$1,250,000  
**Stories:** 1 Story    **YB:** 1985    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 069-270-009    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 05/12/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** None

One of a kind opportunity for this investment property. With a second unit and 6 bedrooms, this home sleeps more than 14 people & provides comfortable, substantial living space. Proven profitability over the last 10 years - 35% as vacation & 65% owner occupancy. Pride of ownership displays in the meticulous maintenance and 10 years of rave reviews. Breathtaking views & private backyard make this property highly desirable.

[Additional Pictures](#)

**Dir:** From River Rd, north on Armstrong Woods Rd, left on Laughlin Rd to Valley View.

**Subd:**

**21714853**      **6320 Trenton Healdsburg**      **Forestville, 95436-9613 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 94/94      **LP**      \$950,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21721464**      **24951 Hwy 116 Hwy**      **Duncans Mills, 95430 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 23/201      **LP**      \$949,000



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

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

[Additional Pictures](#)

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

**Subd:**

**21719076**      **9180 Hwy 116**      **Forestville, 95436-9234 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 56/56      **LP**      \$899,900



**BD:** 3    **BA:** 2/1    **FP:** Yes    **Pool:** No    **SqFt:** 1960 R    **Lot Sz:** 1068527/24.5300    **OLP:** \$1,000,000  
**Stories:** 2 Story    **YB:** 1988    **#Gar Sp:** 3    **#CP Sp:** 0    **APN:** 083-220-024    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 08/12/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Nature lover's haven. Surrounded by redwood, oak, and madrone, this hilltop home offers privacy, quiet except for birdsong, and 24.5 acres of wildlife. Front garden certified as wildlife friendly by National Wildlife Federation. Private, Custom 2 story home with lots of wonderful features including Large Main Level Master Suite!!! Very well maintained by original owner & offers open floor plan & decking.

[Additional Pictures](#)

**Dir:** From River Road - Mirabel(Dntn Forestville) then East on 116 to property on left near large turnout.

**Subd:**

**21710928**      **19805 Fort Ross Rd**      **Cazadero, 95421 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 143/143      **LP**      \$859,000



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

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

[Additional Pictures](#)

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

**Subd:**

## 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 (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21717084 7785 Giusti Rd Forestville, 95436-9673 / B0700 A Single Family DOM/CDOM: 68/68 LP \$850,000**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1439 R Lot Sz: 44867/1.0300 OLP: \$850,000**  
**Stories: 1 Story YB: 1974 #Gar Sp: 1 #CP Sp: 2 APN: 083-170-032 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/31/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



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

[Additional Pictures](#)

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

**Subd:**

**21714754 30726 King Ridge Rd Cazadero, 95421 / B0700 A Single Family DOM/CDOM: 105/105 LP \$785,000**  
**BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1280 R Lot Sz: 1960200/45.0000 OLP: \$785,000**  
**Stories: 2 Story YB: 1979 #Gar Sp: 0 #CP Sp: 0 APN: 109-340-033 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: None**



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

[Additional Pictures](#)

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

**Subd:**

**21717352 18147 Hwy 116 Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 53/53 LP \$750,000**  
**BD: 5 BA: 4/1 FP: Yes Pool: No SqFt: 1489 N Lot Sz: 51266/1.1769 OLP: \$750,000**  
**Stories: Other YB: 1935 #Gar Sp: 1 #CP Sp: 0 APN: 072-240-004 HOA/\$: No**  
**U/B/L:**  
**OMD: 07/24/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: Offer As Is**



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

[Additional Pictures](#)

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

**Subd:**

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



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

[Additional Pictures](#)

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

**Subd:**

**21723389 7365 Covey Rd Forestville, 95436-9587 / B0700 A Single Family DOM/CDOM: 4/4 LP \$725,000**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1536 R Lot Sz: 44867/1.0300 OLP: \$725,000**  
**Stories: 2 Story YB: 1972 #Gar Sp: 1 #CP Sp: 1 APN: 083-260-018 HOA/\$: No**  
**U/B/L:**  
**OMD: 10/03/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



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

[Additional Pictures](#)

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

**Subd:**

**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 (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**21719278 6530 Covey Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 71/71 LP \$645,000**



**BD:** 1 **BA:** 0/2 **FP:** No **Pool:** No **SqFt:** 4909 O **Lot Sz:** 8398/0.1928 **OLP:** \$645,000  
**Stories:** 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-090-049 **HOA/\$:** No

**U/B/L:**  
**OMD:** 07/28/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21719445 6757 Covey Rd Forestville, 95436-9584 / B0700 A Single Family DOM/CDOM: 52/52 LP \$627,500**



**BD:** 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1938 R **Lot Sz:** 19476/0.4471 **OLP:** \$639,000  
**Stories:** 1 Story **YB:** 1957 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-060-035 **HOA/\$:** No

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

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

[Additional Pictures](#)

**Dir:** Hwy 116 Right on Covey

**Subd:**

**21723219 17505 Summit Ave Guerneville, 95446 / B0700 N A Single Family DOM/CDOM: 5/5 LP \$582,000**



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

**U/B/L:**  
**OMD:** 10/02/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21722637 19386 Redwood Dr Monte Rio, 95462-9715 / B0700 A Single Family DOM/CDOM: 14/14 LP \$559,000**



**BD:** 2 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1200 R **Lot Sz:** 6098/0.1400 **OLP:** \$559,000  
**Stories:** 2 Story **YB:** 1957 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-200-034 **HOA/\$:** No

**U/B/L:**  
**OMD:** 09/23/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** None

Great golf course location. Mid century modern design with open beam living room, brick fireplace and fabulous golf course views. Solid 2 bedroom, 2 bath home with bonus studio and half bath downstairs. Newly painted inside.

[Additional Pictures](#)

**Dir:** Hwy 116 to Redwood Drive. First home on the right.

**Subd:**

**21718582 11694-11702 Upper Oak R Forestville, 95436 / B0700 A Single Family DOM/CDOM: 61/61 LP \$549,000**



**BD:** 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2458 R **Lot Sz:** 12197/0.2800 **OLP:** \$595,000  
**Stories:** 2 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-033 **HOA/\$:** No

**U/B/L:**  
**OMD:** 08/07/17 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No  
**Sale Cond:** Offer As Is

Perched above the Russian River with breathtaking views of the River, Vineyards and Giant Redwoods adding to the ambiance that lies within this majestic, comfortable and stylish home. This 3 bedroom, 2 bath home is truly a classic Summerhome Park getaway. This home has everything Summerhome park has to offer, private beach access, lodge, clubhouse and more. Plenty of parking, large home on large lot make this home a true find in Summerhome Park

[Additional Pictures](#)

**Dir:** River Road to Foresthills, on Summerhome Park, L on Madrona, L on Oak which turns into Upper Oak

**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 (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21721644 10342 Woodside Dr Forestville, 95436-9806 / B0700 A Single Family DOM/CDOM: 24/24 LP \$540,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 1728 R Lot Sz: 3280/0.0753 OLP: \$540,000**  
**Stories: 2 Story YB: 1959 #Gar Sp: 2 #CP Sp: 0 APN: 082-191-017 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/13/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

**Dir:** River Road west to Scenic Lane; Immediate right onto Old River Road; to Terrace (left) to Woodside. **Subd:** Hollydale Park

**21722258 10156 Old River Rd Forestville, 95436-9728 / B0700 A Single Family DOM/CDOM: 12/12 LP \$539,000**



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

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

[Additional Pictures](#)

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

**21712385 14987 Foothill Blvd Guerneville, 95446-9540 / B0700 A Single Family DOM/CDOM: 126/126 LP \$529,000**



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

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

[Additional Pictures](#)

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

**21719136 8316 Trenton Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 45/45 LP \$519,000**



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

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

[Additional Pictures](#)

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

**21702529 7266 Harmon Ave Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 231/491 LP \$500,000**



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

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

[Additional Pictures](#)

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

**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 (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**21723028**      **15452 Riverside Dr**      **Guerneville, 95446-9580 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 9/9      **LP**      \$487,000



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

**U/B/L:**  
**OMD:** 09/28/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21723622**      **12090 Hwy 116 Hwy**      **Guerneville, 95446-9411 / B0700**      **N A**      **Single Family**      **DOM/CDOM:** 3/3      **LP**      \$475,000



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** U    **Lot Sz:** 7706/0.1769    **OLP:** \$475,000  
**Stories:** Other    **YB:** Unknow    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 085-070-009    **HOA/\$:** No

**U/B/L:**  
**OMD:** 10/04/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21720496**      **15209 Canyon Seven**      **Guerneville, 95446-0370 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 31/31      **LP**      \$460,000



**BD:** 3    **BA:** 2    **FP:** No    **Pool:** No    **SqFt:** 1260 R    **Lot Sz:** 4792/0.1100    **OLP:** \$460,000  
**Stories:** 3 Story,    **YB:** 1992    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 070-200-054    **HOA/\$:** No

**U/B/L:**  
**OMD:** 09/06/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

A delightful place to call home. Newer construction, fresh interior paint and carpet. Move in ready. Enjoy morning coffee on the deck off the bedroom/study. Entertainment ease in this flowing floor plan. You'll love the garage, with long workbench and there is plenty of off street parking across the road.

[Additional Pictures](#)

**Dir:** River Rd. to Canyon Two ver left to Canyon Seven.

**Subd:**

**21713277**      **16063 Riverlands Rd**      **Guerneville, 95446-9417 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 118/118      **LP**      \$459,000



**BD:** 2    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 979 R    **Lot Sz:** 4948/0.1136    **OLP:** \$495,000  
**Stories:** 1 Story    **YB:** 1950    **#Gar Sp:** 2    **#CP Sp:** 0    **APN:** 071-140-039    **HOA/\$:** No

**U/B/L:**  
**OMD:** 06/11/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21723217**      **15220 Rio Nido Rd**      **Guerneville, 95446-9568 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 8/8      **LP**      \$449,000



**BD:** 3    **BA:** 2/1    **FP:** Yes    **Pool:** No    **SqFt:** 1491 A    **Lot Sz:** 5001/0.1148    **OLP:** \$449,000  
**Stories:** 1 Story    **YB:** 1954    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 070-200-019    **HOA/\$:** No

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

Two houses for the price of one! The front house is a 1954 built 2 bedroom 1 bath 860 square foot home set across the street from a scenic creek and redwood grove. Below the front house is an over sized 874 square foot garage which includes storage area & work benches. The rear cottage is a 591 square foot 1 bedroom 1.5 bath cabin high up on the hill with a rustic feel. Both houses have public water and sewer. Live in one and rent out the other?

[Additional Pictures](#)

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

**Subd:**

**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**21721922 10878 River Dr Forestville, 95436-9817 / B0700 A Single Family DOM/CDOM: 12/112 LP \$449,000**



**BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1085 R Lot Sz: 7910/0.1816 OLP: \$449,000**  
**Stories: 1 Story YB: 1962 #Gar Sp: 1 #CP Sp: 0 APN: 082-251-011 HOA/\$: No**

**OMD: 09/25/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: None**

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

[Additional Pictures](#)

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

**21717832 9545 Valle Vista Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 54/54 LP \$435,000**



**BD: 3 BA: 1 FP: No Pool: No SqFt: 1064 R Lot Sz: 11326/0.2600 OLP: \$422,000**  
**Stories: 1 Story YB: 1948 #Gar Sp: 1 #CP Sp: 0 APN: 082-123-026 HOA/\$: No**

**OMD: 08/14/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

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

[Additional Pictures](#)

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

**21717501 213 Farrell Dr Forestville, 95436-9525 / B0700 A Single Family DOM/CDOM: 74/74 LP \$429,000**



**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 720 R Lot Sz: 4356/0.1000 OLP: \$459,000**  
**Stories: 1 Story YB: 1958 #Gar Sp: 0 #CP Sp: 2 APN: 082-104-006 HOA/\$: No**

**OMD: 07/25/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**

[Additional Pictures](#)

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

**21721700 15229 Willow Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 25/25 LP \$425,000**



**BD: 5 BA: 3 FP: No Pool: No SqFt: 2145 R Lot Sz: 13939/0.3200 OLP: \$480,000**  
**Stories: 1 Story YB: Unknow #Gar Sp: 1 #CP Sp: 0 APN: 070-230-044 HOA/\$: No**

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

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

[Additional Pictures](#)

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

**21719543 10355 Scenic Dr Forestville, 95436-9337 / B0700 A Single Family DOM/CDOM: 51/51 LP \$425,000**



**BD: 1 BA: 1/1 FP: Yes Pool: No SqFt: 1080 R Lot Sz: 34269/0.7867 OLP: \$425,000**  
**Stories: Multi Lev YB: 1974 #Gar Sp: 0 #CP Sp: 2 APN: 082-143-081 HOA/\$: No**

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

Private wooded lot at the end of country lane. Tri-level home with large great room living featuring cathedral pine ceilings, pellet stove and simulated wood floors. Living space surrounded with deck outside. A few steps up is bedroom and bath and downstairs another 2 rooms, 1/2 bath and storage area access to outside & Carport, Older trailer used for storage, not hooked to septic or used as living space. Walk to the Russian river!

[Additional Pictures](#)

**Dir:** River Road to Scenic go to 2nd dirt road on left Pohley Ln look for # on Mailbox. At end of road **Subd:**

## BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21700114**      **17970 Sweetwater Springs Guerneville, 95446-8910 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 277/277      **LP**      \$399,000



**BD:** 2    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 840 R    **Lot Sz:** 28558/0.6556    **OLP:** \$499,000  
**Stories:** 1 Story    **YB:** Unknow    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 069-120-006    **HOA/\$:** No

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

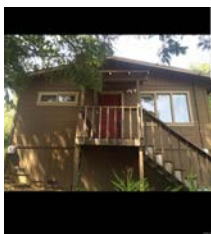
Make this vacation home with Country style living a dream come true. 2 bedroom are bonus rooms, no closets. High ceilings. An original miners cabin in the historic town of Mercury. One of the few remaining structures left. Portions of the home are original circa 1879. Almost an acre of usable land. Sweetwater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

[Additional Pictures](#)

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

**Subd:**

**21720073**      **8378 Vila road EXT**      **Forestville, 95436-9551 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 41/41      **LP**      \$397,000



**BD:** 1    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 624 R    **Lot Sz:** 4151/0.0953    **OLP:** \$397,000  
**Stories:** 2 Story,    **YB:** 1957    **#Gar Sp:** 0    **#CP Sp:** 1    **APN:** 082-093-012    **HOA/\$:** No

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

Country cabin recently updated. Central heat and air. Legal 2 bedroom converted to one bigger bedroom. Basement storage area. Newer roof. Redwood cesspit. Currently a rental property. Sold as-is. Reports available.

[Additional Pictures](#)

**Dir:** River Rd to Champs de Elysses, left at T, left onto Villa Road EXT-no road sign. 1st house on left

**Subd:**

**21722104**      **1435 Cazadero Hwy**      **Cazadero, 95421-9614 / B0700**      **N A**      **Single Family**      **DOM/CDOM:** 5/5      **LP**      \$396,000



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

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

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

[Additional Pictures](#)

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

**Subd:**

**21722818**      **15362 Old River Rd**      **Guerneville, 95446-9562 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 8/8      **LP**      \$395,000



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

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

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

[Additional Pictures](#)

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

**Subd:**

**21719474**      **20795 Bohemian Ave**      **Monte Rio, 95462 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 50/66      **LP**      \$393,000



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 594 R    **Lot Sz:** 2148/0.0493    **OLP:** \$393,000  
**Stories:** 1 Story    **YB:** 1953    **#Gar Sp:** 1    **#CP Sp:** 0    **APN:** 095-183-002    **HOA/\$:** No

**U/B/L:**  
**OMD:** 08/18/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

A Peaceful intimate country cottage with 1 bedroom & extra sleeping room rebuilt by lic contractor. NEW custom milled floors & walls, roof, framing, appliances, on-demand water heater, Jacuzzi tub & more IE. Bonus rm. Eat under the redwoods on spacious deck. Hike, bike walk on quiet roads to beach & eatery's. Stands of redwoods across street are owned by the famous Bohemian Grove. Don't miss this almost new home in desirable vacation paradise!

[Additional Pictures](#)

**Dir:** Go over the bridge at Monte Rio onto Bohemian Hwy then left on Bohemian Ave.

**Subd:**



**BAREIS Client 5-Up Residential**

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2017 to 9/30/2017) , Sold Off MLS (9/1/2017 to 9/30/2017)

**21722105**      **20274 Alder Rd**      **Monte Rio, 95462-9787 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 16/16      **LP**      **\$389,000**



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

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

[Additional Pictures](#)

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

**Subd:**

**21717840**      **560 E Austin Creek Rd**      **Cazadero, 95421-0212 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 67/67      **LP**      **\$389,000**



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

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

[Additional Pictures](#)

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

**Subd:**

**21716335**      **1020 Cazadero Hwy**      **Cazadero, 95421-9718 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 80/97      **LP**      **\$375,000**



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

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

[Additional Pictures](#)

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

**Subd:**

**21714108**      **14477 Memory Ln**      **Guerneville, 95446 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 92/92      **LP**      **\$375,000**



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 772 R    **Lot Sz:** 4948/0.1136    **OLP:** \$375,000  
**Stories:** 1 Story    **YB:** 1962    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 070-310-020    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 07/07/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

Stylish Russian River retreat! Many recent upgrades throughout. Desirable Rio Nido above flood location, on city water and sewer.

[Additional Pictures](#)

**Dir:** Follow US-101 N and River Rd to Canyon Two Rd, turn right onto Memory Ln.

**Subd:**

**21718874**      **9493 Valle Vista Rd**      **Forestville, 95436-9507 / B0700**      **A**      **Single Family**      **DOM/CDOM:** 58/58      **LP**      **\$370,000**



**BD:** 1    **BA:** 1    **FP:** Yes    **Pool:** No    **SqFt:** 704 R    **Lot Sz:** 4914/0.1128    **OLP:** \$370,000  
**Stories:** 1 Story    **YB:** 1942    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 082-123-031    **HOA/\$:** No  
**U/B/L:**  
**OMD:** 08/10/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** Yes  
**Sale Cond:** Offer As Is

Awesome hilltop sunny location & short distance to Steelhead beach! This FIXER is an opportunity to realize YOUR River Dream affordably. Cottage w/ covered front porch is complimented by a legal (per seller) studio unit w/bath (NEEDS WORK!) across the private yard. One bed, one bath & bonus room in home. Unique flexible floor plan. Bonus second flat sunny parcel across the country lane is an artistic canvas w/ room for gardening, parking or ??

[Additional Pictures](#)

**Dir:** River Road to Rio Vista then right at loop to left on Valle Vista

**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 (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21722886**    **15126 Sequoia Rd**    **Guerneville, 95446 / B0700**    **A**    **Single Family**    **DOM/CDOM:** 12/12    **LP**    \$349,000



**BD:** 1    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 675 O    **Lot Sz:** 4792/0.1100    **OLP:** \$349,000  
**Stories:** 1 Story    **YB:** 1950    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 070-220-004    **HOA/\$:** No

**U/B/L:**  
**OMD:** 09/25/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21716245**    **18 Hahn Rd**    **Cazadero, 95421 / B0700**    **A**    **Single Family**    **DOM/CDOM:** 85/85    **LP**    \$339,000



**BD:** 3    **BA:** 2    **FP:** Yes    **Pool:** No    **SqFt:** 1219 R    **Lot Sz:** 3454/0.0793    **OLP:** \$369,000  
**Stories:** 1 Story    **YB:** 1930    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 106-040-033    **HOA/\$:** No

**U/B/L:**  
**OMD:** 07/14/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is, None

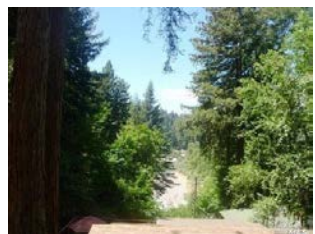
This sunny, single story home is as cute as it gets! Clean, updated & perfect as a weekend get-away, vacation rental or full-time home. Just minutes to the Russian River, the ocean & Russian River Valley wineries. This home has been updated inside & out with new paint, flooring, fixtures, updated kitchen & baths. W/D stays! Cozy wood stove, huge deck & plenty of parking. Brand new permitted septic system & public water. Incredible value.

[Additional Pictures](#)

**Dir:** Hwy 116 to Cazadero Hwy, past the second bridge right after the Bakery make a left onto Hahn Rd.

**Subd:**

**21718251**    **11717 Madrona Rd**    **Forestville, 95436-9765 / B0700**    **A**    **Single Family**    **DOM/CDOM:** 66/66    **LP**    \$308,450



**BD:** 1    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 580 O    **Lot Sz:** 1398/0.0321    **OLP:** \$352,950  
**Stories:** 2 Story    **YB:** 1988    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 081-250-024    **HOA/\$:** No

**U/B/L:**  
**OMD:** 08/02/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** Offer As Is

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

[Additional Pictures](#)

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

**Subd:**

**21720001**    **9195 Rio Dell Ct**    **Forestville, 95436-9528 / B0700**    **A**    **Single Family**    **DOM/CDOM:** 43/43    **LP**    \$299,000



**BD:** 1    **BA:** 1    **FP:** No    **Pool:** No    **SqFt:** 438 R    **Lot Sz:** 6970/0.1600    **OLP:** \$315,000  
**Stories:** 1 Story    **YB:** 1955    **#Gar Sp:** 0    **#CP Sp:** 0    **APN:** 082-081-067    **HOA/\$:** No

**U/B/L:**  
**OMD:** 08/25/17    **PD:**    **COE:**    **SP:** \$    **TIC:** No    **2nd Unit:** No  
**Sale Cond:** None

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

[Additional Pictures](#)

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

**Subd:**

**21721518**    **9202 Rio Dell Ct**    **Forestville, 95436-9528 / B0700**    **A**    **Single Family**    **DOM/CDOM:** 25/25    **LP**    \$285,000



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

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

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

[Additional Pictures](#)

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

**Subd:**

**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 (9/1/2017 to 9/30/2017), Sold Off MLS (9/1/2017 to 9/30/2017)

**21711419 14411 Camino del Arroyo Guerneville, 95446-9306 / B0700 A Single Family DOM/CDOM: 122/122 LP \$279,000**  
**BD: 2 BA: 1 FP: No Pool: No SqFt: 763 R Lot Sz: 8398/0.1928 OLP: \$299,000**  
**Stories: 2 Story YB: Against #Gar Sp: 0 #CP Sp: 0 APN: 072-330-006 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/07/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



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

[Additional Pictures](#)

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

**21722572 21891 Monte Vista Ter Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 16/16 LP \$229,000**  
**BD: 2 BA: 1 FP: Yes Pool: No SqFt: 900 R Lot Sz: 3485/0.0800 OLP: \$229,000**  
**Stories: 1 Story YB: 1977 #Gar Sp: 0 #CP Sp: 2 APN: 095-023-018 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/21/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: None**



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

[Additional Pictures](#)

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

**21720263 15160 Willow Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 42/42 LP \$199,000**  
**BD: 1 BA: 1 FP: No Pool: No SqFt: 369 R Lot Sz: 4600/0.1056 OLP: \$199,000**  
**Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-251-001 HOA/\$: No**  
**U/B/L:**  
**OMD: 08/26/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



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

[Additional Pictures](#)

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

**21721073 17464 Old Monte Rio Rd Guerneville, 95446-9024 / B0700 A Single Family DOM/CDOM: 31/31 LP \$189,000**  
**BD: 1 BA: 1 FP: Yes Pool: No SqFt: 476 R Lot Sz: 5502/0.1263 OLP: \$189,000**  
**Stories: Multi Lev YB: 1939 #Gar Sp: 0 #CP Sp: 0 APN: 072-160-053 HOA/\$: No**  
**U/B/L:**  
**OMD: 09/06/17 PD: COE: SP: \$ TIC: No 2nd Unit: No**  
**Sale Cond: Offer As Is**



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

[Additional Pictures](#)

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

**21713434 17875 Santa Rosa Ave Guerneville, 95446-9626 / B0700 A Single Family DOM/CDOM: 119/119 LP \$184,900**  
**BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1188 R Lot Sz: 10402/0.2388 OLP: \$239,900**  
**Stories: 2 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 072-214-021 HOA/\$: No**  
**U/B/L:**  
**OMD: 06/10/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes**  
**Sale Cond: REO**



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

[Additional Pictures](#)

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