

Area Market Survey Summary

Listings as of 10/12/18 at 6:22am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	1	2	Minimum	\$149,000	Maximum	\$8,900,000
\$180,000 thru \$199,999	1	155	Average	\$803,429	Median	\$560,000
\$200,000 thru \$249,999	2	40				
\$250,000 thru \$299,999	1	35				
\$300,000 thru \$349,999	5	114				
\$350,000 thru \$399,999	6	56				
\$400,000 thru \$449,999	5	99				
\$450,000 thru \$499,999	10	59				
\$500,000 thru \$549,999	3	45				
\$550,000 thru \$599,999	7	50				
\$600,000 thru \$649,999	8	107				
\$650,000 thru \$699,999	3	46				
\$700,000 thru \$749,999	2	40				
\$750,000 thru \$799,999	1	53				
\$800,000 thru \$849,999	1	34				
\$850,000 thru \$899,999	4	80				
\$900,000 thru \$949,999	2	169				
\$950,000 thru \$999,999	2	81				
\$1,000,000 thru \$1,249,999	1	87				
\$1,500,000 thru \$1,749,999	1	39				
\$3,750,000 thru \$3,999,999	1	489				
\$4,500,000 thru \$4,749,999	1	422				
<u>\$8,000,000 thru \$8,999,999</u>	<u>1</u>	<u>337</u>				
	69	88				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	1	37	Minimum	\$149,900	Maximum	\$1,295,000
\$250,000 thru \$299,999	1	168	Average	\$563,186	Median	\$475,000
\$300,000 thru \$349,999	3	66				
\$350,000 thru \$399,999	1	30				
\$400,000 thru \$449,999	3	31				
\$450,000 thru \$499,999	3	26				
\$500,000 thru \$549,999	1	22				
\$550,000 thru \$599,999	2	27				
\$600,000 thru \$649,999	1	22				
\$650,000 thru \$699,999	1	46				
\$750,000 thru \$799,999	1	69				
\$950,000 thru \$999,999	1	49				
\$1,000,000 thru \$1,249,999	1	6				
<u>\$1,250,000 thru \$1,499,999</u>	<u>1</u>	<u>95</u>				
	21	46				

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

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Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$160,000 thru \$179,999	1	32	Minimum	\$175,000	Maximum	\$759,000
\$350,000 thru \$399,999	2	61	Average	\$464,286	Median	\$418,000
\$400,000 thru \$449,999	1	8				
\$550,000 thru \$599,999	2	30				
\$750,000 thru \$799,999	1	25				
	7	35				

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$200,000 thru \$249,999	2	38	Minimum	\$208,500	Maximum	\$1,000,000
\$300,000 thru \$349,999	3	77	Average	\$465,119	Median	\$430,000
\$350,000 thru \$399,999	2	86				
\$400,000 thru \$449,999	3	45				
\$450,000 thru \$499,999	2	26				
\$500,000 thru \$549,999	1	22				
\$550,000 thru \$599,999	2	33				
\$750,000 thru \$799,999	1	55				
\$1,000,000 thru \$1,249,999	1	21				
	17	49				

<u>LAST MONTH</u>	<u>LAST YEAR</u>
MEDIAN = \$520,000 - 17.31%	MEDIAN = \$457,500 - 6.01%
SOLD = 35 -51.43%	SOLD = 30 - 43.33%

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Market Statistics Report

Listings as of 10/12/18 at 6:23am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	60	25	4	1	90
Average List Price	\$545,388	\$919,530	\$2,689,250	\$795,000	\$747,372
Average Market Time	68	95	139	69	79
Average Square Feet	1049	1912	6610	1981	1546
All Off Market					
#Units	14	10	0	0	24
Pending					
#Units	4	3	0	0	7
Average List Price	\$329,500	\$644,000	\$0	\$0	\$464,286
Average Market Time	41	28	0	0	35
Average Square Feet	925	1604	0	0	1216
Sold					
#Units	10	7	0	0	17
Dollar Value	\$4,503,025	\$3,404,000	\$0	\$0	\$7,907,025
Average List Price	\$452,700	\$502,000	\$0	\$0	\$473,000
Average Sold Price	\$450,303	\$486,286	\$0	\$0	\$465,119
Average Market Time	50	48	0	0	49
Average Square Feet	802	1489	0	0	1085
% of List Price	99.47	96.87	0.00	0.00	98.33
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21820659 20380 River Blvd Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 21/21 LP \$957,500



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1400 N Lot Sz: 10454/0.2400 OLP: \$957,500
Stories: 1 Story YB: 1981 #Gar Sp: 2 #CP Sp: 0 APN: 095-231-008 HOA/\$: No
U/B/L:
OMD: 08/15/18 PD: 09/05/18 COE: 09/12/18 SP: \$1,000,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Connect to nature with panoramic river & tree views. Your own riverfront log cabin. Paddle from your dock - or sit & watch the river float by. Modern, casually designed living. Unique covered patio, functions as indoor/outdoor entertainment space. An open floor plan with an authentic stone fireplace. Well-appointed comfortable bedrooms, remodeled master bath & fabulous surrounding decks. Your house matters.

[Additional Pictures](#)

Dir: Bohemian Hwy to River Blvd.

Subd:

21817897 6954 Covey Rd Forestville, 95436 / B0700 S Single Family DOM/CDOM: 55/55 LP \$895,000



BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 2476 R Lot Sz: 43560/1.0000 OLP: \$895,000
Stories: 2 Story YB: 1993 #Gar Sp: 2 #CP Sp: 0 APN: 083-120-091 HOA/\$: No
U/B/L:
OMD: 07/10/18 PD: 09/03/18 COE: 09/04/18 SP: \$795,000 TIC: No 2nd Unit: No

Sale Cond: None

Opportunity knocks! This property needs a bit of exterior love. 2476 sq. ft. interior is already complete with new hardwood floors, paint & appliances. Expansive & light filled, 3 bedrooms plus office, 2.5 baths on a private acre. Dream kitchen layout with large island & generous built-in storage & pantry. Expansive master bedroom with walk-in closet & ensuite with jetted tub. Separate laundry room, under the stairs storage and wrap around porch.

[Additional Pictures](#)

Dir: Hwy 116 to Covey Road. Home is located right across from El Molino High School.

Subd:

21822086 11494 Sunnyside Ave Forestville, 95436-9742 / B0700 S Single Family DOM/CDOM: 35/35 LP \$585,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1148 R Lot Sz: 21780/0.5000 OLP: \$585,000
Stories: 1 Story YB: 1901 #Gar Sp: 0 #CP Sp: 0 APN: 081-080-028 HOA/\$: No
U/B/L:
OMD: 08/23/18 PD: 09/27/18 COE: 09/28/18 SP: \$565,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

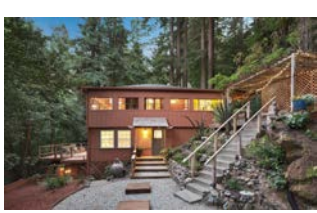
Stunning, never-been-lived-in, extensive remodel, on approx. 1/2 acre of sun and trees. Nothing banal about these finishes: glistening oak floors, Nichiboard siding, granite kitchen counters, brand new drip septic system, tankless water heater... Generous, sunny outdoor space affords endless enjoyment possibilities. A real jewel! Hacienda beach access assn. membership available.

[Additional Pictures](#)

Dir: Westside Rd to McPeak to Sunnyside Ave. Private 5mph road!

Subd:

21818429 21591 Starrett Hill Dr Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 30/30 LP \$568,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1651 R Lot Sz: 19950/0.4580 OLP: \$569,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 095-101-005 HOA/\$: No
U/B/L:
OMD: 07/18/18 PD: 08/17/18 COE: 09/04/18 SP: \$564,000 TIC: No 2nd Unit: No

Sale Cond: None

Magical Monte Rio Retreat~Superbly situated on nearly a half-acre of majestic Redwoods this classic Russian River 3BR|2BA cottage offers rustic modern elegance combined w/ a park-like outdoor setting that provides quiet inspiration & endless opportunities to entertain w/ friends & family. Lovingly cared for w/ many recent improvements. Close to MR beaches, recreation, restaurants & just moments to world class wineries, your new adventure awaits!

[Additional Pictures](#)

Dir: HWY 116 West - across the Monte Rio Bridge - RIGHT on Main - RIGHT on Moscow Rd - LEFT on Starre **Subd:**

21820959 14855 Old Cazadero Rd Guerneville, 95446-9668 / B0700 S Single Family DOM/CDOM: 22/22 LP \$529,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1090 N Lot Sz: 5227/0.1200 OLP: \$529,000
Stories: 2 Story YB: 1929 #Gar Sp: 1 #CP Sp: 0 APN: 072-040-013 HOA/\$: No
U/B/L:
OMD: 08/13/18 PD: 09/04/18 COE: 09/10/18 SP: \$535,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

Charming 1920's Cottage! Well maintained with numerous upgrades yet it retains its original vintage features including beautiful wood floors, open beam ceiling, bead board cabinets, multi-paned windows and French doors that open to a private patio and garden. Great open floor plan with opening to the attached studio with a bedroom, bath and kitchenette with it's own separate entrance. Tankless h2o heater, Engineered retaining wall.

[Additional Pictures](#)

Dir: River road just past downtown Guerneville, right on Old Cazadero.

Subd:

BAREIS Client 5-Up Residential

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21822291 8400 Spring Dr Forestville, 95436-9378 / B0700 S Single Family DOM/CDOM: 17/17 LP \$495,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 714 R Lot Sz: 3485/0.0800 OLP: \$495,000
Stories: 1 Story YB: 1948 #Gar Sp: 0 #CP Sp: 1 APN: 082-023-018 HOA/\$: No

U/B/L:

OMD: 09/02/18 PD: 09/19/18 COE: 09/26/18 SP: \$498,000 TIC: No 2nd Unit: No

Sale Cond: Offer As Is

This 2 bedroom, 2 bath charming energy efficient cottage in sunny Mirabel Heights has been totally remodeled in 2007 with concrete counter tops, Solar PV, bamboo and cork flooring, and metal roof. Convenient to Russian river, Pacific ocean, shopping, wineries, restaurants and Highway 101.

[Additional Pictures](#)

Dir: Highway 116 or River rd to Park ave (Mirabel Heights). Left on Mirabel Ave and right on Spring Dr. Subd:

21820433 16390 Melody Ln Guerneville, 95446-9254 / B0700 S Single Family DOM/CDOM: 34/34 LP \$469,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1349 R Lot Sz: 11644/0.2673 OLP: \$469,000
Stories: 1 Story YB: 1956 #Gar Sp: 0 #CP Sp: 0 APN: 069-240-021 HOA/\$: No

U/B/L:

OMD: 08/04/18 PD: 09/07/18 COE: 09/17/18 SP: \$485,500 TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Super cute two dwellings on a large, sunny lot. Live in one and rent the other! Located down a quiet lane off the beaten path, this sun-filled level parcel is perfect for large, veggie garden or add a garage. Main home is a 2 bedroom 1 bath and the unit is a 1 bedroom/ 1 bath. No through traffic, on a deadend street. Close to Park and short walk to elem school and town. Some remodeling done but needs an owner's touch for some updating.

[Additional Pictures](#)

Dir: Armstrong Woods Rd to Laughlin, at fork in road stay to the left. Subd:

21820397 14471 Memory Ln Guerneville, 95446 / B0700 S Single Family DOM/CDOM: 27/27 LP \$417,000



BD: 2 BA: 1 FP: No Pool: No SqFt: 848 R Lot Sz: 7405/0.1700 OLP: \$417,000
Stories: 1 Story YB: 2004 #Gar Sp: 0 #CP Sp: 0 APN: 070-310-019 HOA/\$: No

U/B/L:

OMD: 08/04/18 PD: 08/31/18 COE: 09/06/18 SP: \$430,000 TIC: No 2nd Unit: No

Sale Cond: None

This One Sparkles !!! Nothing to do but move in. This 2 Bedroom 1 Bath home has all the nice touches you have been looking for. There is a fully fenced yard for pets & a patio & deck for you and your friends. This home has great flow. Big open living, dining and kitchen combination. Peaceful, filtered sun setting. Added storage under home with easy access from the back gate. This home is so pleasant & solid that it is great to enjoy year round.

[Additional Pictures](#)

Dir: Rio Nido to canyon one, right on Memory Ln. Subd:

21818208 9576 Champs De Elysees Forestville, 95436-9389 / B0700 S Single Family DOM/CDOM: 55/55 LP \$449,999



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 875 N Lot Sz: 22422/0.5147 OLP: \$525,000
Stories: 1 Story YB: 1954 #Gar Sp: 0 #CP Sp: 0 APN: 082-093-001 HOA/\$: No

U/B/L:

OMD: 07/12/18 PD: 09/05/18 COE: 09/19/18 SP: \$430,000 TIC: No 2nd Unit: Yes

Sale Cond: Offer As Is

Escape the city life in this lovely updated home! Located on a private 0.5+ acre lot, this home features a detached studio, chicken coop, 4 car parking, incredible sun exposure, and just a short drive to some of the county's best attractions. Upgrades includes metal stud framing, concrete foundation, Jacuzzi tub, heated tile floor, double pane windows, new cabinets, and much more. Enjoy paradise by making this your next home!

[Additional Pictures](#)

Dir: River Road to Champs De Elysees. Subd:

21817678 19091 C St Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 54/54 LP \$399,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 988 R Lot Sz: 8276/0.1900 OLP: \$399,000
Stories: 1 Story YB: 1955 #Gar Sp: 2 #CP Sp: 0 APN: 094-124-003 HOA/\$: No

U/B/L:

OMD: 07/08/18 PD: 08/31/18 COE: 09/10/18 SP: \$404,000 TIC: No 2nd Unit: No

Sale Cond: None

Gardener's Paradise! This two bedroom home is situated on a flat, sunny oversized lot so you can garden to your hearts content. Single level, close in location, attached garage with bonus room and it's fully fenced. Walk to beach, restaurant, movies, etc. This one is a must see!

[Additional Pictures](#)

Dir: Hwy 116, right on C street Subd:

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21814846 **17586 Orchard Ave** **Guerneville, 95446-9161 / B0700** **S** **Single Family** **DOM/CDOM:** 102/102 **LP** **\$399,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1560 R **Lot Sz:** 5998/0.1377 **OLP:** \$560,000
Stories: 2 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-230-088 **HOA/\$:** No
U/B/L:
OMD: 06/07/18 **PD:** 09/17/18 **COE:** 09/27/18 **SP:** \$399,000 **TIC:** No **2nd Unit:** No
Sale Cond: REO

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

[Additional Pictures](#)

Dir: River Ln to Orchard Ave

Subd:

21817832 **11961 Canyon Dr** **Guerneville, 95446-9721 / B0700** **S** **Single Family** **DOM/CDOM:** 70/70 **LP** **\$389,000**



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 862 R **Lot Sz:** 15621/0.3586 **OLP:** \$399,000
Stories: 2 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-125-011 **HOA/\$:** No
U/B/L:
OMD: 07/09/18 **PD:** 09/17/18 **COE:** 09/17/18 **SP:** \$387,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Private oasis over 1/3 of an acre on three parcels. Plenty of parking and a work shop under house. 3 bedrooms provide lots of space for full time home or vacation. There is a large fenced yard/dog run on hill behind house. Lots of outdoor space/privacy for relaxing and enjoying the redwoods. Close to Guerneville and Sonoma County Wine Country.

[Additional Pictures](#)

Dir: Hwy 116 to Canyon

Subd:

21813781 **14901 Old Cazadero Rd** **Guerneville, 95446 / B0700** **S** **Single Family** **DOM/CDOM:** 52/52 **LP** **\$350,000**



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1100 O **Lot Sz:** 9583/0.2200 **OLP:** \$350,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-011 **HOA/\$:** No
U/B/L:
OMD: 07/02/18 **PD:** 08/23/18 **COE:** 09/05/18 **SP:** \$341,025 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Cute Russian River home tucked away in the redwoods. Minutes from downtown Guerneville and all the river has to offer. House has updated electric, windows, roof and has been freshly painted inside and out. Perfect opportunity for a first time buyer or as a vacation home. Home is outside of the flood zone. Sale also includes APN# 072-040-058

[Additional Pictures](#)

Dir: From Highway 116 turn onto Old Cazadero Road

Subd:

21819406 **4525 Austin Creek Rd** **Cazadero, 95421 / B0700** **S** **Single Family** **DOM/CDOM:** 47/47 **LP** **\$375,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 468 R **Lot Sz:** 7841/0.1800 **OLP:** \$375,000
Stories: 1 Story, **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-190-016 **HOA/\$:** No
U/B/L:
OMD: 07/27/18 **PD:** 09/12/18 **COE:** 09/20/18 **SP:** \$335,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Located on Austin Creek in picturesque Cazadero in the redwoods of Coastal Sonoma County, this rustic cabin is a great opportunity to make your own special retreat. The 7,841+/- sq ft lot's serene setting is a renovator's dream! The cabin is perfect for romantic getaways. The property has amazing towering redwoods, creek access to crystal clear water & in close proximity to beaches of Russian River, Pacific Ocean, national parks, & wine tasting!

[Additional Pictures](#)

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

Subd:

21809350 **14210 Lovers Ln** **Guerneville, 95446-9619 / B0700** **S** **Single Family** **DOM/CDOM:** 133/133 **LP** **\$325,000**



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 534 R **Lot Sz:** 2252/0.0517 **OLP:** \$369,000
Stories: 1 Story **YB:** 1919 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-140-033 **HOA/\$:** No
U/B/L:
OMD: 04/18/18 **PD:** 08/29/18 **COE:** 09/11/18 **SP:** \$300,000 **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

What a charming 1 bedroom, 1 bath cabin with plenty of natural light. Efficient layout with practical use of every space and tasteful details that shows pride of ownership. Enjoy the serenity on the sunny deck on a lazy afternoon. A cozy second home for relaxing weekends or a comfortable full time living space. Private parking across the street on creek side. Short walk to the Russian River and Downtown Guerneville.

[Additional Pictures](#)

Dir: Hwy 116 to Lovers Lane

Subd:

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21815542 9040 Middle Way Monte Rio, 95462 / B0700 S Single Family DOM/CDOM: 69/69 LP \$229,500



BD: 2 BA: 1 FP: Yes Pool: No SqFt: U Lot Sz: 7550/0.1733 OLP: \$229,500
Stories: 1 Story YB: 1914 #Gar Sp: 0 #CP Sp: 0 APN: 095-135-029 HOA/\$: No

OMD: 06/15/18 PD: 08/23/18 COE: 09/07/18 SP: \$230,000 TIC: No U/B/L: 2nd Unit: No
Sale Cond: None

This rustic river cabin has been in the same family for several generations. It has a very private feel yet is close to Town, Monte Rio beach, restaurants, tennis courts, coast, wineries and all the Russian River area has to offer. Covered porch area for additional outside living.

[Additional Pictures](#)

Dir: Main Street to Starrett Hill Road, Right on Middle Way.

Subd:

21820917 14200 Cherry St Guerneville, 95446-9316 / B0700 SO Single Family DOM/CDOM: 7/7 LP \$209,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1380 R Lot Sz: 2749/0.0631 OLP: \$209,000
Stories: 2 Story YB: 1950 #Gar Sp: 1 #CP Sp: 0 APN: 072-150-022 HOA/\$: No

OMD: 08/31/18 PD: 09/07/18 COE: 09/13/18 SP: \$208,500 TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is

Charming Cabin home, 3 bedrooms, 2 baths.

Dir: West on Hwy 116, Right to Old Monte Rio Rd, Right to Cherry St.

Subd:

21823656 15500 Morningside Dr Guerneville, 95446 / B0700 P Single Family DOM/CDOM: 25/25 LP \$759,000



BD: 3 BA: 3 FP: Yes Pool: No SqFt: 2180 O Lot Sz: 9300/0.2135 OLP: \$729,000
Stories: Split Lev YB: 1995 #Gar Sp: 2 #CP Sp: 0 APN: 070-070-033 HOA/\$: No

OMD: 09/10/18 PD: 10/05/18 COE: SP: \$ TIC: No U/B/L: 2nd Unit: No
Sale Cond: None

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

[Additional Pictures](#)

Dir: Please use GPS. Better to enter off of Armstrongwoods instead of Morningside off River Rd.

Subd:

21823143 6119 Van Keppel Rd Forestville, 95436-9574 / B0700 P Single Family DOM/CDOM: 30/30 LP \$595,000



BD: 3 BA: 2/1 FP: Yes Pool: No SqFt: 1429 R Lot Sz: 11761/0.2700 OLP: \$595,000
Stories: 1 Story YB: 1975 #Gar Sp: 2 #CP Sp: 0 APN: 083-072-001 HOA/\$: No

OMD: 09/06/18 PD: 10/06/18 COE: SP: \$ TIC: No U/B/L: 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Hwy 116 to Covey Rd. to Van Keppel Rd.

Subd:

21822466 16686 Center Way Guerneville, 95446-9703 / B0700 P Single Family DOM/CDOM: 29/29 LP \$578,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 1202 R Lot Sz: 5227/0.1200 OLP: \$578,000
Stories: 1 Story YB: 1935 #Gar Sp: 2 #CP Sp: 2 APN: 071-192-024 HOA/\$: No

OMD: 08/29/18 PD: 09/27/18 COE: SP: \$ TIC: No U/B/L: 2nd Unit: No
Sale Cond: None

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

[Additional Pictures](#)

Dir: Hwy 116 to Neeley to Center Way

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21823677 **9062 Middle Terrace** **Monte Rio, 95462 / B0700** **P** **Single Family** **DOM/CDOM:** 8/8 **LP** \$418,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 745 N **Lot Sz:** 5700/0.1309 **OLP:** \$418,000
Stories: 2 Story **YB:** 1928 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 095-135-024 **HOA/\$:** No
U/B/L:
OMD: 09/10/18 **PD:** 09/18/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: Main St, right on Terrace Rd, left on Middle Terrace

Subd:

21820940 **21348 Monte Cristo Ave** **Monte Rio, 95462 / B0700** **P** **Single Family** **DOM/CDOM:** 34/146 **LP** \$365,000(Auc)



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1281 O **Lot Sz:** 10000/0.2296 **OLP:** \$365,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 094-062-016 **HOA/\$:** No
U/B/L:
OMD: 08/10/18 **PD:** 09/13/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is,Other

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

[Additional Pictures](#)

Dir: I-101N to River Rd to CA#116 to Monte Rio - Cross Street CA#116 - Monte Cristo Avenue to 21348

Subd:

21816824 **15323 Glandy Glen** **Guerneville, 95446-9749 / B0700** **P** **Single Family** **DOM/CDOM:** 88/88 **LP** \$360,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 10999/0.2525 **OLP:** \$400,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-080-006 **HOA/\$:** No
U/B/L: D / 10, 11
OMD: 07/09/18 **PD:** 10/05/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: Hwy 116 West, to Drake Rd. to Glandy Glen, look for the red directional marker 15323 on the right.

Subd:

21822731 **11876 Canyon Rd** **Guerneville, 95446 / B0700** **P** **Single Family** **DOM/CDOM:** 32/32 **LP** \$175,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 952 R **Lot Sz:** 8067/0.1852 **OLP:** \$175,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 085-123-014 **HOA/\$:** No
U/B/L:
OMD: 08/30/18 **PD:** 10/01/18 **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: Hwy 116 to Canyon Road

Subd:

21823365 **16395 Rio Nido Rd** **Guerneville, 95446-9270 / B0700** **CN** **Single Family** **DOM/CDOM:** 36/36 **LP** \$585,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** Yes **SqFt:** 1228 R **Lot Sz:** 73181/1.6800 **OLP:** \$585,000
Stories: 1 Story **YB:** 1939 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-023 **HOA/\$:** No
U/B/L:
OMD: 09/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

Great family compound on 1.6 acres. Beautifully charming two bedroom, two bath up with wonderful views of the pool and park-like setting. Downstairs is a cozy two bedroom one bath unit and next door is a two bedroom mobile home with it's own fenced in yard. Peaceful and serene, with a private pool area, a large park-like area with picnic table, bar and fire pit. Walking distance to Armstrong Woods and downtown Guerneville. Truly a one of a kind

[Additional Pictures](#)

Dir: Armstrong Woods to Rio Nido Road

Subd:

BAREIS Client 5-Up Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21817083 **13815 Green Valley Rd** **Forestville, 95436-9708 / B0700** **CC Single Family** **DOM/CDOM:** 95/95 **LP** \$1,295,000



BD: 2 **BA:** 3 **FP:** No **Pool:** No **SqFt:** 2781 R **Lot Sz:** 104980/2.4100 **OLP:** \$1,295,000
Stories: 2 Story **YB:** 2011 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-230-013 **HOA/\$:** No
U/B/L:
OMD: 07/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: Hwy 116 to Green Valley Rd to property.

Subd:

21825922 **5908 Van Keppel Rd** **Forestville, 95436-9621 / B0700** **CC Single Family** **DOM/CDOM:** 6/6 **LP** \$1,195,000



BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1630 R **Lot Sz:** 223898/5.1400 **OLP:** \$1,195,000
Stories: 1 Story **YB:** 2000 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-050-023 **HOA/\$:** No
U/B/L:
OMD: 10/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Exquisite level 5.14 acre Wine Country retreat. Completely remodeled 2 Br + Office. Room for expansion with a 4 Br installed septic system. 2 story Barn, Green House. Custom Koi Pond, waterfalls, gardener's paradise. Private end of rd location with gated entry and cobblestone drive. Fully fenced. Well and city water. Plans for family compound available. Some furniture could be included. 4 Br septic installed

[Additional Pictures](#)

Dir: Covey Rd to Van Keppel. End of Van Keppel. Please go through 2nd gate at sign

Subd:

21821344 **7996 Denno Ln** **Forestville, 95436 / B0700** **CC Single Family** **DOM/CDOM:** 49/49 **LP** \$998,500



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1454 R **Lot Sz:** 182516/4.1900 **OLP:** \$998,500
Stories: 1 Story **YB:** 1977 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-200-059 **HOA/\$:** No
U/B/L:
OMD: 08/24/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Hwy 116 to Martinelli, R Denno Lane, veer right thru Hartford Winery, keep right up the hill

Subd:

21820453 **19650 Redwood Dr** **Monte Rio, 95462-9712 / B0700** **CC Single Family** **DOM/CDOM:** 69/69 **LP** \$795,000



BD: 5 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1981 V **Lot Sz:** 8398/0.1928 **OLP:** \$805,000
Stories: 3 Story **YB:** 1963 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-250-003 **HOA/\$:** No
U/B/L:
OMD: 08/04/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: Turn @Northwood Lodge,(19455),road which fronts Lodge, Redwood Glade, to Redwood Drive turn Right **Subd:**

21822543 **5901 Orchard Ln** **Forestville, 95436-9824 / B0700** **CC Single Family** **DOM/CDOM:** 46/46 **LP** \$699,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1880 R **Lot Sz:** 44867/1.0300 **OLP:** \$699,000
Stories: Other **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-040-044 **HOA/\$:** No
U/B/L:
OMD: 08/27/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Covey to Anderson. Turn right on Orchard/Russell Lane. Stay to the left at Y in 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 (9/1/2018 to 9/30/2018), Sold Off MLS (9/1/2018 to 9/30/2018)

21824338 **16792 Center Way** **Guerneville, 95446 / B0700** **CC Single Family** **DOM/CDOM:** 22/22 **LP** \$649,000

BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1327 R **Lot Sz:** 7501/0.1722 **OLP:** \$649,000
Stories: 3 Story **YB:** 1935 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-200-008 **HOA/\$:** No
U/B/L:
OMD: 09/20/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

Dir: River road to Hwy 116 (Pocket Canyon) to Neeley Rt. to Guerneville Rd Rt. to Center Lt. **Subd:**

21825192 **14250-14252 Sunset Ave** **Guerneville, 95446-8901 / B0700** **CC Single Family** **DOM/CDOM:** 18/186 **LP** \$599,000

BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2420 R **Lot Sz:** 9583/0.2200 **OLP:** \$599,000
Stories: 2 Story **YB:** 1959 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-080-093 **HOA/\$:** No
U/B/L:
OMD: 09/24/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

Dir: River Rd, Armstrong Woods Road, **Subd:**

21824228 **14385 Old Cazadero Rd** **Guerneville, 95446-9002 / B0700** **CC Single Family** **DOM/CDOM:** 22/22 **LP** \$539,000

BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 590 R **Lot Sz:** 5227/0.1200 **OLP:** \$539,000
Stories: 1 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-090-054 **HOA/\$:** No
U/B/L:
OMD: 09/20/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Stairway To Heaven. Perched on a hillside just above Old Cazadero Road, this gorgeously remodeled home awaits its next owner. Features 1 bedroom and a large den. The epitome of Russian River Modern design, upgrades include retaining wall, decks, roof, kitchen, and bathrooms. No detail overlooked in the floor-to-ceiling reimagining of this classic Guerneville location. Includes a beautiful second structure with flexible design

[Additional Pictures](#)

Dir: Highway 116. Turn onto Old Caz and proceed about 1/2 mile. Park and walk upstairs. No sign. **Subd:**

21826111 **11208 Ridge Retreat Rd** **Forestville, 95436-9738 / B0700** **CC Single Family** **DOM/CDOM:** 8/8 **LP** \$479,000

BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1454 R **Lot Sz:** 10498/0.2410 **OLP:** \$479,000
Stories: 2 Story **YB:** 1901 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 081-041-048 **HOA/\$:** No
U/B/L:
OMD: 10/04/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



Enjoy this peaceful, cozy cabin in a fabulous location at the end of a lane. This sunny & spacious home offers wood floors, vaulted, herringbone wood ceilings & updated sliding glass doors. This home lives like a single level w/ 2 bedrooms & 2 full bathrooms upstairs, each w/their own wood stove & sliding glass door to the beautiful & woody outdoors. Large, eat-in kitchen w/ lots of cabinet & storage space. Ideal place to entertain and just be.

[Additional Pictures](#)

Dir: River Rd> Westside Rd> Sequoia Ave> Westside Ave which becomes Ridge Retreat> to the very end~ **Subd:**

21826204 **17475 Summit Ave** **Guerneville, 95446 / B0700** **CC Single Family** **DOM/CDOM:** 4/4 **LP** \$469,500

BD: 1 **BA:** 2 **FP:** No **Pool:** No **SqFt:** U **Lot Sz:** 10272/0.2358 **OLP:** \$469,500
Stories: 2 Story **YB:** 1939 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-180-045 **HOA/\$:** No
U/B/L:
OMD: 10/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



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

[Additional Pictures](#)

Dir: Old Monte Rio Rd to Park to Summit **Subd:**

BAREIS Client 5-Unit Residential

Property Type: Residential Transaction Type: Sale Area: Russian River County: Sonoma Statuses: Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2018 to 9/30/2018), Sold Off MLS (9/1/2018 to 9/30/2018)

21823214 10275 Old River Rd Forestville, 96436 / B0700 CC Single Family DOM/CDOM: 35/35 LP \$436,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: A Lot Sz:
Stories: 1 Story YB: 1958 #Gar Sp: 1 #CP Sp: 0 APN: 082-202-004 HOA/\$: No
U/B/L:
OMD: 09/07/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21822811 9437 Fairwood Rd Forestville, 95436-9503 / B0700 CC Single Family DOM/CDOM: 21/21 LP \$425,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 900 R Lot Sz: 4792/0.1100 OLP: \$425,000
Stories: 1 Story YB: 1950 #Gar Sp: 0 #CP Sp: 2 APN: 082-115-024 HOA/\$: No
U/B/L:
OMD: 09/21/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Rd to Martinelli Rd, Immediate L on Old River Rd, R on Westside, R on Dell, R on Fairwood

Subd:

21822738 14093 Sosna Way Guerneville, 95446 / B0700 CC Condo/Coop DOM/CDOM: 36/36 LP \$410,000



BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1236 N Lot Sz:
Stories: Multi Lev YB: 1986 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-003 HOA/\$: Yes/\$400.00/Mo
U/B/L:
OMD: 09/06/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Road, west of downtown Guerneville, entry gate on south side of road

Subd:

21823660 15300 Old River Rd Guerneville, 95446-9259 / B0700 CC Single Family DOM/CDOM: 30/30 LP \$397,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 792 R Lot Sz: 4552/0.1045 OLP: \$397,000
Stories: 1 Story YB: 1947 #Gar Sp: 2 #CP Sp: 0 APN: 070-130-025 HOA/\$: No
U/B/L:
OMD: 09/12/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Rd. to Orchard Rd, to Old River. Access to property on both Orchard or Old River Rd.

Subd:

21822370 21482 Rio Vista Ter Monte Rio, 95462 / B0700 CC Single Family DOM/CDOM: 44/44 LP \$347,000



BD: 2 BA: 3 FP: Yes Pool: No SqFt: 1202 N Lot Sz: 3920/0.0900 OLP: \$367,000
Stories: 2 Story YB: 1918 #Gar Sp: 0 #CP Sp: 0 APN: 095-157-012 HOA/\$: No
U/B/L:
OMD: 08/29/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Starrett Hill-Sharp L Middle Ter, Sharp R Rio Vista. House on Right past Huckleberry - 1 prk space

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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21820183 14477 Memory Ln Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 72/211 LP \$325,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 651 N **Lot Sz:** 4948/0.1136 **OLP:** \$338,500
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-310-020 **HOA/\$:** No
U/B/L:
OMD: 08/01/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Rd to Memory Ln

Subd:

21819268 11060 Ogburn Ln Forestville, 95436-9573 / B0700 CC Single Family DOM/CDOM: 81/81 LP \$309,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 920 R **Lot Sz:** 3049/0.0700 **OLP:** \$399,500
Stories: 2 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-280-008 **HOA/\$:** No
U/B/L:
OMD: 07/23/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

new low price.make an offer!! 2bd 2ba home with treetop views. Street level entrance with kitchen bed/ba and living/dining room. Expansion possibilities. Downstairs bedroom/ba and laundry. pest is on file. Downstairs is a HUD section8 Tenant has been given 60day notice but would like to stay @\$775 per mo. higher rent possible. Newer roof, H2O heater, recent septic work (2 years) Pest report on file. AS-IS sale.

[Additional Pictures](#)

Dir: River Rd to Forest Hills left to Old River Rd left on Ogburn Lane go to the top. Last house on left

Subd:

21810441 1410 Cazadero Hwy Cazadero, 95421 / B0700 CC Single Family DOM/CDOM: 168/168 LP \$250,000



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** U **Lot Sz:** 14440/0.3315 **OLP:** \$295,000
Stories: 1 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-050-025 **HOA/\$:** No
U/B/L:
OMD: 04/27/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Your own slice of paradise. 1/3 of an acre on Austin Creek in picturesque Cazadero. Towering redwoods and crystal clear water await you. This affordable 1 bed room 1 bath mobile home includes out buildings and fire pit!

[Additional Pictures](#)

Dir: hwy 116 to Cazadero Highway

Subd:

21823316 15160 Willow Rd Guerneville, 95446 / B0700 CC Single Family DOM/CDOM: 37/400 LP \$149,900



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 369 R **Lot Sz:** 4600/0.1056 **OLP:** \$149,900
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-251-001 **HOA/\$:** No
U/B/L:
OMD: 09/05/18 **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. This charming cottage is located in Rio Nido and could be a fabulous AirBnB investment opportunity with the right upgrades! Near Korbel winery, the Russian River, and the Rio Nido Roadhouse, this could be your new summer get-away!

[Additional Pictures](#)

Dir: River Road to Canyon 7 to Willow

Subd:

21820404 16135 Brookdale Dr Guerneville, 95446-9527 / B0700 CR Single Family DOM/CDOM: 65/65 LP \$475,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1226 R **Lot Sz:** 5663/0.1300 **OLP:** \$499,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 069-220-023 **HOA/\$:** No
U/B/L:
OMD: 08/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

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

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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21726463 5566 Gravenstein Hwy N Forestville, 95476-9697 / B0700 A Single Family DOM/CDOM: 337/526 LP \$8,900,000
BD: 4 BA: 2 FP: Yes Pool: No SqFt: 20000 Lot Sz: 914324/20.9900 OLP: \$8,900,000
Stories: 2 Story YB: 2013 #Gar Sp: 2 #CP Sp: 0 APN: 084-170-001 HOA/\$: No
U/B/L:
OMD: 11/09/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None



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

[Additional Pictures](#)

Dir: North on Hwy 116, on west side of Hwy just north of Ross Station Rd.

Subd:

21717629 123 Nolan Ct Forestville, 95436-9438 / B0700 A Single Family DOM/CDOM: 422/500 LP \$4,500,000
BD: 3 BA: 3 FP: Yes Pool: Yes SqFt: 3419 A Lot Sz: 951786/21.8500 OLP: \$5,999,000
Stories: 2 Story YB: 1991 #Gar Sp: 3 #CP Sp: 0 APN: 083-130-078 HOA/\$: No
U/B/L:
OMD: 08/16/17 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None



Captivating Villa in Sonoma County's Russian River Valley, this 21.85 acre artisan estate holds 6600 total sq. ft. of live/work space including a 1000 sq ft guest house and endless opportunities for any buyer, with zoning that allows everything from Single Family Home, Vacation Rental to a Winery with tasting room and production facility, property already has 3 acres of Pinot Vines. A must see Property!!!

[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: 489/842 LP \$3,950,000
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:

21822654 20030 River Blvd Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 39/39 LP \$1,585,000
BD: 2 BA: 2 FP: Yes Pool: No SqFt: 1131 R Lot Sz: 62291/1.4300 OLP: \$1,695,000
Stories: 2 Story YB: 1911 #Gar Sp: 0 #CP Sp: 2 APN: 095-244-008 HOA/\$: No
U/B/L:
OMD: 09/03/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: None



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

[Additional Pictures](#)

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

Subd:

21818846 7555-7557 Covey Rd Forestville, 95436-9590 / B0700 A Single Family DOM/CDOM: 87/87 LP \$1,100,000
BD: 1 BA: 1/1 FP: Yes Pool: No SqFt: 920 R Lot Sz: 266152/6.1100 OLP: \$1,100,000
Stories: 2 Story YB: 2006 #Gar Sp: 3 #CP Sp: 0 APN: 083-020-080 HOA/\$: No
U/B/L:
OMD: 07/17/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None



Walk to Farm House Inn, 17+/- min to Healdsburg Plaza, end of lane oak studded 6+/- acres, Mediterranean style 840+/- sf 1bd/1.5ba above 3+ car gar, full kitchen, French wrought iron barrel railings, heated tile bath floor, Pella windows, 2 way gas fireplace, on demand water heater, installed 4 bd septic system, site graded to build your dream home, public water, nat gas, fruit trees, 2+/- ac fenced, also listed as MLS#21818178 in Land category

[Additional Pictures](#)

Dir: River Rd to Trenton Rd to Covey Rd, follow lane back to gate entry/end of lane

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 (9/1/2018 to 9/30/2018), Sold Off MLS (9/1/2018 to 9/30/2018)

21823342 15020 Leasowe Ln Guerneville, 95446-9763 / B0700 A Single Family DOM/CDOM: 37/37 LP \$974,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1744 R **Lot Sz:** 8276/0.1900 **OLP:** \$974,000
Stories: Tri Level **YB:** 1965 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-070-004 **HOA/\$:** No
U/B/L:
OMD: 09/05/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: HWY 116 to Drake Road - bear LEFT on Leasowe

Subd:

21814718 15190 Armstrong Woods Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 125/125 LP \$950,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2170 N **Lot Sz:** 31363/0.7200 **OLP:** \$1,125,000
Stories: 2 Story **YB:** 2018 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-200-062 **HOA/\$:** No
U/B/L:
OMD: 06/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: Hwy 116 or River Rd to Armstrong Woods Rd to address on the left.

Subd:

21813406 1300 Nierstrath Rd Cazadero, 95421-9652 / B0700 A Single Family DOM/CDOM: 140/140 LP \$925,000



BD: 1 **BA:** 1/1 **FP:** Yes **Pool:** Yes **SqFt:** 1152 R **Lot Sz:** 1742400/40.0000 **OLP:** \$998,000
Stories: 2 Story **YB:** 2000 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 107-150-012 **HOA/\$:** Yes/\$690.00/Year
U/B/L:
OMD: 05/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Fort Ross Rd to Nierstrath Rd through 1st gate where private dirt road begins. Property gate on left.

Subd:

21807276 11450 McPeak Rd Forestville, 95436-9345 / B0700 A Single Family DOM/CDOM: 197/197 LP \$925,000



BD: 3 **BA:** 3/1 **FP:** Yes **Pool:** No **SqFt:** 2107 R **Lot Sz:** 143312/3.2900 **OLP:** \$1,100,000
Stories: 2 Story **YB:** 2017 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-070-024 **HOA/\$:** No
U/B/L:
OMD: 03/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

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

[Additional Pictures](#)

Dir: Call agent.

Subd:

21820342 7843 Mirabel Rd Forestville, 95436-9660 / B0700 A Single Family DOM/CDOM: 59/59 LP \$899,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 2404 R **Lot Sz:** 35859/0.8232 **OLP:** \$950,000
Stories: 2 Story **YB:** 1988 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-160-056 **HOA/\$:** No
U/B/L:
OMD: 08/14/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

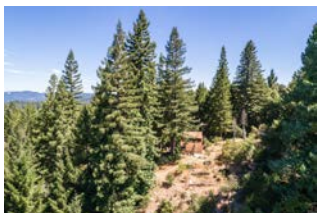
Dir: River Rd, left on Mirabel, left on private drive just past Speers Market.

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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21818797 **13970 Green Valley Rd** **Forestville, 95436 / B0700** **A** **Single Family** **DOM/CDOM:** 86/86 **LP** \$899,000



BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** U **Lot Sz:** 3428177.8700 **OLP:** \$950,000
Stories: Other **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-220-029 **HOA/**\$: No
U/B/L:
OMD: 07/18/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: 116 Granvenstein Hwy N to Green Valley Rd

Subd:

21812434 **8155 Mondo Way** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 116/116 **LP** \$895,000



BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1835 R **Lot Sz:** 209088/4.8000 **OLP:** \$1,250,000
Stories: 2 Story **YB:** 1998 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 085-080-002 **HOA/**\$: No
U/B/L:
OMD: 05/28/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21820460 **23430 Old Duncans Grade** **Cazadero, 95421-9620 / B0700** **A** **Single Family** **DOM/CDOM:** 60/60 **LP** \$875,000



BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1586 N **Lot Sz:** 95832/2.2000 **OLP:** \$930,000
Stories: 2 Story **YB:** 1974 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 097-030-033 **HOA/**\$: No
U/B/L:
OMD: 08/13/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21823582 **19625 Redwood Dr** **Monte Rio, 95462-9712 / B0700** **A** **Single Family** **DOM/CDOM:** 34/34 **LP** \$839,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1172 R **Lot Sz:** 18901/0.4339 **OLP:** \$879,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-250-012 **HOA/**\$: No
U/B/L:
OMD: 09/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is,Other

Gorgeous Northwood Riverfront. Beautiful new deck overlooking .43 acre sunny backyard rolling to one of the best stretches of the Russian River. Very quiet and peaceful. Home features vaulted ceilings, skylights, brick fireplace, granite counters and a cozy family room/den with amazing view! Huge garage for tons of storage. Easy maintenance landscaping. All this in one of our most prestigious neighborhoods. The best of both worlds, River and Golf

[Additional Pictures](#)

Dir: Hwy 116 west to Redwood Dr.

Subd:

21821828 **6051 Van Keppel Rd** **Forestville, 95436-9497 / B0700** **A** **Single Family** **DOM/CDOM:** 53/53 **LP** \$769,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1268 R **Lot Sz:** 31838/0.7309 **OLP:** \$779,000
Stories: 2 Story **YB:** 1982 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-072-019 **HOA/**\$: No
U/B/L:
OMD: 08/20/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

Peaceful West County gem down a private lane walking distance to downtown Forestville with cafes, bakery, restaurants and wine tasting. A short drive to Sebastopol, the coast or Russian River. Updated interior with 2 bedrooms and a bonus room. Valley view of vineyards, detached studio, expansive deck and ample gardening space make this sunny and charming property so special.

[Additional Pictures](#)

Dir: 116 to Covey to Van Keppel

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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21824520 18920 Armstrong Woods Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 19/19 LP \$749,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 900 O Lot Sz: 3484800/80.0000 OLP: \$749,000
Stories: 1 Story YB: 2009 #Gar Sp: 0 #CP Sp: 0 APN: 069-030-035 HOA/\$: No

OMD: 09/23/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Sweetwater Springs Rd to McCray Ridge Rd.

Subd:

21819984 8272 Knoll Dr Forestville, 95436-9399 / B0700 A Single Family DOM/CDOM: 60/60 LP \$734,999



BD: 3 BA: 4/1 FP: No Pool: No SqFt: 1892 R Lot Sz: 7841/0.1800 OLP: \$750,000
Stories: 3 Story YB: 1972 #Gar Sp: 2 #CP Sp: 0 APN: 082-035-021 HOA/\$: No

OMD: 08/13/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21821677 7400 Malone Rd Forestville, 95436-9597 / B0700 A Single Family DOM/CDOM: 51/51 LP \$699,000



BD: 2 BA: 2/1 FP: Yes Pool: No SqFt: 1542 R Lot Sz: 169884/3.9000 OLP: \$699,000
Stories: Tri Level YB: 1982 #Gar Sp: 2 #CP Sp: 0 APN: 078-020-036 HOA/\$: No

OMD: 08/22/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

This 2 bd, 3 ba home has an open, bright floor plan and lies in a quaint, gated community. Modern, country kitchen w/ central wood block island, wet bar, touch faucet. Generously sized bedrooms, plus bonus room & garage/workshop, all on 3.9 acres. Master w/ walk-in closet, large closets throughout home. Newer windows & flooring; water softener & air filtration systems included. Outdoor seating areas, privacy & views; garden area; room to explore.

[Additional Pictures](#)

Dir: 101 to west on River Rd to left on 3rd Trenton Rd then right onto Malone Rd.

Subd:

21826135 26534 Freezeout Rd Duncans Mills, 95421 / B0700 N A Single Family DOM/CDOM: 7/7 LP \$695,000



BD: 1 BA: 1 FP: Yes Pool: No SqFt: 1080 R Lot Sz: 4626/0.1062 OLP: \$695,000
Stories: 1 Story YB: 1958 #Gar Sp: 0 #CP Sp: 0 APN: 096-100-028 HOA/\$: No

OMD: 10/05/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Duncans Mills retreat ~ offering peace and tranquility in a very private setting. Contemporary lines frame this comfortable home and a wall of windows bring in the lush surroundings. Through the backyard, a short walk down a meandering path leads you to the famed Russian River, where you can launch a kayak or paddle board, or sit and take in the beauty of this scenic stretch of river. New roof, plumbing, and HVAC system 2018!

[Additional Pictures](#)

Dir: Hwy 116/River Road to Moscow Road to Freezeout.

Subd:

21818826 14210 Old Cazadero Rd Guerneville, 95446-9399 / B0700 A Single Family DOM/CDOM: 79/79 LP \$659,999



BD: 3 BA: 3 FP: No Pool: No SqFt: 1400 N Lot Sz: 17825/0.4092 OLP: \$679,999
Stories: 2 Story YB: 1946 #Gar Sp: 1 #CP Sp: 0 APN: 072-100-050 HOA/\$: No

OMD: 07/25/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Rd to Old Caszadero 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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21821728 **10275 Hwy 116 Hwy** **Forestville, 95436-9243 / B0700** **A** **Single Family** **DOM/CDOM:** 55/55 **LP** \$649,000
BD: 2 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 830 R **Lot Sz:** 130680/3.0000 **OLP:** \$649,000
Stories: 1 Story **YB:** 2006 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-180-015 **HOA/\$:** No
U/B/L:
OMD: 08/18/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



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

[Additional Pictures](#)

Dir: Hwy 116 between Forestville and Guerneville across from Green Valley

Subd:

21808973 **30726 King Ridge Rd** **Cazadero, 95421 / B0700** **A** **Single Family** **DOM/CDOM:** 181/181 **LP** \$649,000
BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1280 R **Lot Sz:** 1960200/45.0000 **OLP:** \$769,000
Stories: 2 Story **YB:** 1979 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 109-340-033 **HOA/\$:** No
U/B/L:
OMD: 04/14/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None



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

[Additional Pictures](#)

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

Subd:

21815246 **15340 Willow Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 113/113 **LP** \$639,000
BD: 4 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1636 R **Lot Sz:** 10302/0.2365 **OLP:** \$639,000
Stories: 1 Story **YB:** 1915 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-029 **HOA/\$:** No
U/B/L:
OMD: 06/21/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Tastefully contemporary, yet exuding a vintage charm, this spacious Russian River home offers an outstanding opportunity for your full-time home or weekend getaway. Featuring 4 beds, 2 baths, a large, welcoming living room, & eat-in kitchen, as well as expansive decks ideal for entertaining & relaxing among the beauty of the redwoods. Conveniently located near Rio Nido entertainment & recreation, the Russian River, & lively downtown Guerneville.

[Additional Pictures](#)

Dir: River Road to Canyon Two Road; Right on Canyon Two Road; Left on Canyon 7 Road; Right on Willow R

Subd:

21801154 **6530 Covey Rd** **Forestville, 95436 / B0700** **A** **Single Family** **DOM/CDOM:** 260/522 **LP** \$635,000
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: 01/18/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None



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

[Additional Pictures](#)

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

Subd:

21821722 **16695 GuerneWood Rd** **Guerneville, 95446-9702 / B0700** **A** **Single Family** **DOM/CDOM:** 55/55 **LP** \$629,500
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1316 R **Lot Sz:** 12375/0.2841 **OLP:** \$629,500
Stories: 1 Story **YB:** 1937 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-192-008 **HOA/\$:** No
U/B/L:
OMD: 08/18/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is



Classic River Home in idyllic neighborhood. Kitchen and bathroom have been tastefully upgraded adding flair and sass to this 1930's vintage home. Centrally located in the Russian River town of Guerneville, this home is an easy jaunt to the Coast, Wine County, and Armstrong Woods. One of the nicest beaches on the River is accessible across the street. Now's the time to come and enjoy all that is Russian River Living, this fabulous home could be yours

[Additional Pictures](#)

Dir: Hwy 116 to Neeley to GuerneWood

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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21819588 14655 River Rd Guerneville, 95446-8007 / B0700 A Single Family DOM/CDOM: 78/78 LP \$629,000



BD: 2 BA: 1/1 FP: Yes Pool: No SqFt: 1280 R Lot Sz: 2174/0.0499 OLP: \$629,000
Stories: 2 Story YB: 1997 #Gar Sp: 0 #CP Sp: 0 APN: 070-400-005 HOA/\$: No

U/B/L:
OMD: 07/26/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

Amazing river and forest panoramic views! Relaxation is a must here! Enjoy your own private dock to the Russian River, quick jaunt into downtown Guerneville for dining, a quick drive to famous Armstrong Woods or head to the coast. This charming 2 bedroom home offers breakfast bar, formal dining, deck for outdoor entertaining. Great for potential vacation rental or full time residence.

[Additional Pictures](#)

Dir: River Road, apx 1 1/2 miles east of downtown Guerneville

Subd:

21824181 8101 Bohemian Hwy Monte Rio, 95462 / B0700 A Single Family DOM/CDOM: 23/23 LP \$625,000



BD: 2 BA: 1 FP: Yes Pool: No SqFt: 808 R Lot Sz: 28314/0.6500 OLP: \$625,000
Stories: 2 Story YB: 1949 #Gar Sp: 2 #CP Sp: 0 APN: 074-240-011 HOA/\$: No

U/B/L:
OMD: 09/19/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21818558 14713 Carrier Ln Guerneville, 95446-9225 / B0700 A Single Family DOM/CDOM: 88/88 LP \$619,000



BD: 4 BA: 3/1 FP: Yes Pool: No SqFt: 2384 V Lot Sz: 5998/0.1377 OLP: \$699,000
Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 069-290-015 HOA/\$: No

U/B/L:
OMD: 07/16/18 PD: COE: SP: \$ TIC: No 2nd Unit: Yes
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Armstrong Woods Rd - L on Laughlin - L on Carrier

Subd:

21823959 11144 Ice Box Canyon Rd Forestville, 95436-9766 / B0700 A Single Family DOM/CDOM: 27/27 LP \$599,000



BD: 3 BA: 2 FP: No Pool: No SqFt: 1710 R Lot Sz: OLP: \$599,000
Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 081-150-015 HOA/\$: No

U/B/L:
OMD: 09/15/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21819630 11694 Oak Rd #UPPR Forestville, 95436-9764 / B0700 A Single Family DOM/CDOM: 60/60 LP \$599,000



BD: 3 BA: 2 FP: Yes Pool: No SqFt: 2458 R Lot Sz: 12196/0.2800 OLP: \$649,000
Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 081-250-033 HOA/\$: No

U/B/L:
OMD: 08/13/18 PD: COE: SP: \$ TIC: No 2nd Unit: No
Sale Cond: None

This large three bedroom home is located in the desirable Summerhome Park community with private beach access. Enter the living room where you can relax in front of the fireplace and take in the sweeping views. Enjoy sitting on the two decks with expansive views of the vineyards and the valley or relax in the hot tub under the stars. A great opportunity to relax and enjoy the tranquility.

[Additional Pictures](#)

Dir: 101 to River Rd, L on Forest Hills Rd, R on Old River Rd, L Madrona, L Grove Ln, L on 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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21820317 **10435-10445 Woodside Dr Forestville, 95436 / B0700** **A** **Single Family** **DOM/CDOM:** 70/70 **LP** \$599,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1700 N **Lot Sz:** 4250/0.0976 **OLP:** \$650,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-180-069 **HOA/\$:** No

U/B/L:
OMD: 08/03/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Woodside Drive to address

Subd:

21820235 **16155 Drake Rd** **Guerneville, 95446-9732 / B0700** **A** **Single Family** **DOM/CDOM:** 71/183 **LP** \$599,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1954 R **Lot Sz:** 22216/0.5100 **OLP:** \$649,000
Stories: 2 Story **YB:** 1997 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-160-065 **HOA/\$:** No

U/B/L:
OMD: 08/02/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Road to Hwy 116 to Drake road or Hwy 116 to Drake Road. Professional photos coming next week. **Subd:**

21823126 **9098 Argonne Way** **Forestville, 95436-9382 / B0700** **A** **Single Family** **DOM/CDOM:** 35/35 **LP** \$594,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1586 R **Lot Sz:** 31363/0.7200 **OLP:** \$639,000
Stories: 2 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-071-026 **HOA/\$:** No

U/B/L:
OMD: 09/07/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: From 101, take River Rd 9 mls. Argonne is 1/4 ml past Mirabel/Forestville turnoff on left.

Subd:

21820112 **10800 Hwy 116 Hwy** **Forestville, 95436-9719 / B0700** **A** **Single Family** **DOM/CDOM:** 67/67 **LP** \$569,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2000 O **Lot Sz:** 56192/1.2900 **OLP:** \$569,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-160-004 **HOA/\$:** No

U/B/L:
OMD: 08/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

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

[Additional Pictures](#)

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

Subd:

21824731 **18433 Old Monte Rio Rd** **Guerneville, 95446-9674 / B0700** **A** **Single Family** **DOM/CDOM:** 22/22 **LP** \$560,000



BD: 3 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** 1496 R **Lot Sz:** 2400/0.0551 **OLP:** \$580,000
Stories: Multi Lev **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-270-024 **HOA/\$:** No

U/B/L:
OMD: 09/20/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: HWY 116 West past GVL - RIGHT on Cnopius - LEFT on Old Monte Rio.

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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21825333 9585 Rio Vista Rd Forestville, 95436-9506 / B0700 A Single Family DOM/CDOM: 15/15 LP \$529,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 984 R **Lot Sz:** 8712/0.2000 **OLP:** \$549,000
Stories: 1 Story **YB:** 1928 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-123-019 **HOA/\$:** No
U/B/L:
OMD: 09/27/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

This sweet sun-drenched home in Forestville is just waiting for you to make it your own! On just under a quarter acre, this 2BD1BTH cutie has an additional art studio & tons of outdoor space for all of your Russian River toys. Newly updated inside & out, this home flows freely from the kitchen into the living spaces, and out into the big backyard. New kitchen, bath, roof & septic are just some of the highlights. Come check it out!

[Additional Pictures](#)

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

Subd:

21824158 17276 Summit Ave Guerneville, 95446-9085 / B0700 A Single Family DOM/CDOM: 28/28 LP \$529,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1645 R **Lot Sz:** 3920/0.0900 **OLP:** \$529,000
Stories: 2 Story **YB:** 1911 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-160-029 **HOA/\$:** No
U/B/L:
OMD: 09/14/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: West on 116 past Guerneville; Right on Old Monte Rio Rd; Right on Park Ave; Left on Summit Ave.

Subd:

21817929 14778 Canyon 4 Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 92/92 LP \$529,000



BD: 2 **BA:** 2/1 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 12985/0.2981 **OLP:** \$549,000
Stories: 1 Story **YB:** 1917 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-262-035 **HOA/\$:** No
U/B/L:
OMD: 07/12/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

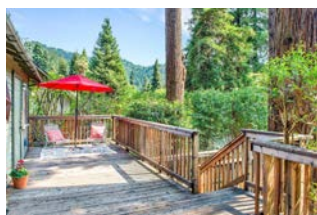
Sundrenched home on public water and sewer, close to river, above the flood zone. Updated electrical, copper plumbing, new water heater, wood stove in living room. Kitchen w/ large eat-in area. 2 bdrms both w/ bathrooms. Large private deck and spacious front porch to greet your guests. Basement with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

[Additional Pictures](#)

Dir: River Road to Canyon '2' immediate left to Canyon '7', right on Willow, then left on Canyon '4'.

Subd:

21821104 10780 Forest Hills Rd Forestville, 95436 / B0700 A Single Family DOM/CDOM: 58/58 LP \$499,950



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 982 N **Lot Sz:** 7560/0.1736 **OLP:** \$525,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-252-022 **HOA/\$:** No
U/B/L:
OMD: 08/15/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Rd to Forest Hills Rd

Subd:

21814509 15083 Leasowe Ln Guerneville, 95446-9763 / B0700 A Single Family DOM/CDOM: 21/21 LP \$499,000



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1043 R **Lot Sz:** 2178/0.0500 **OLP:** \$495,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-070-052 **HOA/\$:** No
U/B/L:
OMD: 07/01/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Great Location! Beautifully remodeled 3 Bedroom 2 bath home with great sun exposure, beautiful views and plenty of parking for you and your guests. Huge lower level work/storage area. New plank flooring, carpet, and linoleum. Separate laundry/utility room. All new kitchen appliances and washer/dryer included. Close to downtown Guerneville, beach access, parks, wineries, restaurants and public transportation. New roof in 2016. Must See!

[Additional Pictures](#)

Dir: River road over Guerneville bridge then Left on Drake Rd. Pass pee-wee golf to Leasowe 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 (9/1/2018 to 9/30/2018), Sold Off MLS (9/1/2018 to 9/30/2018)

21819446 **7266 Harmon Ave** **Guerneville, 95441 / B0700** **A** **Single Family** **DOM/CDOM:** 79/816 **LP** \$499,000

BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 2300 O **Lot Sz:** 14000/0.3214 **OLP:** \$499,000
Stories: 2 Story **YB:** 1982 **#Gar Sp:** 0 **#CP Sp:** 4 **APN:** 850-000-165 **HOA/\$:** Yes/\$2500.00/Ye
U/B/L:

OMD: 07/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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



[Additional Pictures](#)

Dir: Hwy 116 W to odd fellows Park rd; past gate on Richardson, turn on Wildely to harmon

Subd:

21817600 **7584 Mirabel Rd** **Forestville, 95436-9268 / B0700** **A** **Single Family** **DOM/CDOM:** 98/98 **LP** \$499,000

BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1375 N **Lot Sz:** 10799/0.2479 **OLP:** \$569,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-151-024 **HOA/\$:** No
U/B/L:

OMD: 07/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

'Where the redwoods meet the river', discover this recently refreshed single-story charmer on elevated 1/4 acre+/- . 3rd home down a 4-home lane. 2 bdrms+ 'bonus' room/s. Features inc: hardwood flooring, a newer roof, newer windows, fresh interior paint, new carpet, & a comfortable 'family' room w/large fireplace. Sun-drenched, private rear yard w/views of neighboring trees befitting a park-like setting. No flood zone per Natural Hazard Report.



[Additional Pictures](#)

Dir: Hwy 116 or River Road to Trenton to Mirabel.

Subd:

21826298 **8245 Spring Dr** **Forestville, 95436-9646 / B0700** **N A** **Single Family** **DOM/CDOM:** 6/6 **LP** \$481,750

BD: 3 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1010 R **Lot Sz:** 3585/0.0823 **OLP:** \$481,750
Stories: 2 Story, **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 3 **APN:** 082-034-011 **HOA/\$:** No
U/B/L:

OMD: 10/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

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



[Additional Pictures](#)

Dir: River Road to Mirabel to Spring

Subd:

21813625 **16208 Rio Nido Rd** **Guerneville, 95446-9567 / B0700** **B A** **Single Family** **DOM/CDOM:** 118/118 **LP** \$479,000

BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1248 R **Lot Sz:** 48787/1.1200 **OLP:** \$599,000
Stories: 1 Story **YB:** 1976 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-140-044 **HOA/\$:** No
U/B/L:

OMD: 06/11/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Forest bathing right at home! This amazing property is just around the corner from Armstrong Woods State Park and it has a similar feel, with numerous stands of old-growth redwoods. Quiet and peaceful, not in the flood zone and 5 minutes from town. Open floor plan, 2 good size bedrooms, 2 baths, plenty of parking and 3 storage sheds, 2 with electricity for workshop/music studio potential. Dry sauna just out the back door. Must see to appreciate!



[Additional Pictures](#)

Dir: Armstrong Woods Road to Rt. on Rio Nido Rd., left side at end of private lane.

Subd:

21826469 **15885 Wright Dr** **Guerneville, 95446-8703 / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP** \$475,000

BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 992 R **Lot Sz:** 11600/0.2663 **OLP:** \$475,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 071-130-004 **HOA/\$:** No
U/B/L:

OMD: 10/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

What a great location! Corner lot at Wright Drive and Wright Lane. Offers full sun and very quiet neighborhood. This 2 bedroom, 1.5 bath home has endless possibilities. .27 acres with knotty pine interior gas fireplace, 2 car carport & greenhouse for the gardener.



[Additional Pictures](#)

Dir: Hwy 116 to Drake Rd., R at the 2nd Wright 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 (9/1/2018 to 9/30/2018), Sold Off MLS (9/1/2018 to 9/30/2018)

21817233 **21455 Santa Clara Ave** **Monte Rio, 95462-9737 / B0700** **A** **Single Family** **DOM/CDOM:** 99/99 **LP** ↓ **\$475,000**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1237 O **Lot Sz:** 14375/0.3300 **OLP:** \$499,999
Stories: 2 Story **YB:** 1963 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-052-011 **HOA/\$:** No

U/B/L:
OMD: 07/05/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21817279 **9348 Rio Vista Rd** **Forestville, 95436-9510 / B0700** **A** **Single Family** **DOM/CDOM:** 103/103 **LP** **\$475,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1260 R **Lot Sz:** 6098/0.1400 **OLP:** \$475,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-121-047 **HOA/\$:** No

U/B/L:
OMD: 07/01/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Road to Rio Vista Road to property

Subd:

21826211 **15051 Old River Rd** **Guerneville, 95446-9541 / B0700** **N A** **Single Family** **DOM/CDOM:** 7/94 **LP** **\$469,500**



BD: 3 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1382 O **Lot Sz:** 5001/0.1148 **OLP:** \$469,500
Stories: 2 Story **YB:** 1961 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-150-009 **HOA/\$:** No

U/B/L:
OMD: 10/05/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Other

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

[Additional Pictures](#)

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

Subd:

21825982 **19299 Hidden Valley Rd** **Guerneville, 95446-9348 / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP** **\$449,000**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 856 R **Lot Sz:** 5998/0.1377 **OLP:** \$449,000
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-050-035 **HOA/\$:** No

U/B/L:
OMD: 10/03/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Hwy 116 to Lovers Lane to Cherry to Hidden Valley

Subd:

21823839 **17247 Old Monte Rio Rd** **Guerneville, 95446-9014 / B0700** **B A** **Single Family** **DOM/CDOM:** 30/30 **LP** ↑ **\$443,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1042 R **Lot Sz:** 1198/0.0275 **OLP:** \$439,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-190-019 **HOA/\$:** No

U/B/L:
OMD: 09/12/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Road to Guerneville, continue through on Hwy 116 then (R) on Old Monte Rio Rd, at 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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21823280 17363 Park Ave Guerneville, 95446-9621 / B0700 A Single Family DOM/CDOM: 140/214 LP \$439,000



BD: 3 **BA:** 2 **FP:** No **Pool:** No **SqFt:** 1722 R **Lot Sz:** 7405/0.1700 **OLP:** \$499,000
Stories: 2 Story **YB:** 1915 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-150-005 **HOA/\$:** No
U/B/L:
OMD: 05/25/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: None

Great opportunity - with home and cottage in back - Solid rental for investment if desired, or perfect for combined family. Current rents are \$3,400. City sewer and water, and beautiful redwoods with off street parking. Upstairs unit is unfinished - used as storage, but has kitchenette and bathroom being installed. Also listed as (1-4 Unit) Listing #: 21813168 - come see how to make it work for you. Welcome Home.

[Additional Pictures](#)

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

21815250 14851 Willow Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 99/99 LP \$425,000



BD: 3 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1025 R **Lot Sz:** 6120/0.1405 **OLP:** \$425,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-261-018 **HOA/\$:** No
U/B/L:
OMD: 07/05/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

Recently updated 3 bedroom, 1 bathroom Rio Nido classic features newer carpet, floor coverings, kitchen cabinetry, interior and exterior paint and front decking upgrades. Additional amenities include vintage knotty pine paneling, a cozy living room wood stove, complete perimeter fencing and ample parking on a large, level lot. Conveniently located near Rio Nido entertainment and recreation, the Russian River, and downtown Guerneville.

[Additional Pictures](#)

Dir: River Road to Canyon Two Road; Right on Canyon Two Road; Left on Canyon Seven Road; Right on Will **Subd:**

21804378 14700 Canyon 1 Rd Guerneville, 95446 / B0700 A Single Family DOM/CDOM: 216/216 LP \$425,000



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1054 R **Lot Sz:** 4792/0.1100 **OLP:** \$439,000
Stories: 2 Story, **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-280-017 **HOA/\$:** No
U/B/L:
OMD: 03/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** Yes
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Road to Canyon Two Road to Canyon 1 Road **Subd:**

21826287 14555 Cherry St Guerneville, 95446-9617 / B0700 N A Single Family DOM/CDOM: 4/4 LP \$399,000



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 734 R **Lot Sz:** 1999/0.0459 **OLP:** \$399,000
Stories: 1 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-037 **HOA/\$:** No
U/B/L:
OMD: 10/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Rd to Old Monte Rio Rd, bear right to Cherry St. **Subd:**

21821937 21071 River Blvd Monte Rio, 95462-9782 / B0700 A Single Family DOM/CDOM: 52/52 LP \$399,000



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 900 N **Lot Sz:** 3920/0.0900 **OLP:** \$399,000
Stories: Other **YB:** 1948 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 095-170-017 **HOA/\$:** No
U/B/L:
OMD: 08/21/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: From Bohemian Highway turn right on to River Blvd. **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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21815785 **17860 Santa Rosa Ave** **Guerneville, 95446-9626 / B0700** **A** **Single Family** **DOM/CDOM:** 92/92 **LP** **\$399,000**



BD: 2 **BA:** 2 **FP:** Yes **Pool:** No **SqFt:** 1250 N **Lot Sz:** 8800/0.2020 **OLP:** \$475,000
Stories: 2 Story **YB:** Unknow **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-216-013 **HOA/**\$: No

OMD: 07/11/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21820432 **14860 Canyon 2 Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 53/53 **LP** **\$395,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 863 R **Lot Sz:** 4792/0.1100 **OLP:** \$439,000
Stories: 2 Story **YB:** 1979 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-261-004 **HOA/**\$: No

OMD: 08/20/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is, None

Priced to sell. Super location & move in ready. This well built, well cared for home was built with beamed vaulted ceilings & has a light bright interior with sumptuous plank-wood floors. One bedroom plus a large sleeping loft. All season front porch greets you. Big kitchen. Large basement area with laundry & ready for your imagination. Beautifully updated bathroom with jetted tub. Newer roof, on sewer, newer electric panel. Close to everything.

[Additional Pictures](#)

Dir: River Road to Canyon 2. Can't miss it !

Subd:

21825006 **10440 Woodside Dr** **Forestville, 95436-9726 / B0700** **N A** **Single Family** **DOM/CDOM:** 4/4 **LP** **\$385,000**



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 1172 R **Lot Sz:** 6560/0.1506 **OLP:** \$385,000
Stories: 2 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-191-044 **HOA/**\$: No

OMD: 10/08/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21813839 **14411 Camino del Arroyo** **Guerneville, 95446-9306 / B0700** **A** **Single Family** **DOM/CDOM:** 133/133 **LP** **\$359,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 763 R **Lot Sz:** 8398/0.1928 **OLP:** \$400,000
Stories: 2 Story **YB:** Against **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-330-006 **HOA/**\$: No

OMD: 06/01/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

New, end-of-season pricing! A quiet, seasonal creekside retreat awaits you. Virtually all newly remodeled: Kitchen, Bathroom with Laundry Alcove, Living Room, and expansive wraparound Decks. Open floorplan on main level. Large Bedroom accessed via spiral staircase. Direct access to Hulbert Creek along short path. Set in redwoods with sunny, south-facing exposure. Country feel, while less than 10 minutes from downtown Guerneville.

[Additional Pictures](#)

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

Subd:

21817207 **15319 Willow Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 67/67 **LP** **\$348,000**



BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 770 R **Lot Sz:** 3132/0.0719 **OLP:** \$399,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-055 **HOA/**\$: No

OMD: 08/06/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: River Road to Canyon 2 to Canyon 7 to Willow Rd. Almost to Bay 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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21820885 **5994 Cazadero Hwy** **Cazadero, 95421 / B0700** **A** **Single Family** **DOM/CDOM:** 64/64 **LP** **\$339,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 576 O **Lot Sz:** 2531/0.0581 **OLP:** \$339,000
Stories: 1 Story **YB:** 1906 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-090-008 **HOA/\$:** No
U/B/L:
OMD: 08/09/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

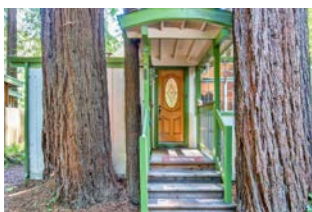
A Tiny Slice of Heaven - This peaceful Cazadero home is a creek-side beauty backing up to Austin creek. Lovingly maintained by occupants, it has nice granite counter tops and a spacious deck. There is a private bonus guest room and a romantic bedroom loft. Moments from the charming downtown Cazadero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

[Additional Pictures](#)

Dir: Hwy 116 to Cazadero Hwy.

Subd:

21811798 **1020 Cazadero Hwy** **Cazadero, 95421-9718 / B0700** **A** **Single Family** **DOM/CDOM:** 153/153 **LP** **\$335,000**



BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1140 N **Lot Sz:** 3960/0.0909 **OLP:** \$369,500
Stories: 1 Story **YB:** 1986 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-060-053 **HOA/\$:** No
U/B/L:
OMD: 05/11/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

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

Subd:

21821322 **14692 Canyon 1 Rd** **Guerneville, 95446 / B0700** **A** **Single Family** **DOM/CDOM:** 44/44 **LP** **\$327,000**



BD: 2 **BA:** 1/1 **FP:** Yes **Pool:** No **SqFt:** 768 R **Lot Sz:** 2200/0.0505 **OLP:** \$349,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-280-061 **HOA/\$:** No
U/B/L:
OMD: 08/29/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: River Rd to Canyon 2 to Canyon 1

Subd:

21802922 **4520 Austin Creek Rd** **Cazadero, 95421 / B0700** **A** **Single Family** **DOM/CDOM:** 243/243 **LP** **\$319,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 600 V **Lot Sz:** 10019/0.2300 **OLP:** \$400,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-190-008 **HOA/\$:** No
U/B/L:
OMD: 02/10/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is

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

[Additional Pictures](#)

Dir: Take River Road from US-101, Right onto Cazadero HWY, left onto Austin Creek Rd.

Subd:

21823607 **10801 Rio Vista Rd** **Forestville, 95436-9733 / B0700** **A** **Single Family** **DOM/CDOM:** 35/35 **LP** **\$279,000**



BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 376 R **Lot Sz:** 5001/0.1148 **OLP:** \$279,000
Stories: 1 Story **YB:** 1901 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-051-029 **HOA/\$:** No
U/B/L:
OMD: 09/07/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None

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

[Additional Pictures](#)

Dir: Hwy 116 to Hacienda, Westside Rd. left on Rio Vista 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 (9/1/2018 to 9/30/2018) , Sold Off MLS (9/1/2018 to 9/30/2018)

21821973 **17900 Santa Rosa Ave** **Guerneville, 95446-9071 / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP** \$249,900
BD: 1 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 1000 N **Lot Sz:** 10001/0.2296 **OLP:** \$264,500
Stories: 1 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-216-002 **HOA/\$:** No
U/B/L:
OMD: 08/21/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is,REO
 Guerneville fixer offers some privacy and PARKING (room for 3-4 cars, Etc). Bring your tools and imaginations, make this your little dream hideaway. Basement for storage, fix the trolley and motorize your parcels to the top of the stairs, pretty cool!



[Additional Pictures](#)

Dir: Hwy 116 to Old Monte Rio Rd slight right onto Duncan Rd left to Santa Rosa Ave

Subd:

21824179 **18415 Old Monte Rio Rd** **Guerneville, 95446-9674 / B0700** **A** **Single Family** **DOM/CDOM:** 27/27 **LP** \$219,000
BD: 2 **BA:** 1 **FP:** Yes **Pool:** No **SqFt:** 814 R **Lot Sz:** 2762/0.0634 **OLP:** \$229,000
Stories: 1 Story **YB:** 1914 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-270-022 **HOA/\$:** No
U/B/L:
OMD: 09/15/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
 An Oldie but a Goodie! Original country cabin. Here's your opportunity to bring it back to life. Needs plenty of TLC. 2 bedrooms, views, sunny front porch. lots of storage below. Time to create your new memories.



[Additional Pictures](#)

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

Subd:

21811871 **20340 HIGHWAY 116** **Monte Rio, 95462 / B0700** **A** **Single Family** **DOM/CDOM:** 155/155 **LP** \$199,000
BD: 2 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 1147 R **Lot Sz:** 5201/0.1194 **OLP:** \$279,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-129-010 **HOA/\$:** No
U/B/L:
OMD: 05/10/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: Offer As Is
 Price Reduction! Now With APPROVED PLANS Calling all Contractors! Project ready for you to finish! HM In Beautiful Russian River Town of Monte Rio. Centrally located in Monte Rio, a Stone's Toss away from Riverfront Meadow & Russian River. Paddle down the river (quick access), 2 blocks to Rio Theater, Enjoy Scenic Drive down Bohemian Hwy., bike ride redwood lined scenery, catch concert, or wine taste. Plans on file. DRIVEWAY TO RIGHT BELONGS TO SUBJECT



[Additional Pictures](#)

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

Subd:

21826558 **14708 eagles nest Rd** **Guerneville, 95446-9555 / B0700** **N A** **Single Family** **DOM/CDOM:** 2/131 **LP** \$149,000
BD: 1 **BA:** 1 **FP:** No **Pool:** No **SqFt:** 958 R **Lot Sz:** 3690/0.0847 **OLP:** \$149,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-293-039 **HOA/\$:** No
U/B/L:
OMD: 10/10/18 **PD:** **COE:** **SP:** \$ **TIC:** No **2nd Unit:** No
Sale Cond: None
 Opportunity knocks with this sweet Russian River cabin! Bring your vision and work belt to create a perfect get away or main residence. Home is on city water and sewer! All of this and no worry of flood!



[Additional Pictures](#)

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

Subd: