

## Market Statistics Report

Listings as of 10/07/13 at 3:02pm

**Property Type** Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
<b>Active</b>					
#Units	53	27	6	1	87
Average List Price	\$308,423	\$530,641	\$523,715	\$269,000	\$391,781
Average Market Time	73	69	77	516	77
Average Square Feet	916	1600	1958	2678	1220
<b>All Off Market</b>					
#Units	19	9	3	0	31
<b>Pending</b>					
#Units	4	3	0	0	7
Average List Price	\$271,722	\$428,833	\$0	\$0	\$339,055
Average Market Time	80	28	0	0	57
Average Square Feet	1041	1443	0	0	1213
<b>Sold</b>					
#Units	15	6	3	0	24
Dollar Value	\$5,140,240	\$3,241,000	\$1,360,000	\$0	\$9,741,240
Average List Price	\$353,343	\$550,833	\$455,667	\$0	\$415,506
Average Sold Price	\$342,683	\$540,167	\$453,333	\$0	\$405,885
Average Market Time	86	55	51	0	74
Average Square Feet	1029	1722	1595	0	1273
% of List Price	96.98	98.06	99.49	0.00	97.68
<b>Not Pending or Sold</b>					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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

## Area Market Survey Summary

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**Active**

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$140,000 thru \$159,999	3	175	<b>Minimum</b>	\$148,500	<b>Maximum</b>	\$1,495,000
\$160,000 thru \$179,999	2	28	<b>Average</b>	\$419,671	<b>Median</b>	\$335,000
\$180,000 thru \$199,999	2	98				
\$200,000 thru \$249,999	5	118				
\$250,000 thru \$299,999	13	41				
\$300,000 thru \$349,999	8	60				
\$350,000 thru \$399,999	7	69				
\$400,000 thru \$449,999	2	59				
\$450,000 thru \$499,999	1	64				
\$500,000 thru \$549,999	2	67				
\$550,000 thru \$599,999	5	147				
\$600,000 thru \$649,999	1	135				
\$650,000 thru \$699,999	2	95				
\$750,000 thru \$799,999	1	34				
\$800,000 thru \$849,999	2	12				
\$950,000 thru \$999,999	1	70				
\$1,250,000 thru \$1,499,999	2	82				
	59	77				

**Contingent**

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$50,000 thru \$59,999	1	27	<b>Minimum</b>	\$50,000	<b>Maximum</b>	\$799,888
\$140,000 thru \$159,999	2	25	<b>Average</b>	\$333,014	<b>Median</b>	\$299,750
\$160,000 thru \$179,999	1	206				
\$200,000 thru \$249,999	4	45				
\$250,000 thru \$299,999	6	160				
\$300,000 thru \$349,999	6	51				
\$350,000 thru \$399,999	3	42				
\$400,000 thru \$449,999	1	26				
\$450,000 thru \$499,999	1	66				
\$600,000 thru \$649,999	1	43				
\$750,000 thru \$799,999	2	90				
	28	77				

**Pending**

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$180,000 thru \$199,999	1	38	<b>Minimum</b>	\$195,000	<b>Maximum</b>	\$519,000
\$200,000 thru \$249,999	1	90	<b>Average</b>	\$339,055	<b>Median</b>	\$369,000
\$250,000 thru \$299,999	1	105				
\$350,000 thru \$399,999	2	28				
\$400,000 thru \$449,999	1	85				
\$500,000 thru \$549,999	1	28				
	7	57				

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 U.S. Patent 6,910,045

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**Sold**

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$160,000 thru \$179,999	1	120	<b>Minimum</b>	\$160,000	<b>Maximum</b>	\$863,000
\$200,000 thru \$249,999	5	99	<b>Average</b>	\$405,885	<b>Median</b>	\$339,500
\$250,000 thru \$299,999	3	55				
\$300,000 thru \$349,999	4	93				
\$350,000 thru \$399,999	2	46				
\$400,000 thru \$449,999	1	51				
\$450,000 thru \$499,999	2	81				
\$500,000 thru \$549,999	1	0				
\$550,000 thru \$599,999	1	33				
\$650,000 thru \$699,999	1	53				
\$750,000 thru \$799,999	1	80				
\$850,000 thru \$899,999	2	78				
	24	74				

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U.S. Patent 6,910,045

## Client 5-Up Residential

Sales Price

Listings as of: 10/07/2013 3:00 pm

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 6949 Nolan Rd



XSt: Mirabel Road Forestville / B0700  
BD: 2 BA: 2 RMS:  
Stories: 2 Story, Spl YB: 1987

FP: Yes Pool: No S Single Family DOM/CDOM: 77/77  
#Gar Sp: 0 #CP Sp: 0 SqFt: 2033 R Lot Sz: 299257/6.8700  
APN: 083-130-058

LP: \$995,000  
OLP: \$995,000  
HOA/\$: No

OMD: 06/18/13 PD: 09/03/13 COE: 09/30/13 SP: \$863,000 TIC: No 2nd Unit: No

Designed by award-winning architect Jeff Morse, this wonderful custom home on over six sunny acres is now on the market for the very first time! Including a main home with open floor plan, spacious art studio, several outbuildings, fenced pastures, gardens and viewpoints, this unique country estate offers too many to mention here. Located within the Russian River Viticultural Area, horseable and close to town.

DIR: River Road or Hwy 116 to Mirabel Rd. Mirabel Rd. to Nolan Rd. West on Nolan. 300 yards to driveway.

UBL: Subd: TBM: , 21313804

## 15353 Armstrong Woods Rd



XSt: Laughlin Rd Guerneville / B0700  
BD: 3 BA: 3 RMS:  
Stories: 2 Story YB: 2000

FP: Yes Pool: Yes S Single Family DOM/CDOM: 78/78  
#Gar Sp: 2 #CP Sp: 0 SqFt: 2884 R Lot Sz: 100624/2.3100  
APN: 069-200-073

LP: \$849,000  
OLP: \$849,000  
HOA/\$: No

OMD: 06/24/13 PD: 09/10/13 COE: 09/25/13 SP: \$860,000 TIC: No 2nd Unit: No

2 acres +/- with gorgeous gardens, in ground swimming pool and entertainment patios and deck. The gracious covered porches, cherry floors and high ceilings greet you at the entry, while top quality doors and windows showcase light in every room. Handmade cherry cabinets, stainless steel appliances and handsome granite slab counters frame this spacious and functional chef's kitchen. Fantastic Master Suite! Must see to appreciate!

DIR: From River Road, turn on Armstrong Woods Rd

UBL: Subd: TBM: 361, C2 21314191

## 100 Tovah Ln



XSt: Mirabel Rd Forestville / B0700  
BD: 4 BA: 2 RMS:  
Stories: 1 Story YB: 1998

FP: Yes Pool: Yes S Single Family DOM/CDOM: 80/80  
#Gar Sp: 3 #CP Sp: 0 SqFt: 2300 R Lot Sz: 72745/1.6700  
APN: 083-160-072

LP: \$809,000  
OLP: \$829,000  
HOA/\$: No

OMD: 06/01/13 PD: 08/20/13 COE: 09/04/13 SP: \$795,000 TIC: No 2nd Unit: No

Spacious single level Executive home in Forestville on 1.67 acres. Inground pool with spa. 4 bedroom, 2 bath. Master has separate tub/shower and access to outside. 3 car garage, vaulted ceilings, beautiful grounds with dog run, and much more.

DIR: Hwy 116 or River Rd. to Mirabel Rd. to Tovah Ln.

UBL: Subd: TBM: , 21312091

## 20176 River Blvd



XSt: Field Way Monte Rio / B0700  
BD: 3 BA: 2 RMS:  
Stories: 2 Story YB: Against Co. Policy

FP: Yes Pool: No S Single Family DOM/CDOM: 53/53  
#Gar Sp: 1 #CP Sp: 0 SqFt: A Lot Sz: 9100/0.2089  
APN: 095-244-017

LP: \$689,000  
OLP: \$689,000  
HOA/\$: No

OMD: 07/29/13 PD: 09/20/13 COE: 09/27/13 SP: \$675,000 TIC: No 2nd Unit: No

This wonderful home along the banks of the Russian River resounds with warmth & style of yesteryear. Spacious living room leads to combined formal dining/family room highlighted by massive rock fireplace flanked by large windows overlooking the lawn and river. Spacious kitchen w/charming brkfst nook opening onto large deck with recessed hot tub. 2 bed/2bath on main level plus large bonus rooms on separate upper level.

DIR: West on Hwy 116, left onto Bohemian Hwy over bridge across river, immediate left onto River Blvd.

UBL: Subd: TBM: 361, B7 21317314

## 17726 Orchard Ave



XSt: Beach Guerneville / B0700  
BD: 2 BA: 1 RMS:  
Stories: 1 Story YB: 1950

FP: Yes Pool: No S Single Family DOM/CDOM: 33/33  
#Gar Sp: 0 #CP Sp: 2 SqFt: 1072 R Lot Sz: 16771/0.3850  
APN: 071-240-072

LP: \$499,000  
OLP: \$499,000  
HOA/\$: No

OMD: 08/01/13 PD: 09/03/13 COE: 09/25/13 SP: \$573,000 TIC: No 2nd Unit: No

FABULOUS RIVERFRONT home with all the features you're looking. Mid-century modern home w/Asian touches. Incredible lot with SUN, PRIVACY, gardens, patio, multiple decks and your own private dock. Floor-to-ceiling windows provide AMAZING VIEWS of the River from most of the rooms in the house. You'll fall in love with this one!

DIR: Hwy 116 to Neeley. Rt on Orchard. OR Hwy 116 to summer crossing west of town, left on Orchard.

UBL: Subd: TBM: 361, A6 21317654

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

**25550 Freezeout Rd**

**XSt:** Moscow **Duncans Mills / B0700** **S** **Single Family** **DOM/CDOM:** 0/0 **LP:** \$518,000  
**BD:** 3 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1626 N **Lot Sz:** 8712/0.2000 **OLP:** \$518,000  
**Stories:** 2 Story **YB:** 1964 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 096-120-003 **HOA/\$:** No

**OMD:** 08/12/13 **PD:** 08/12/13 **COE:** 09/20/13 **SP:** \$518,000 **TIC:** No **2nd Unit:** No

Lovely Riverfront home located on high ground. Rolling lawn to the River. Second bath in outbuilding. Two car garage. Remodeled kitchen, separate dining room, skylights. New roof.

**DIR:** Moscow to Freezeout to property-numbers out of sequence.

**UBL:** **Subd:** **TBM:** , 21322031

**21419 Monte Cristo Ave**

**XSt:** Hwy 116 **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$499,000  
**BD:** 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1619 R **Lot Sz:** 10102/0.2319 **OLP:** \$499,000  
**Stories:** 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 094-061-014 **HOA/\$:** No

**OMD:** 07/26/13 **PD:** 09/11/13 **COE:** 09/25/13 **SP:** \$460,000 **TIC:** No **2nd Unit:** No

A rare find, this Beautiful Riverfront property in Monte Rio. On two lots totaling .71 acres, this 3 bed 2 bath home enjoys river views from most rooms. Swim or canoe from your private dock. The large sunny lawn is perfect for badminton, croquet or just lounging with friends. Close to town, but feels miles away! Sale includes APN 094-061-013.

**DIR:** Hwy 116 to Monte Cristo Ave. Use West entrance of Monte Cristo

**UBL:** **Subd:** **TBM:** 360, J7 21316894

**14003 Janice Dr**

**XSt:** Fern Way **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 115/115 **LP:** \$475,000  
**BD:** 3 **BA:** 3 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 2940 R **Lot Sz:** 8712/0.2000 **OLP:** \$495,000  
**Stories:** 3 Story **YB:** 1983 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 072-031-078 **HOA/\$:** No

**OMD:** 05/27/13 **PD:** 09/19/13 **COE:** 09/19/13 **SP:** \$453,000 **TIC:** No **2nd Unit:** No

The cares of the world fall away as you make your way up the quiet road to the exclusive neighborhood & to your very private home. Here in the redwoods you will enjoy far reaching views, lots of sun on the spacious decks & you are just minutes to town. With over 1,845 s.f. & a bonus 750 s.f. space your home is your castle; the vaulted ceilings, open kitchen, huge family room & private enclaves let you live a life of your design.

**DIR:** Old Caz to Fern to Janice

**UBL:** **Subd:** **TBM:** , 21311926

**14900 Melody Ave**

**XSt:** 116 to Drake Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 51/51 **LP:** \$425,000  
**BD:** 1 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1200 N **Lot Sz:** 0 **OLP:** \$425,000  
**Stories:** Multi Level **YB:** 1948 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-050-012 **HOA/\$:** No

**OMD:** 07/27/13 **PD:** 09/16/13 **COE:** 09/26/13 **SP:** \$425,000 **TIC:** No **2nd Unit:** No

Rare & Private River Front w/ private setting & river/beach access along with multi-levels of expansive decking. Open spacious, floorplan with updated kitchen and appliances. Feels like you are the only one around when out on the back deck. Very well maintained and loved home that has been in the same family for generations. It is ready to move right in, and relax. Property line goes all the way to the rivers edge!!!!

**DIR:** Hwy 116 to Drake Rd to Melody

**UBL:** **Subd:** **TBM:** , 21314885

**13765 Guerne Hill Rd**

**XSt:** Drake **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$346,000  
**BD:** 2 **BA:** 1 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1389 R **Lot Sz:** 10594/0.2432 **OLP:** \$346,000  
**Stories:** 1 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-160-021 **HOA/\$:** No

**OMD:** 08/22/13 **PD:** 09/24/13 **COE:** 09/27/13 **SP:** \$360,000 **TIC:** No **2nd Unit:** No

Get Away on Guerne Hill! Cheerful, romantic one story cottage in quiet neighborhood. Sunken sun room, dining room, fireplace & fir floors. Sunny, nearly 1/4 acre lot. Fenced yard with trees. Raised beds for flowers & veggies. Room for entertaining. Your own barn! Easy walk to 3 local beaches, town, park with tennis courts, playground, basketball, pee wee golf. Perfect year round living or weekend getaway, It's the good life! Your House Matters.

**DIR:** Hwy 116 to Drake, immediate R up Guerne Hill, Left to end of Street.

**UBL:** **Subd:** **TBM:** , 21319080

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045



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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

**10838 Rio Vista Rd**

**XSt:** Westside Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 58/58 **LP:** \$375,000  
**BD:** 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1604 R **Lot Sz:** 8481/0.1947 **OLP:** \$399,950  
**Stories:** 2 Story **YB:** 1929 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-051-026 **HOA/\$:** No

**OMD:** 07/06/13 **PD:** 09/02/13 **COE:** 09/04/13 **SP:** \$360,000 **TIC:** No **2nd Unit:** No

Bask in the sun. Remodeled gem, four bedroom home on oversize lot, new paint, new wall to wall rugs, new tile floors, large open great room combo with fireplace & insert, F/A heat, privacy. Designated on map of Hacienda Del Rio Golf & Country Club Subdivision No. 4, close to schools, Santa Rosa, wine. NOT in flood zone. country, restaurants, shopping, and public transportation. One of a kind. Hurry. This won't last.

**DIR:** From Santa Rosa, River Road West, Cross Hacienda Bridge, First R. on Westside Rd., 2nd L. on Rio Vista

**UBL:** **Subd:** **TBM:** , 21315033

**1 Fort Ross Rd**

**XSt:** Blue Jay **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 116/116 **LP:** \$375,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 361548/8.3000 **OLP:** \$399,000  
**Stories:** 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 107-140-011 **HOA/\$:** No

**OMD:** 05/10/13 **PD:** 09/03/13 **COE:** 09/09/13 **SP:** \$345,000 **TIC:** No **2nd Unit:** No

Wonderful, secret getaway off the beaten path but not too far. On the grid, great sunshine and views in your own hidden redwood forest. Garden, hike or just get away from it all!

**DIR:** Cazadero Highway to Fort Ross Rd. To Blue Jay.

**UBL:** **Subd:** **TBM:** , 21310474

**10620 River Dr**

**XSt:** River Rd. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 46/46 **LP:** \$338,000  
**BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1000 R **Lot Sz:** 15520/0.3563 **OLP:** \$329,000  
**Stories:** 1 Story, Oth **YB:** 1930 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-220-025 **HOA/\$:** No

**OMD:** 08/02/13 **PD:** 09/17/13 **COE:** 09/20/13 **SP:** \$334,000 **TIC:** No **2nd Unit:** No

FUN IN THE SUN! Adorable remodeled river house with enormous flat sunny yard with veggie garden, horse shoes, volleyball. Steps away from huge beautiful beach. Tons of private parking with plenty of room for RV. Lovely remodeled home with large kitchen, beautiful wood stove, . 120 square foot garden house with it's own large deck. Tons of storage under house. Too much to list!

**DIR:** River Road north on River Drive then left at T.

**UBL:** **Subd:** **TBM:** , 21317517

**9150 Bohemian Hwy**

**XSt:** Main Street **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 156/156 **LP:** \$359,000  
**BD:** 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1374 N **Lot Sz:** 62291/1.4300 **OLP:** \$369,000  
**Stories:** 1 Story **YB:** 1959 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 096-040-006 **HOA/\$:** No

**OMD:** 04/01/13 **PD:** 09/04/13 **COE:** 09/06/13 **SP:** \$324,000 **TIC:** No **2nd Unit:** No

Peaceful & serene creek side setting awaits your pleasure. Well kept home awaits your tasteful improvements. Towering redwoods, 1.43 acres of privacy awaits your touch. Detached 2 car garage workshop with ample storage. Detached RV carport and PLENTY of paved off street parking. Within minutes of shopping, etc. Russian River is minutes away.

**DIR:** Hwy 116 West from Guerneville, Left over Monte Rio bridge, Straight to Bohemian Hwy.

**UBL:** **Subd:** **TBM:** , 21306840

**17550 Neeley Rd**

**XSt:** Montesano **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$319,000  
**BD:** 1 **BA:** 1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** 852 N **Lot Sz:** 5663/0.1300 **OLP:** \$319,000  
**Stories:** 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-230-038 **HOA/\$:** No

**OMD:** 04/27/13 **PD:** 06/20/13 **COE:** 09/06/13 **SP:** \$309,000 **TIC:** No **2nd Unit:** No

You'll fall in love with this romantic one bedroom cottage tucked away from it all in beautiful enchanted gardens. Once you've stepped onto the property, you'll feel like you're in another world. Sweet remodeled home (Extensive remodel in 1994) with a sunny, private setting. Close to beaches but not in the flood plain. Great off-street parking. Mature landscaping and fruit trees. Perfect place for peace of mind.

**DIR:** Hwy 116 to Neeley Rd.

**UBL:** **Subd:** **TBM:** 361, A5 21309237

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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**15209 Canyon Seven Rd** XSt: Canyon Two Guerneville / B0700 S Single Family DOM/CDOM: 38/38 LP: \$275,000  
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1260 N Lot Sz: 5000/0.1148 OLP: \$275,000  
 Stories: 3 Story, Oth YB: 1992 #Gar Sp: 1 #CP Sp: 0 APN: 070-200-054 HOA/\$: No

OMD: 07/19/13 PD: 08/26/13 COE: 09/04/13 SP: \$275,000 TIC: No 2nd Unit: No

Enjoy this beautifully maintained 3bd/2ba home settled amongst the redwoods of Rio Nido. Built in 1992, this home has updated bathrooms, flooring, heating/AC system, newer interior paint and an oversized garage! Great location with a close proximity to the Russian River, town of Guerneville and Rio Nido's very own miniature golf course, picnic area, dog park, tennis courts.

DIR: River Road, Canyon Two Rd, Canyon Seven UBL: Subd: Eagle Nest Rio Nido TBM: 361, D1 21314114



**10225 1st St** XSt: Russian River Ave. Villa Grande / B0700 S Single Family DOM/CDOM: 49/49 LP: \$269,900  
 BD: 1 BA: 1 RMS: FP: Yes Pool: No SqFt: 1275 R Lot Sz: 5998/0.1377 OLP: \$269,900  
 Stories: 1 Story YB: 1954 #Gar Sp: 1 #CP Sp: 0 APN: 095-055-005 HOA/\$: No

OMD: 07/17/13 PD: 09/04/13 COE: 09/06/13 SP: \$271,000 TIC: No 2nd Unit: No

Charming Villa Grande cottage featuring a one bedroom one bath. A beautiful and private yard with mature trees and plants just minutes walking distance to the Russian River. Perfect weekend get away or full time living. A great opportunity to own a little piece of Villa Grande!

DIR: From Monte Rio turn right on Moscow Rd. Right on Russian River Ave. Left on 1st. St. House on left UBL: Subd: TBM: , 21316077



**21909 Mesa Grande Ter** XSt: River Way Monte Rio / B0700 S Single Family DOM/CDOM: 78/78 LP: \$269,000  
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 984 R Lot Sz: 4792/0.1100 OLP: \$279,000  
 Stories: Split Level YB: 1956 #Gar Sp: 0 #CP Sp: 0 APN: 095-022-008 HOA/\$: No

OMD: 06/20/13 PD: 09/06/13 COE: 09/18/13 SP: \$260,000 TIC: No 2nd Unit: No

Cabin Fervour! Split level Mid Century cabin with open floor plan in the upper Villa Grande Terraces. Private, wooded, cathedral ceiling, skylights and fireplace. Back deck runs the length of the house (Great for entertaining!) Fir floors. Mid afternoon sun filters through the skylights, windows and redwoods. It's an easy walk to the Villa Grande Beach. Great little getaway or fulltime living. It's a good life! Your house matters.

DIR: Moscow Rd to River Way R Mesa Grande Ter. Go to top of hill, turnaround for better driveway access. UBL: Subd: TBM: , 21313293



**21697 Monte Vista Ter** XSt: Mesa Monte Rio / B0700 S Single Family DOM/CDOM: 63/63 LP: \$269,000  
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1260 R Lot Sz: 7841/0.1800 OLP: \$269,000  
 Stories: 1 Story YB: 1957 #Gar Sp: 0 #CP Sp: 0 APN: 095-075-004 HOA/\$: No

OMD: 07/15/13 PD: 09/16/13 COE: 09/19/13 SP: \$245,000 TIC: No 2nd Unit: No

Mid century modern house in lovely setting. Two bedrooms and a den and a lovely open floor plan with floor to ceiling windows and a long deck. Forced air heat and a woodstove insert in the living room. Street parking for several cars. Woodland parcels around this one give expansive private feeling to the property. The parcel is a double wide lot.

DIR: Starrett Hill to Middle way to Monte vista. Beyond Mesa. UBL: Subd: TBM: , 21316058



**14831 Drake Rd** XSt: Hwy 116 Guerneville / B0700 S Single Family DOM/CDOM: 254/254 LP: \$233,340  
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 902 R Lot Sz: 8015/0.1840 OLP: \$266,485  
 Stories: 2 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 071-050-039 HOA/\$: No

OMD: 12/22/12 PD: 09/02/13 COE: 09/11/13 SP: \$233,340 TIC: No 2nd Unit: No

Private River retreat ready for a new owner. The home has many updated items including a newer kitchen and bathroom. As the last house on a private drive, this home is a fantastic redwood retreat. Must see to appreciate.

DIR: Hwy 116 to Rt on Drake, down a mile or so, on right side down a private lane. UBL: Subd: TBM: 361, D2 21227837



Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 8550 Trenton Rd



XSt: Mirabel Forestville / B0700  
BD: 2 BA: 1 RMS:  
Stories: 1 Story YB: 1954

S  
FP: Yes Pool: No  
#Gar Sp: 0 #CP Sp: 1

Single Family DOM/CDOM: 23/23  
SqFt: 750 R Lot Sz: 5201/0.1194  
APN: 082-042-022

LP: \$225,000  
OLP: \$225,000  
HOA/\$: No

OMD: 09/03/13 PD: 09/26/13 COE: 09/30/13 SP: \$230,000

TIC: No

2nd Unit: No

1954 Cottage mostly original. Two bedrooms and 1 bath. Living room has a fireplace. Laundry hookups in the attached workshop.

DIR: Mirabel to Trenton

UBL:

Subd:

TBM: ,

21320299

## 5994 Cazadero Hwy



XSt: none Cazadero / B0700  
BD: 1 BA: 1 RMS:  
Stories: 1 Story YB: 1906

S  
FP: No Pool: No  
#Gar Sp: 0 #CP Sp: 0

Single Family DOM/CDOM: 143/143  
SqFt: 576 R Lot Sz: 2531/0.0581  
APN: 106-090-008

LP: \$209,900  
OLP: \$225,000  
HOA/\$: No

OMD: 04/08/13 PD: 08/29/13 COE: 09/05/13 SP: \$207,900

TIC: No

2nd Unit: No

SWEET RETREAT- Petite home on Austin Creek within walking distance to the village of Cazadero, Park and Tennis Court. This is truly a place to hang your heart, with pristine gardens and a wonderful deck to bask the day away. This small home has been well taken care of. Sleeping loft and bonus room for guest makes this a great getaway.

DIR: HWY 116 to Cazadero Hwy 5.9 miles down Cazadero Hwy. house on right.

UBL:

Subd:

TBM: ,

21307459

## 14370 Western Ave



XSt: Northern Ave Guerneville / B0700  
BD: 4 BA: 1 RMS:  
Stories: 1 Story YB: 1954

S  
FP: Yes Pool: No  
#Gar Sp: 1 #CP Sp: 0

Single Family DOM/CDOM: 14/14  
SqFt: 880 R Lot Sz: 3920/0.0900  
APN: 071-022-016

LP: \$183,000  
OLP: \$183,000  
HOA/\$: No

OMD: 07/30/13 PD: 08/13/13 COE: 09/06/13 SP: \$205,000

TIC: No

2nd Unit: No

Absolutely Adorable Russian River Cottage with wonderful authentic character & charm. Open Living, Dining, Kitchen & sunny outdoor patio w/ inset BBQ. Perfect for the family to enjoy roasting marshmallows & playing games. Cozy Bedrooms are all you need after a glorious day on the River. Bonus features: one car garage w/ laundry, new windows and wood burning fireplace. Municipal sewer & water. A great opportunity to stake your claim to FUN!

DIR: HWY116 to Drake Rd (all the way back) LFT on Western to end on LFT.

UBL:

Subd:

TBM: ,

21317337

## 14692 Canyon 1 Rd



XSt: Canyon 2 Guerneville / B0700  
BD: 2 BA: 1/1 RMS:  
Stories: 2 Story YB: 1935

S  
FP: Yes Pool: No  
#Gar Sp: 0 #CP Sp: 0

Single Family DOM/CDOM: 120/120  
SqFt: 768 R Lot Sz: 2200/0.0505  
APN: 070-280-061

LP: \$168,000  
OLP: \$195,000  
HOA/\$: No

OMD: 05/09/13 PD: 09/07/13 COE: 09/10/13 SP: \$160,000

TIC: No

2nd Unit: No

This charming Rio Nido cabin is ready to move into and enjoy. Lovely two story living room. Two tandum bedrooms and 1/2 bath upstairs. Large deck with a covered seating area.

DIR: River Road to Canyon 2 to Canyon 1.

UBL:

Subd:

TBM: ,

21310355

## 6834 Nolan Rd



XSt: Mirabel Forestville / B0700  
BD: 3 BA: 2 RMS:  
Stories: 1 Story YB: 1965

P  
FP: Yes Pool: No  
#Gar Sp: 2 #CP Sp: 0

Single Family DOM/CDOM: 28/28  
SqFt: 1562 R Lot Sz: 12001/0.2755  
APN: 083-120-060

LP: \$519,000  
OLP: \$519,000  
HOA/\$: No

OMD: 09/05/13 PD: 10/03/13 COE: SP:

TIC: No

2nd Unit: No

Great 3 bdrm./2 bath home with family room fireplace, granite tile kitchen counters and a beautiful Trex Deck and landscaping. This property offers privacy while being close to town.

DIR: 116 West to Right on Mirabel and Left on Nolan

UBL:

Subd:

TBM: ,

21320525

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

	<p><b>11731 Ridge Dr</b> XSt: Tunstall Guerneville / B0700 P Single Family DOM/CDOM: 85/85 LP: \$418,000            BD: 2 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 1434 O Lot Sz: 15011/0.3446 OLP: \$441,600            Stories: 1 Story YB: Unknown #Gar Sp: 1 #CP Sp: 0 APN: 085-132-042 HOA/\$: No</p> <p>OMD: 07/09/13 PD: 10/02/13 COE: SP: TIC: No 2nd Unit: No</p> <p>Sun-Drenched &amp; STYLISH Wine Country Retreat. Hard to Find: Impeccably maintained residence w/ fantastic layout that's open &amp; BRIGHT. A comfortably HAPPY space where friends &amp; family can relax &amp; enjoy. Super-sized ENTERTAINMENT deck offers sensational outlooks + elevated privacy. Perimeter foundation, one car garage, bonus STUDIO/OFFICE, 1/3 of an acre of oak &amp; redwood trees. A SOLID full-time, part-time or profitable vacation rental home !</p> <p>DIR: HWY 116 (Pocket Canyon) @ Tunstall OR Canyon Dr to top of hill to Ridge. Mid way on Left. UBL: Subd: TBM: , 21315368</p>
	<p><b>11706 Upper Oak Rd</b> XSt: Madrona Forestville / B0700 P Single Family DOM/CDOM: 14/14 LP: \$398,500            BD: 3 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1478 O Lot Sz: 5332/0.1224 OLP: \$398,500            Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 081-250-028 HOA/\$: No</p> <p>OMD: 06/17/13 PD: 07/01/13 COE: SP: TIC: No 2nd Unit: No</p> <p>Sunny &amp; quiet, enjoy this 3br/2ba home in the Summer Home Park community. Freshly painted, new carpets, new furnace, new dishwasher, new stove, and new front door. Lots of storage. Bedrooms are comfortable and cozy in knotty pine, perfectly paired w/the outside setting. Relax on the back deck &amp; take in the gorgeous views of the redwoods, vineyards, and Summer Home Park Beach. This is a great opportunity &amp; move-in ready.</p> <p>DIR: River Road to Madrona to Upper Oak Road UBL: Subd: TBM: , 21313727</p>
	<p><b>14581 Canyon 1 Rd</b> XSt: Memory Park Rd. Guerneville / B0700 P Single Family DOM/CDOM: 41/41 LP: \$369,000            BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1288 R Lot Sz: 4173/0.0958 OLP: \$369,000            Stories: 2 Story YB: 1989 #Gar Sp: 1 #CP Sp: 0 APN: 070-280-074 HOA/\$: No</p> <p>OMD: 08/20/13 PD: 09/30/13 COE: SP: TIC: No 2nd Unit: Yes</p> <p>Walking distance To the Pool and Lounge. Bright Sunny yard and deck. Enjoy the spaciousness of this well built home. 3 Bedrooms and 2 Bathrooms upstairs and 2 bedrooms and 1 bath downstairs. Plenty of off street parking as well as a full garage. Open eat in kitchen with a large living room right next to it. Well built and roomy.</p> <p>DIR: river rd to canyon 2 rd, right on canyon 1 rd. UBL: Subd: TBM: , 21319032</p>
	<p><b>19783 Hwy 116 Hwy</b> XSt: Crescent ave Monte Rio / B0700 P Single Family DOM/CDOM: 105/105 LP: \$269,000            BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 768 R Lot Sz: 9148/0.2100 OLP: \$275,000            Stories: 1 Story YB: 1960 #Gar Sp: 1 #CP Sp: 0 APN: 094-140-020 HOA/\$: No</p> <p>OMD: 06/01/13 PD: 09/16/13 COE: SP: TIC: No 2nd Unit: No</p> <p>Woodland Oasis, 2 bedroom Chalet style home in a beautiful woodland setting. large deck for entertaining, vaulted open beam ceiling, central heat and a Garage!</p> <p>DIR: Hwy 116 west, just past Northwood on right. UBL: Subd: TBM: , 21312354</p>
	<p><b>9587 Argonne Way</b> XSt: Trenton Forestville / B0700 P Single Family DOM/CDOM: 90/90 LP: \$204,887            BD: 2 BA: 1 RMS: 4 FP: No Pool: No SqFt: 825 R Lot Sz: 4574/0.1050 OLP: \$204,887            Stories: 1 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 082-061-039 HOA/\$: No</p> <p>OMD: 06/22/13 PD: 09/20/13 COE: SP: TIC: No 2nd Unit: No</p> <p>Cozy Forestville Cabin in a convenient location near to Steelhead Beach. Private sunny lot amidst the trees. This diamond in the rough needs some attention to make it shine again. Priced to sell NOW!</p> <p>DIR: River Road to Trenton across from Steelhead Beach to Argonne, just up the road on the right UBL: Subd: TBM: , 21314115</p>

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 11959 Canyon Dr



**XSt:** Hwy 116 **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$195,000  
**BD:** 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1135 N **Lot Sz:** 18731/0.4300 **OLP:** \$195,000  
**Stories:** 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-125-009 **HOA/\$:** No

**OMD:** 08/27/13 **PD:** 10/04/13 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Russian River Vacation Villa among the redwoods. Bright, clean, spacious and move-in ready. Boasts cathedral ceilings, skylights and windows galore. Features formal dining area w/built in hutch, ceiling fans, remodeled bathroom and large walk-in closet. Unique and serene outdoor atmosphere with courtyard gardens, fish pond and bubbling fountain. Downstairs workshop/office with plenty of storage

**DIR:** Hwy 116 W to Canyon Dr. turn right to end before curve

**UBL:** **Subd:** **TBM:** 361, F5 **21319508**

## 6728 Covey Rd



**XSt:** Hwy.116 **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 43/43 **LP:** \$624,000  
**BD:** 3 **BA:** 3 **RMS:** **FP:** No **Pool:** No **SqFt:** 2592 R **Lot Sz:** 20212/0.4640 **OLP:** \$624,000  
**Stories:** 2 Story **YB:** 1986 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-100-032 **HOA/\$:** No

**OMD:** 08/25/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Country Living very similar to Sebastopol's, but with a quieter life style and often warmer weather! Comodious, modern home. Very close to downtown. Features a gated entry, gourmet kitchen, large rumpus room, mature oaks and other established landscaping, and many custom touches found only in well designed elegant homes. Come see for yourself!

**DIR:** Hwy 116 to Covey Rd.

**UBL:** **Subd:** **TBM:** 362, E7 **21319495**

## 15970 Riverlands Rd



**XSt:** Drake **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$439,000  
**BD:** 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1200 R **Lot Sz:** 52272/1.2000 **OLP:** \$439,000  
**Stories:** 2 Story **YB:** 1940 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-140-008 **HOA/\$:** No

**OMD:** 09/11/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Russian River Front Home on 1.2 acres. This immaculate 3 BR/1.5 BA home has all the charm and nostalgia of yester-year. Living room features floor-to- ceiling wood burning fireplace, high ceilings and large decks off the front and back. Large open kitchen and adjoining dining area with slider to deck. Home was raised in 1995 providing room for two 1 car garages, storage and workshop. Property has a concrete dock with area to launch kayak/canoe.

**DIR:** Hwy 116 to Drake to Riverlands

**UBL:** **Subd:** **TBM:** , **21320980**

## 17512 Neeley Rd



**XSt:** HWY 116 **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 83/83 **LP:** \$315,000  
**BD:** 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1140 R **Lot Sz:** 3977/0.0913 **OLP:** \$315,000  
**Stories:** 2 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-230-067 **HOA/\$:** No

**OMD:** 07/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Peace on the River. 2 well cared for homes with lots of parking. Live in one and rent the other. Perhaps use as vacation rental? Is this versatile property a match for you?

**DIR:** Hwy 116 to Neeley

**UBL:** **Subd:** **TBM:** , **21316090**

## 11133 Dell Ave



**XSt:** Westside/Sequoia **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 8/8 **LP:** \$300,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1142 R **Lot Sz:** 84942/1.9500 **OLP:** \$300,000  
**Stories:** 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-042-030 **HOA/\$:** No

**OMD:** 09/29/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Two cute houses on 2 acres. Some updating done- bathrooms, kitchens. The upper house is smaller. 2nd house was built in approximately 1930 and is not shown on county records. Laundry hook ups in both houses. Lower house has central heat, upper house has a propane heater.

**DIR:** River rd. to Westside rd. to Sequoia, to Dell. double back a little after you exit from River.

**UBL:** **Subd:** **TBM:** , **21322383**

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 10853 Ogburn Ln



XSt: Summerhome Park Road Forestville / B0700 CN Single Family DOM/CDOM: 117/117 LP: \$299,500  
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1207 R Lot Sz: 15120/0.3471 OLP: \$220,000  
 Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 082-280-045 HOA/\$: No

OMD: 06/10/13 PD: COE: SP: TIC: No 2nd Unit: Yes

Nice looking vacation place or rental income. Second unit not on County record but have a separate meters.

DIR: River Road, turn left to Forrest Hill Rd, turn right to Summerhome Park Rd and Left on Ogburn Ln.

UBL: Subd: TBM: , 21313075

## 8843 Marianna Dr



XSt: Trenton Forestville / B0700 CN Single Family DOM/CDOM: 56/56 LP: \$245,000  
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1118 R Lot Sz: 5663/0.1300 OLP: \$245,000  
 Stories: 1 Story YB: 1962 #Gar Sp: 0 #CP Sp: 1 APN: 082-051-020 HOA/\$: No

OMD: 08/12/13 PD: COE: SP: TIC: No 2nd Unit: No

Sweet little neighborhood in Forestville, this home has a beautiful open floor plan and vaulted wooden ceilings in bedrooms and living room with fireplace for cool winter nights. Fairly private spot with a large front and backyard with separate outbuilding for storage and W/D room. All sitting in a beautiful tree lined setting...

DIR: 116 North, Right on Mirabel Rd, Left on Trenton, Right on Marianna

UBL: Subd: TBM: 362, D5 21318464

## 8201 Tyrone Rd



XSt: boHEMIAN hwy Monte Rio / B0700 CN Single Family DOM/CDOM: 12/12 LP: \$140,000  
 BD: 2 BA: 2 RMS: 5 FP: No Pool: Yes SqFt: 672 R Lot Sz: 10581/0.2429 OLP: \$140,000  
 Stories: 2 Story YB: 1945 #Gar Sp: 0 #CP Sp: 1 APN: 074-250-009 HOA/\$: No

OMD: 09/25/13 PD: COE: SP: TIC: No 2nd Unit: No

Sitting just about the creek with a swimming pool. Great little mountain cabin. Need some work but a little will go a long way. Investors special. 2 BR 2 BA sitting in a little place of heaven. Sitting in the historic town of Monte Rio and close to the Russian River. Downstairs remodel started years ago but never finished. Home needs a lot of TLC.

DIR: Main St./Bohemian Hwy to 84021 Tyrone Rd or Beedler to Tyrone Rd

UBL: Subd: TBM: , 21322922

## 10287 Solito Ct



XSt: Field Forestville / B0700 CN Single Family DOM/CDOM: 27/27 LP: \$50,000  
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 764 R Lot Sz: 7022/0.1612 OLP: \$50,000  
 Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 082-191-067 HOA/\$: No

OMD: 09/10/13 PD: COE: SP: TIC: No 2nd Unit: No

Rare opportunity to buy a Forestville home at this price! Needs work, but sweat equity can be realized here. Lots of possibilities!

DIR: Field to Solito. Property backs to Woodside.

UBL: Subd: TBM: , 21320957

## 7350 Covey Rd



XSt: Johnson Lane Forestville / B0700 CC Single Family DOM/CDOM: 60/60 LP: \$799,888  
 BD: 4 BA: 3 RMS: 8 FP: Yes Pool: No SqFt: 3000 R Lot Sz: 206039/4.7300 OLP: \$875,000  
 Stories: 2 Story YB: 1940 #Gar Sp: 2 #CP Sp: 2 APN: 083-160-031 HOA/\$: No

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

They just don't build them like this anymore. If you have been looking for a home on a large lot with vintage plank floors, sweeping wrap around views, and rough sawn timber beams then wait no more. The hilltop views from the living room sweep from southeast all the way through north to southwest. Enjoy the large master bedroom with 2 closets and a bonus room off of the master bath.

DIR: River Rd to Trenton to Covey or HWY 116 to Covey

UBL: Subd: TBM: , 21316752

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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## Client 5-Up Residential

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

**13815 Green Valley Rd**  **XSt:** Hwy 116 **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 119/119 **LP:** \$779,000  
**BD:** 2 **BA:** 3 **RMS:** **FP:** No **Pool:** No **SqFt:** 2400 O **Lot Sz:** 104980/2.4100 **OLP:** \$779,000  
**Stories:** 2 Story **YB:** 2009 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-230-013 **HOA/\$:** No  
**OMD:** 06/10/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No  
 Custom contemporary home amid towering redwoods on a terraced hillside in popular Pocket Canyon. Open living/dining, amazing gourmet kitchen, premium appliances, walk-in pantry, home office, sitting room/library or room for overnight guests. Dramatic windows and skylights provide optimum sun exposure. Extensive decking, paved driveway, stone walls, 2-car garage + 300 sq.ft. storage/potential rec room. Zen retreat in nature's purest environment!


DIR: Pocket Canyon area. Hwy 116 thru Forestville to Green Valley, left, approx. 1 mile. sign posted

UBL: Subd: TBM: 381, H2 21312869

**7075 Covey Rd**  **XSt:** Van Keppel **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 66/66 **LP:** \$499,000  
**BD:** 2 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1700 N **Lot Sz:** 27739/0.6368 **OLP:** \$525,000  
**Stories:** 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 083-060-024 **HOA/\$:** No  
**OMD:** 08/02/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes  
 Gorgeous wooded setting just a few blocks from downtown Forestville, near tennis courts and track. In addition to guest house there is a separate artist studio. This wooded setting goes all the way back to the small creek that runs between the Van Keppel and Covey Rd properties. Same owner for over 42 years not a flip but has new kitchen cabinets, granite counters, new appliances, bamboo floors, fresh paint throughout.


DIR: At 6757 Covey, just north of Van Keppel take paved drive past barn red house. Out of sync addresses.

UBL: Subd: TBM: 362, E7 21317711

**9474 Westside Rd**  **XSt:** Martinelli Rd. **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 62/180 **LP:** \$385,000  
**BD:** 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1771 R **Lot Sz:** 5001/0.1148 **OLP:** \$385,000  
**Stories:** 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-113-006 **HOA/\$:** No  
**OMD:** 08/06/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No  
 3 BR/2 BA Russian River Retreat in the heart of Forestville. Upper level: Living room has a wall of glass overlooking tree tops. Large kitchen w/dishwasher, gas stove & newer laminate flooring. Large bath upstairs with clawfoot tub. Located downstairs are 3 BR's and a bath with shower. Master Bedroom with private entry. Walk to the river down the Green Valley Creek path. Just 15 minutes to Hwy 101/Santa Rosa.


DIR: River Rd. to Martinelli Rd. double back on Old River Rd., to Westside Rd.

UBL: Subd: TBM: , 21317924

**14463 Memory Ln**  **XSt:** Canyon 1 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 8/8 **LP:** \$379,000  
**BD:** 2 **BA:** 2 **RMS:** 6 **FP:** No **Pool:** No **SqFt:** 1700 R **Lot Sz:** 33977/0.7800 **OLP:** \$379,000  
**Stories:** 2 Story **YB:** 1993 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-310-032 **HOA/\$:** No  
**OMD:** 09/29/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No  
 Not your usual Rio Nido Home. This one is beautiful; Clean & DRY. The home is in Excellent condition, new paint, New Roof, Floors & Garage doors. Also new appliances. Huge windows & great decks for outdoor living. Tax records show 2 bedrooms, I think that it is at least 3. Large .78 acre lot on a private driveway with an attached 2 car garage and lots of room for parking & gardening. Great for a getaway, a family home, retirement or a vac. renta

DIR: Canyon 2, Right on Canyon 1, Right MemoryLn. Go pastDO NOT ENTER sign, go 100ft, on right at sign.

UBL: Subd: TBM: 361, E1 21321819

**17697 Neeley Rd**  **XSt:** Beach **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 56/56 **LP:** \$379,000  
**BD:** 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 14810/0.3400 **OLP:** \$379,000  
**Stories:** 1 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-240-071 **HOA/\$:** No  
**OMD:** 08/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No  
 Private retreat with sun filled rooms and 3 lots to guarantee your privacy. Main building has 2 large bedrooms with walk in closets, pine floor in living room, new carpeting in dining room and bedrooms. Kitchen has a new countertop. Separate third bedroom and bath built in 2005 with permits. On demand hot water heater, central heat plus woodstove, Private courtyard deck. Short walk to the Russian River.Perfect year round home or hideaway.

DIR: Hwy 116 to Summer bridge-up Beach Ave to Neeley,turn left. Or Neeley to property.

UBL: Subd: TBM: 361, A5 21318349

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045








## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

	<b>16000 Brookdale Dr</b>	<b>XSt:</b> Armstrong Woods	<b>Guerneville / B0700</b>	<b>CC</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 28/28	<b>LP:</b> \$349,000
	<b>BD:</b> 3	<b>BA:</b> 2	<b>RMS:</b> 6	<b>FP:</b> Yes	<b>Pool:</b> Yes	<b>SqFt:</b> 1046 R	<b>OLP:</b> \$359,000
	<b>Stories:</b> 1 Story		<b>YB:</b> 1963	<b>#Gar Sp:</b> 0	<b>#CP Sp:</b> 0	<b>APN:</b> 069-220-013	<b>HOA/\$:</b> No
	<b>OMD:</b> 09/09/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No	
AMAZING 3 bdrm bungalow in Armstrong Valley. Perfect for year-round living or a fabulous weekend retreat. BASK IN THE SUN by your inground pool in the summer and COZY UP to the fireplace in the winter. Tons of windows to bring in natural lighting. Wood floors, upgraded bath, and sensational outdoor space. PARADISE!							
<b>DIR:</b> At the corner of Armstrong Woods Rd and Brookdale Dr.				<b>UBL:</b>	<b>Subd:</b>	<b>TBM:</b> 361, C1	21320361
	<b>14488 Old Cazadero Rd</b>	<b>XSt:</b> Hwy 116	<b>Guerneville / B0700</b>	<b>CC</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 119/119	<b>LP:</b> \$335,000
	<b>BD:</b> 2	<b>BA:</b> 1/1	<b>RMS:</b>	<b>FP:</b> Yes	<b>Pool:</b> No	<b>SqFt:</b> A	<b>OLP:</b> \$359,000
	<b>Stories:</b> 2 Story		<b>YB:</b> 1925	<b>#Gar Sp:</b> 0	<b>#CP Sp:</b> 0	<b>APN:</b> 072-080-024	<b>HOA/\$:</b> No
	<b>OMD:</b> 06/10/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No	
This property will take you back in time. Rock fireplace in large livingroom with wonderful redwood trim thru out. Kitchen is so charming with tall ceilings. This 2 bed plus 2 bonus room with storage space under the home makes this a great family getaway or full time. Nice size side yard and decking over looking the creek. The charm is all here.							
<b>DIR:</b> River Road right on Old Cazadero property on left side.				<b>UBL:</b>	<b>Subd:</b>	<b>TBM:</b> ,	21313124
	<b>16613 Neeley Rd</b>	<b>XSt:</b> Center	<b>Guerneville / B0700</b>	<b>CC</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 49/49	<b>LP:</b> \$324,900
	<b>BD:</b> 3	<b>BA:</b> 2	<b>RMS:</b>	<b>FP:</b> Yes	<b>Pool:</b> No	<b>SqFt:</b> 1642 R	<b>OLP:</b> \$335,000
	<b>Stories:</b> 2 Story		<b>YB:</b> 1995	<b>#Gar Sp:</b> 1	<b>#CP Sp:</b> 0	<b>APN:</b> 071-194-009	<b>HOA/\$:</b> No
	<b>OMD:</b> 08/19/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No	
This contemporary 3 bedroom 2 bath home is all ready for you to move in. Spacious open floor plan on the main floor makes entertaining easy. Skylights and cathedral ceiling let in natural light. Jack & Jill bathroom upstairs. New carpet. A unique combination of redwoods and sunlight for your full time or get-away home.							
<b>DIR:</b> Hwy 116 to Neeley Rd. Left at the oak tree to stay on Neeley.				<b>UBL:</b>	<b>Subd:</b>	<b>TBM:</b> ,	21317738
	<b>11165 116 Hwy</b>	<b>XSt:</b> Mays Canyon	<b>Forestville / B0700</b>	<b>CC</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 20/20	<b>LP:</b> \$320,000
	<b>BD:</b> 3	<b>BA:</b> 1	<b>RMS:</b> 6	<b>FP:</b> Yes	<b>Pool:</b> No	<b>SqFt:</b> 1444 R	<b>OLP:</b> \$320,000
	<b>Stories:</b> 2 Story		<b>YB:</b> 1926	<b>#Gar Sp:</b> 1	<b>#CP Sp:</b> 1	<b>APN:</b> 085-150-009	<b>HOA/\$:</b> No
	<b>OMD:</b> 09/17/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No	
Well maintained home in private forested setting. Upstairs features light, spacious rooms, hardwood floors, and lots of windows. Updated kitchen and bathroom. Two breathtaking bedrooms upstairs, with a separate bedroom downstairs that keeps in the cool on a hot day. Wine cellar, green house, and private deck for entertainment. Set in the beautiful forest where wildlife can be viewed year round. Seller will clear section 1 of Pest report.							
<b>DIR:</b> Between Guerneville and Forestville on Highway 116.				<b>UBL:</b>	<b>Subd:</b>	<b>TBM:</b> ,	21321513
	<b>20813 River Blvd</b>	<b>XSt:</b> Kingston	<b>Monte Rio / B0700</b>	<b>CC</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 55/55	<b>LP:</b> \$299,000
	<b>BD:</b> 2	<b>BA:</b> 2	<b>RMS:</b>	<b>FP:</b> Yes	<b>Pool:</b> No	<b>SqFt:</b> 1117 R	<b>OLP:</b> \$319,000
	<b>Stories:</b> 3 Story		<b>YB:</b> 1950	<b>#Gar Sp:</b> 0	<b>#CP Sp:</b> 2	<b>APN:</b> 095-192-001	<b>HOA/\$:</b> No
	<b>OMD:</b> 08/12/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No	
Architectural Delight with English Garden!! Stunning home raised above flood level. The home features 1 br/1ba on each level connected by interior stairs. Home was previously configured as a duplex. Walk down the street to your neighborhood beach or across the street for dinner at the Village Inn. Must see to appreciate the charm and craftsmanship.							
<b>DIR:</b> Hwy 116 to Bohemian Hwy to River Blvd at Kingston by Village Inn				<b>UBL:</b>	<b>Subd:</b>	<b>TBM:</b> ,	21318339

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 13044 Sosna Way



XSt: Verba Lane  
BD: 2  
Stories: 3 Story

## Guerneville / B0700

BA: 2 RMS: FP: Yes Pool: No  
YB: 1991 #Gar Sp: 0 #CP Sp: 2

CC Condo/Coop DOM/CDOM: 48/48  
SqFt: 1392 R Lot Sz: 675/0.0155  
APN: 072-370-041

LP: \$296,100  
OLP: \$329,000  
HOA/\$: Yes/\$375.00/Mo

OMD: 08/20/13

PD:

COE:

SP:

TIC: No

2nd Unit: No

One-Of-Kind Re-Designed CUSTOM Town-Home. Nestled in the lush & lovely resort-style condo community of Dubrava Village: A Private Access, River Front Community= Swim, Boat, Trails & Clubhouse. Enjoy 2 En-Suite Bedrooms, Unique Walk-thru Kitchen that leads to FORMAL DINING/Office. Unusual Walk-off deck leads down to private garden + patio. 2 Car Deeded Parking. Zip to Town :: Shops, Cafes, Restaurants & Beaches. AMAZING Experience in the Redwoods!

DIR: HWY 116 thru town of Guerneville. On Left.

UBL: Subd: TBM: , 21318934

## 6600 Front St



XSt: First Street  
BD: 1  
Stories: 2 Story

## Forestville / B0700

BA: 1 RMS: 3 FP: No Pool: No  
YB: 1924 #Gar Sp: 0 #CP Sp: 0

CC Single Family DOM/CDOM: 14/14  
SqFt: 1232 R Lot Sz: 4356/0.1000  
APN: 083-080-004

LP: \$275,000  
OLP: \$275,000  
HOA/\$: No

OMD: 09/23/13

PD:

COE:

SP:

TIC: No

2nd Unit: Yes

Unique, cozy cottage offers rare opportunity in downtown. Walk score of 100 to vibrant shops & restaurants! Charming remodeled (with permits) cottage on 2 levels has upstairs 1BR apartment w/an updated bath & kitchen w/breakfast area, living room & sunny deck to a private garden. Lower level studio has a full kitchen and French doors in the main living area leading to a shaded yard & raised bed. Undeveloped bonus parking/storage area at rear.

DIR: Gravenstein Hwy between First &amp; Second Streets on south side of street.

UBL: Subd: TBM: , 21321974

## 6115 Cazadero Hwy



XSt: Austin Creek  
BD: 6  
Stories: 3 Story

## Cazadero / B0700

BA: 3 RMS: 8 FP: No Pool: No  
YB: 1920 #Gar Sp: 0 #CP Sp: 0

CC Single Family DOM/CDOM: 516/516  
SqFt: 2678 R Lot Sz: 5227/0.1200  
APN: 106-090-023

LP: \$269,000  
OLP: \$289,900  
HOA/\$: No

OMD: 05/09/12

PD:

COE:

SP:

TIC: No

2nd Unit: No

WOW!Price reduced!Very spacious vintage home with large sunny rooms. Nice layout and very livable! Full stand up attic upstairs. Features a sun porch, laundry room and a cold storage area.Rooms are all of good size and layed out nicely. Beautiful rock wall around the front and entry way.Separate playhouse. Located right in town area of Cazadero. Great for the large or extended family.A lot of home for the money.

DIR: Hwy 116 west to Cazadero Hwy apprx +/-6 miles. Home will be on left.

UBL: Subd: TBM: 339, H5 21211311

## 21593 Highland Ter



XSt: monte vista terrace  
BD: 1  
Stories: 2 Story

## Monte Rio / B0700

BA: 1 RMS: 4 FP: Yes Pool: No  
YB: 1977 #Gar Sp: 0 #CP Sp: 0

## CC

Single Family DOM/CDOM: 210/210  
SqFt: 726 R Lot Sz: 9365/0.2150  
APN: 095-111-003

LP: \$264,000  
OLP: \$279,000  
HOA/\$: No

OMD: 03/10/13

PD:

COE:

SP:

TIC: No

2nd Unit: No

Enchanting woodland retreat. Peace and tranquility abound from this charming, private treehouse. French doors open to a lovely deck with beautiful views. meandering path to a private hot tub in the woods. Wonderful loft bedroom makes you feel like a princess (or Prince) in a tower, high above it all! This is a very special place.

DIR: Rgt on Starrett Hill, Lft on middle terrace, right on Rio Vista, lft on Huckleberry, right on Highland

UBL: Subd: TBM: , 21304447

## 56 Silvia Dr



XSt: Austin Creek  
BD: 2  
Stories: 1 Story

## Cazadero / B0700

BA: 2 RMS: FP: Yes Pool: No  
YB: 1979 #Gar Sp: 0 #CP Sp: 0

## CC

Single Family DOM/CDOM: 53/53  
SqFt: 1024 R Lot Sz: 14113/0.3240  
APN: 105-310-018

LP: \$225,000  
OLP: \$225,000  
HOA/\$: No

OMD: 08/15/13

PD:

COE:

SP:

TIC: No

2nd Unit: No

Come live in your own tree house! Perched high on a hill on gigantic poles sits this neat modular home. Spacious rooms, cabin like. Cathedral ceilings, wood floors, wood stove. Sit among the redwoods in this speckled sun patch. Expansive deck with tree top views. Nearly 1/3 of an acre. Deeded access to Austin Creek down the road. Workshop space underneath. Sense of privacy. Can you hear the whispering trees & grass? Your house matters.

DIR: Hwy 116 to Austin Creek to Silvia

UBL: Subd: TBM: , 21318452

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

**17325 Riverside Dr** XSt: Hwy 116 Guerneville / B0700 CC Single Family DOM/CDOM: 31/31 LP: \$210,000  
 BD: 2 BA: 1 RMS: 5 FP: No Pool: No SqFt: 694 R Lot Sz: 4200/0.0964 OLP: \$210,000  
 Stories: 1 Story YB: 1938 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-046 HOA/\$: No  
 OMD: 09/06/13 PD: COE: SP: TIC: No 2nd Unit: Yes  
 Rumor has it that this home was built by a ship builder. See the galley kitchen, small but efficient. Living room plus separate space for table. Additional sitting area with storage under the benches. Small studio with bunk beds has its own bath & kitchen sink. Shed/shop for your projects. Spacious yard with rock fireplace structure sitting amongst your own Redwood grove. Walk to down town or the Russian River.



DIR: Hwy 116 West of down town. Left on Riverside Drive, property on the right.

UBL: Subd: TBM: , 21320508

**11122 Ice Box Canyon Rd** XSt: Summerhome Park Road Forestville / B0700 CC Single Family DOM/CDOM: 38/131 LP: \$200,000  
 BD: 2 BA: 1 RMS: 5 FP: No Pool: No SqFt: 930 R Lot Sz: 10799/0.2479 OLP: \$200,000  
 Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 081-150-011 HOA/\$: Yes/\$25.00/Ye  
 OMD: 08/30/13 PD: COE: SP: TIC: No 2nd Unit: No  
 Move in ready home with spacious living room with plenty of windows to bring in the natural light. Living room leads out to the garden patio which has a built-in fire place, great area for outdoor dining. Kitchen with dining area. Trees have been trimmed, to let the sunlight through. Seasonal creek off the front deck. Low cost HOA membership provides beach access. New roof, 2005 septic upgrade.



DIR: River Rd. to Forest Hills Rd. Right on Summerhome Park Rd. Left Ice Box Canyon Rd.

UBL: Subd: TBM: , 21319928

**9645 Rio Vista Rd** XSt: River Road Forestville / B0700 CC Single Family DOM/CDOM: 206/206 LP: \$175,000  
 BD: 3 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1134 R Lot Sz: 9583/0.2200 OLP: \$175,000  
 Stories: 2 Story YB: 1930 #Gar Sp: 1 #CP Sp: 0 APN: 082-123-020 HOA/\$: No  
 OMD: 03/14/13 PD: COE: SP: TIC: No 2nd Unit: No  
 This Period 1930's Classic Forestville Cottage features a beautiful vaulted Redwood Living Room Ceiling, a cozy fireplace, and an attached deck. The three bedroom 1 bath, 1134 sq ft home on an almost 1/4 acre sunny garden awaits you with your own wonderful Great Oak Tree! Some things need reworking on this one, and the classic bones will amaze you. Roomy garage with laundry has ample space for a workshop. Possibilities abound here, come see!



DIR: From Guerneville East on River Road, Right on Rio Vista Rd.

UBL: Subd: TBM: 362, C4 21304661

**21527 Green Ln** XSt: Moscow Road Monte Rio / B0700 CC Single Family DOM/CDOM: 38/38 LP: \$149,000  
 BD: 1 BA: 1 RMS: 3 FP: Yes Pool: No SqFt: A Lot Sz: OLP: \$149,000  
 Stories: 1 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-152-007 HOA/\$: No  
 OMD: 08/30/13 PD: COE: SP: TIC: No 2nd Unit: No  
 This cute and cozy one bedroom private cabin has vaulted ceilings, full kitchen with slate floor, and claw foot tub with terrazzo floor in bathroom. Great deck space and hot tub. Great weekend getaway or full time home. Second vacant parcel included 21548 Starrett Hill Rd. APN: 095-152-034. MLS #21319929 is also available.



DIR: Hwy. 116,L over Monte Rio Bridge, R at end of bridge, R onto Moscow Road. Green Lane is on Left.

UBL: Subd: TBM: 362, F7 21319667

**7561 covey Rd** XSt: Trenton Road Forestville / B0700 A Single Family DOM/CDOM: 85/85 LP: \$1,495,000  
 BD: 3 BA: 2/1 RMS: 5 FP: Yes Pool: No SqFt: 2840 O Lot Sz: 117176/2.6900 OLP: \$1,495,000  
 Stories: 2 Story YB: Unknown #Gar Sp: 2 #CP Sp: 0 APN: 083-020-090 HOA/\$: No  
 OMD: 07/14/13 PD: COE: SP: TIC: No 2nd Unit: No  
 Artfully designed with a sophisticated style that combines classic vintage details with tasteful contemporary design. Organic elements, natural stone and wood, interesting textures and soothing colors blend harmoniously. Beautiful French doors open to tranquil decks and a serene garden patio. Enchanting English style gardens and pathways, room for 2nd unit and pool. The provincial charm of this wine country home defines country!



DIR: Hwy 116 N to Covey. Address posted on sign at paved drive on Rt go to end &amp; veer left. No sign

UBL: Subd: TBM: , 21315841

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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## Client 5-Up Residential

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

**2880 Austin Creek Rd**

**XSt:** HWY 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 79/79 **LP:** \$1,288,000  
**BD:** 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 155727/3.5750 **OLP:** \$1,288,000  
**Stories:** 1 Story **YB:** 2002 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-090-018 **HOA/\$:** No

**OMD:** 07/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Private View Estate in the Redwoods. A truly exceptional sanctuary set on over 3 majestic acres. Brilliantly picturesque & serene. An extraordinary compound that affords an array of custom quarters designed for flexibility & lifestyle opportunities. Redwood hot tub + koi pond, outdoor wet bar + fire pit, meandering trails to seasonal waterfall. Come and experience the unforgettable Intimacy & Magic of Elements ~ Austin Creek.

DIR: HWY 116 toward Coast - RGT on Austin Creek

UBL: Subd: TBM: 21316538

**18990 Sweetwater Springs Rd**

**XSt:** Armstrong Woods **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 70/70 **LP:** \$998,500  
**BD:** 3 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 840 R **Lot Sz:** 1519808/34.8900 **OLP:** \$1,150,000  
**Stories:** 2 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-060-022 **HOA/\$:** No

**OMD:** 07/29/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

A perfect place for multiple families! Classical Sonoma County property with awesome views to the West. Watch the sunset from your hilltop retreat. There are three homes on this property. Room for horses, gardening and hiking.

DIR: River Road to Armstrong Woods Rd to Sweetwater Springs Rd.

UBL: Subd: TBM: 21317156

**16100 Old Cazadero Rd**

**XSt:** Camino Del Arroyo **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$829,000  
**BD:** 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2406 R **Lot Sz:** 592852/13.6100 **OLP:** \$829,000  
**Stories:** 3 Story **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-021-011 **HOA/\$:** No

**OMD:** 09/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Modern craftsman home on spectacular 13.6 acre parcel. Only 2 miles to town but it feels like a hundred miles from the stresses of modern living. Tucked away above Guerneville this home offers the ultimate in woodworking craftsmanship. Hardwood floors, open beam ceilings, expansive decking with spa and a separate barn or workshop. Beautiful land. Fabulous well. A truly unique home.

DIR: Hwy 116 to Old Cazadero Rd-2 miles to driveway

UBL: Subd: TBM: 21321393

**7361 Hidden Lake Rd**

**XSt:** Highway 116 **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 3/187 **LP:** \$819,000  
**BD:** 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 3288 O **Lot Sz:** 109336/2.5100 **OLP:** \$819,000  
**Stories:** 2 Story **YB:** 1971 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 084-031-074 **HOA/\$:** No

**OMD:** 10/04/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy amazing sunset views from this remodeled craftsman style home. Large open kitchen and dining areas with stainless steel appliances and wine nook. Two great rooms with one upstairs and one downstairs. Natural gas hydronic radiant heating. Over sized three car garage with bonus room and storage. Wraparound deck, fruit trees and many garden areas on this beautiful 2.5 acre property. Close to the charming town of Forestville.

DIR: West on Highway 116, left on Hidden Lake Rd

UBL: Subd: TBM: 21322698

**7561 Mirabel Rd**

**XSt:** McMullen **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$779,000  
**BD:** 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2184 R **Lot Sz:** 43560/1.0000 **OLP:** \$759,000  
**Stories:** 1 Story **YB:** 1976 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-152-015 **HOA/\$:** No

**OMD:** 09/03/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautiful light and bright single story home featuring designer touches throughout. Fabulous gourmet kitchen with granite counter tops, gas range, island, skylights and Spanish tile floors. Wonderful open floor plan with cathedral ceilings. Gorgeous landscaping surrounds the expansive indoor/outdoor entertaining areas. Sunny, private and level 1 acre with birch and redwood trees, room for pool, animals and bountiful gardens.

DIR: River Road or Hwy 116 to Mirabel.

UBL: Subd: TBM: 21319023

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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## Client 5-Up Residential

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

	<b>11335 116 Hwy</b>	<b>XSt:</b> Mays Canyon	<b>Guerneville / B0700</b>	<b>A</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 112/112	<b>LP:</b> \$695,000
		<b>BD:</b> 2	<b>BA:</b> 1	<b>RMS:</b>	<b>FP:</b> Yes	<b>Pool:</b> No	<b>SqFt:</b> 1054 R
		<b>Stories:</b> 1 Story		<b>YB:</b> 1924	<b>#Gar Sp:</b> 0	<b>#CP Sp:</b> 0	<b>Lot Sz:</b> 760993/17.4700
							<b>APN:</b> 085-110-008
		<b>OMD:</b> 06/17/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No
		Imagine your own homestead with mature orchards and fully equipped gardens. This property sits upon a knoll of full sunshine yet surrounded by towering redwoods. Easy access to your own personal retreat with barn. Perfect for hobby vineyard, horses or just plain relaxation. Home is older and in need of repair. Property has 4 bedroom septic approved. Build your own home with granny. 2 wells. Close to the Russian River and the heart of wine country					
<b>DIR:</b> Hwy 116 2.5 miles south of Guerneville .1 mile north of Mays Canyon rd. Code for gate in lock box						<b>UBL:</b>	<b>Subd:</b> <b>TBM:</b> , 21313716
	<b>3985 Cazadero Hwy</b>	<b>XSt:</b> Hwy 116	<b>Cazadero / B0700</b>	<b>A</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 78/78	<b>LP:</b> \$650,000
		<b>BD:</b> 2	<b>BA:</b> 1	<b>RMS:</b>	<b>FP:</b> Yes	<b>Pool:</b> No	<b>SqFt:</b> 1122 R
		<b>Stories:</b> 1 Story		<b>YB:</b> 1952	<b>#Gar Sp:</b> 0	<b>#CP Sp:</b> 1	<b>Lot Sz:</b> 8925/0.2049
							<b>APN:</b> 105-180-003
		<b>OMD:</b> 07/21/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No
		Want to entertain? Looking for privacy, tranquility and charm, this special property easily has all that and so much more. This premier beach front property is your own private bend of Austin Creek with a spectacular view and sense of nature as only Cazadero can provide. There is no other spot like this on Austin Creek. Open decks for outdoor living. Out door BBQ/kitchen and bar. Grass sunshine and room for guests. One of a kind opportunity					
<b>DIR:</b> Hwy 116 to Cazadero Road.						<b>UBL:</b>	<b>Subd:</b> <b>TBM:</b> , 21316682
	<b>8426 Templeman Rd</b>	<b>XSt:</b> Highway 116	<b>Forestville / B0700</b>	<b>A</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 135/135	<b>LP:</b> \$625,000
		<b>BD:</b> 4	<b>BA:</b> 3	<b>RMS:</b> 9	<b>FP:</b> No	<b>Pool:</b> No	<b>SqFt:</b> 2500 N
		<b>Stories:</b> 1 Story		<b>YB:</b> 1956	<b>#Gar Sp:</b> 2	<b>#CP Sp:</b> 0	<b>Lot Sz:</b> 43560/1.0000
							<b>APN:</b> 084-080-016
		<b>OMD:</b> 05/23/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No
		Great area! 1 acre parcel, Extensive work has been performed in upgrading this ranch style country home which includes Chinese oak flooring in living room & formal dining area, paver tile floors in kitchen & both baths, radiant heat, jetted tub, game room, separated extended living areas at rear of home(great for in-laws, caregivers, guests, etc.) attached shop & garage, circular drive, outbuildings, metal roof and room for everyone!!					
<b>DIR:</b> Highway 116 to Templeman (across from Kozlowski's Farm						<b>UBL:</b>	<b>Subd:</b> <b>TBM:</b> , 21311796
	<b>920 AUSTIN CREEK Rd</b>	<b>XSt:</b> Silvia Dr	<b>Cazadero / B0700</b>	<b>A</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 25/25	<b>LP:</b> \$599,000
		<b>BD:</b> 2	<b>BA:</b> 2	<b>RMS:</b> 4	<b>FP:</b> Yes	<b>Pool:</b> No	<b>SqFt:</b> 1900 N
		<b>Stories:</b> 2 Story		<b>YB:</b> 2007	<b>#Gar Sp:</b> 1	<b>#CP Sp:</b> 0	<b>Lot Sz:</b> 43996/1.0100
							<b>APN:</b> 097-070-038
		<b>OMD:</b> 09/12/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No
		Settled in the Majestic Redwoods on 1 ACRE this home has everything you would love in a dream vacation getaway or primary residence! This unique 2007 semi-custom built home with extraordinary upgrades including granite kitchen counters, cherry cabinets & high ceilings throughout. 1 bedroom PLUS DEN (Large room currently used as a BR/no closet), PLUS LARGE OPEN LOFT upstairs! Incredible FOUR SEASONS SUNROOM with windows & views galore! RV/Boat Park					
<b>DIR:</b> Hwy 116 to Austin Creek Rd., up road slightly less than 1 mile. Property on Right/No Sign.						<b>UBL:</b>	<b>Subd:</b> <b>TBM:</b> , 21320729
	<b>16799 Center Way</b>	<b>XSt:</b> Guerneville Road	<b>Guerneville / B0700</b>	<b>A</b>	<b>Single Family</b>	<b>DOM/CDOM:</b> 18/18	<b>LP:</b> \$589,000
		<b>BD:</b> 4	<b>BA:</b> 2	<b>RMS:</b> 6	<b>FP:</b> No	<b>Pool:</b> No	<b>SqFt:</b> 2035 O
		<b>Stories:</b> 3 Story		<b>YB:</b> 2013	<b>#Gar Sp:</b> 2	<b>#CP Sp:</b> 0	<b>Lot Sz:</b> 4356/0.1000
							<b>APN:</b> 071-200-026
		<b>OMD:</b> 09/19/13	<b>PD:</b>	<b>COE:</b>	<b>SP:</b>	<b>TIC:</b> No	<b>2nd Unit:</b> No
		Peace and tranquility on the river await you in this spacious, newly built home. Its two floors of living space are above flood level. Enjoy the wide covered veranda for BBQ, dining, lounging or other outdoor fun. A quality, custom home ready for year-round or vacation living. A secluded neighborhood beach on the Russian River is nearby. There is plenty of secure storage for your canoe and other gear. Possible vacation rental potential.					
<b>DIR:</b> Hwy 116 to Neeley Road to Guerneville Road turn left on Center Way						<b>UBL:</b>	<b>Subd:</b> <b>TBM:</b> 361, B4 21321480

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 11030 Hwy 116



XSt: Mays Canyon Rd Forestville / B0700 A Single Family DOM/CDOM: 49/49 LP: \$584,900  
BD: 3 BA: 2 RMS: 9 FP: Yes Pool: No SqFt: 1600 N Lot Sz: 0 OLP: \$595,000  
Stories: 1 Story YB: 1951 #Gar Sp: 2 #CP Sp: 1 APN: 085-150-014 HOA/\$: No

OMD: 08/19/13 PD: COE: SP: TIC: No 2nd Unit: Yes

AHHH, the possibilities! 1600sf. 2bdrm 2bath Open Concept Main House & a 640sf. 1bdrm 1bath Guest House that is currently licensed as a Vacation Rental. Live in 1 or both! (Could be 4 bedrooms). Maybe you need an office or Artist Retreat? Oversized 2.5 Car Garage. 2 parcels. Ttl. of 4.9 acres with a seasonal creek in front of it. Room for Dinner Parties, Gardens, Animals or just relax! Want your own ATV road? Come take a look @ Wild Acres.

DIR: From River Rd, turn left on Maribel Rd and go ~1.4 miles, turn right on Hwy 116 and go ~4.2 miles.

UBL: Subd: TBM: 361, F5 21318872

## 860 Austin Creek Rd



XSt: Highway 116 Cazadero / B0700 A Single Family DOM/CDOM: 52/73 LP: \$575,000  
BD: 2 BA: 2 RMS: 8 FP: Yes Pool: No SqFt: 2080 R Lot Sz: 81893/1.8800 OLP: \$575,000  
Stories: 2 Story YB: 1974 #Gar Sp: 0 #CP Sp: 2 APN: 097-070-023 HOA/\$: No

OMD: 08/16/13 PD: COE: SP: TIC: No 2nd Unit: No

Lovely, substantial, sturdy, versatile. A very special home. Nestled in a sunny clearing on 1.88 acres is this two level home in redwood paradise. Family room with bar, great room, kitchen, bath, bedroom, laundry, deck on 1st level. Gorgeous ceilings. Lower level has guest suite with living area, bedroom, bath, porch. Generous rooms with many windows. Ridge top has garden area. A home for entertaining or for peaceful seclusion.

DIR: Highway 116/River Road west. North on Austin Creek. Travel .87 miles. Look for 870.

UBL: Subd: TBM: , 21318868

## 27900 King Ridge Rd



XSt: Middle Opening Cazadero / B0700 A Single Family DOM/CDOM: 592/592 LP: \$575,000  
BD: 2 BA: 2 RMS: 8 FP: Yes Pool: No SqFt: 2022 O Lot Sz: 1742400/40.000 OLP: \$585,000  
Stories: 2 Story YB: 2002 #Gar Sp: 2 #CP Sp: 0 APN: 109-340-021 HOA/\$: No

OMD: 02/23/12 PD: COE: SP: TIC: No 2nd Unit: No

Custom log home, off grid solar, self-sustainable homestead on 1400' knoll top, 360 views, 40 private ac includes mature orchards, 2 fenced ac w landscaping, raised beds, coops, greenhouse & outbuildings. Greatroom w deck, master w whirlpool & balcony. Kitchen w garden window, propane oven/stove, on demand water heater, interior fire sprinklers, mud/laundry room w pantry & off grid solar monitor. 2 car garage, generator room.

DIR: From Cazadero 9 miles on King Ridge Rd to mailboxes & go left.

UBL: Subd: TBM: 340, B5 21204377

## 16400 Cutten Dr



XSt: Laughlin Guerneville / B0700 A Single Family DOM/CDOM: 126/126 LP: \$544,500  
BD: 3 BA: 1/2 RMS: 8 FP: Yes Pool: No SqFt: 1813 V Lot Sz: 12127/0.2784 OLP: \$589,000  
Stories: Split Level YB: 1961 #Gar Sp: 1 #CP Sp: 1 APN: 069-280-040 HOA/\$: No

OMD: 06/03/13 PD: COE: SP: TIC: No 2nd Unit: No

Step back in time to a home in it's original fashion. Mint Condition after 50 yrs. This 3 bedroom 1 bath & 2 half bath home has all of the classic charm as first built. Sitting elegantly on over 1/4 acre property w/room for a pool. Redwoods & Sunshine join together. There is a detached workshop that could be a gym, guest room or ? 3 large bedrooms & an extra room currently used as an additional workshop. This place is easy to call home..

DIR: Armstrong woods rd. to Laughlin left on Cutten Dr

UBL: Subd: TBM: , 21312458

## 15988 FERN Way



XSt: Old Cazadero Road Guerneville / B0700 N A Single Family DOM/CDOM: 7/7 LP: \$525,000  
BD: 3 BA: 2 RMS: 8 FP: Yes Pool: No SqFt: 1860 R Lot Sz: 9583/0.2200 OLP: \$525,000  
Stories: 2 Story YB: 1974 #Gar Sp: 2 #CP Sp: 0 APN: 072-350-036 HOA/\$: No

OMD: 09/30/13 PD: COE: SP: TIC: No 2nd Unit: No

Exquisite 2008 remodel. Bask inside glass wall living room w/open beams, fireplace insert, dining room & kitchen. Proceed to expansive decking w/spa leading to private yard, waterfall & pond, fenced access to Hulbert Creek, outbuildings, mature vegetation. Large open loft overlooks great room; leads to spacious Master Suite. Other 2 ample bedrooms on 1st level. This lovingly maintained unique property is vacation rental & second home. Great location.

DIR: Old Cazadero Road to Fern, cross bridge and turn left.

UBL: Subd: TBM: 360, J3 21322312

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045



## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 19428 Redwood Dr



XSt: Golf Ct. Monte Rio / B0700 A Single Family DOM/CDOM: 64/64 LP: \$499,999  
BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1950 R Lot Sz: 11761/0.2700 OLP: \$525,000  
Stories: 2 Story YB: 1978 #Gar Sp: 3 #CP Sp: 0 APN: 094-200-036 HOA/\$: No

OMD: 08/04/13 PD: COE: SP: TIC: No 2nd Unit: No

Enjoy a Beautiful Golf Course Setting perched upon your sunny deck. Conveniently located near the Russian River, ON the Northwood Golf Course and close to Coastal Activities. A well maintained large home with a double garage which gives you plenty of room for all your hobbies & toys. Golf Cart, kayaks, bicycles. With 3 bed 2 baths up and 2 bonus rooms & bath down, totaling 1950 sq.ft, there is plenty of room to bring your friends and family.

DIR: Hwy 116 west. left on first Redwood Dr. Second house on Right. Middle of second Fairway.

UBL: Subd: TBM: 21317796

## 11349 Hwy 116 Hwy



XSt: Mays Canyon Guerneville / B0700 A Single Family DOM/CDOM: 112/112 LP: \$425,000  
BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1700 A Lot Sz: 45302/1.0400 OLP: \$525,000  
Stories: 1 Story YB: Unknown #Gar Sp: 2 #CP Sp: 0 APN: 085-110-010 HOA/\$: No

OMD: 06/17/13 PD: COE: SP: TIC: No 2nd Unit: Yes

This one acre gives the feel of complete seclusion. Wildlife abounds. Home has lots of wood including a butcher block counter in the kitchen and beadboard in the bathroom. Loft bedroom feels like sleeping in a treehouse. Apartment above the garage can be rented or provide for visitors. This property has not been on the market for 25 years. A very special place. The bedrooms and baths numbers reflect both units. Owner wants it sold NOW!

DIR: Sign at driveway. Take the middle paved drive. Park to left when drive makes sharp right turn.

UBL: Subd: TBM: 21312392

## 21500 Rio Vista Ter



XSt: Middle Terrace Monte Rio / B0700 A Single Family DOM/CDOM: 5/5 LP: \$414,000  
BD: 2 BA: 1/1 RMS: 5 FP: No Pool: No SqFt: 1288 N Lot Sz: 3049/0.0700 OLP: \$414,000  
Stories: 2 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 095-157-003 HOA/\$: No

OMD: 10/02/13 PD: COE: SP: TIC: No 2nd Unit: No

Sleek & Stylized Modern Residence re-designed by Architect Chris Rose blends urban sophistication with Wine Country appeal. Fabulous interiors include 'floating' walkway that connects impressive entry to living space inside. Soaring floor to ceiling windows create an immediate connection to nature with Russian River views. Attic offers bonus Loft Space or Studio. Romantic Breakfast Deck is also perfect for evening Wine Tastings. Captivating!

DIR: Monte Rio @ Fire Station up & Left on Middle Way, Right on Rio Vista Terrace to end

UBL: Subd: TBM: 21322341

## 5147 Ridgley Rd



XSt: Ridgley Road Guerneville / B0700 A Single Family DOM/CDOM: 26/26 LP: \$399,000  
BD: 3 BA: 2 RMS: 8 FP: Yes Pool: No SqFt: 1700 O Lot Sz: 10729/0.2463 OLP: \$399,000  
Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 085-060-012 HOA/\$: No

OMD: 09/11/13 PD: COE: SP: TIC: No 2nd Unit: No

Enjoy this wonderful year round home or vacation getaway with approx. 1700+- SF of living space, 3bd/2ba, brick fireplace, a unique cart and winch lift system, and multiple deck levels offering breathtaking panoramic views of vineyards, river & forest. Located at the end of a private lane, includes a private beach, tennis, clubhouse, restaurant, bocce ball, activities for whole family! Private Membership with requirements.

DIR: River Rd to Odd Fellows Park Rd, (L) Richardson to gate. Riverside, (r) Wildey, (L) Recreation, (r) Ridgley

UBL: Subd: TBM: 361, H3 21320844

## 17300 Old Monte Rio Rd



XSt: Guerneville Lane Guerneville / B0700 A Single Family DOM/CDOM: 70/70 LP: \$399,000  
BD: 4 BA: 2 RMS: 8 FP: No Pool: No SqFt: 1729 A Lot Sz: 4792/0.1100 OLP: \$450,000  
Stories: 2 Story YB: 1931 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-013 HOA/\$: No

OMD: 07/29/13 PD: COE: SP: TIC: No 2nd Unit: No

Rare 4 bedroom perfect for weekend home get-a-way. All done up and ready to go. Located in Guerneville Park This home restored in 2011 has hardwood floors throughout. Original redwood paneling in several rms. It is nestled amongst majestic redwood trees. 3 bdms upstairs with full bath w/tub, laundry closet & lrg deck w/BBQ. River access across the street. This parcel is being sold with adjacent parcel 072-190-012 ~4000 sq ft totaling ~8792 sq ft

DIR: Hwy 116 west Guerneville, Rt on Old Monte Rio Road, just beyond the intersection of Summit & Park Av

UBL: Subd: TBM: 361, A4 21317171

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 15295 Drake Rd



XSt: Glandy Glen Lane Guerneville / B0700 A Single Family DOM/CDOM: 17/17 LP: \$380,000  
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1576 B Lot Sz: 10454/0.2400 OLP: \$380,000  
 Stories: 2 Story YB: 1993 #Gar Sp: 2 #CP Sp: 0 APN: 071-080-080 HOA/\$: No

OMD: 09/20/13 PD: COE: SP: TIC: No 2nd Unit: No

Custom vacation home built in 1993. Good parking. Public sewer and water. Lots of work space and toy storage in the garage. 220V plug ready for your electric car. Separate river front lot is included across the street with stairs all the way down to the river. Central heat and wood stove in the living room. Cable and high speed internet (DOCSIS 3.0) available. Front and back decks with views of the Redwoods.

DIR: Highway 116 to Drake Road, right on Glandy Glen.

UBL: Subd: TBM: 361, D3 21321770

## 11971 Summerhome Park Rd



XSt: Laurel Rd Forestville / B0700 A Single Family DOM/CDOM: 105/105 LP: \$379,500  
 BD: 4 BA: 1/2 RMS: FP: Yes Pool: No SqFt: 890 R Lot Sz: 33659/0.7727 OLP: \$379,500  
 Stories: 2 Story YB: 1940 #Gar Sp: 0 #CP Sp: 0 APN: 081-292-045 HOA/\$: No

OMD: 06/24/13 PD: COE: SP: TIC: No 2nd Unit: No

Classic River Front Cabin located centrally in Summer Home Park with all its amenities, the amphitheater, clubhouse & view across the private beach. Wonderful for a large family to get together and socialize. Great for summer, can sleep many with 2 bedroom up and possible 2-3 bedroom down. The main level roof, walls and windows, has been insulated for the winter living. The added 2 parking space is built on steel and concrete.

DIR: River Rd to Summerhome Park

UBL: Subd: TBM: 362, A3 21314304

## 20504 Highway 116 Hwy



XSt: Bohemian Monte Rio / B0700 A Single Family DOM/CDOM: 101/101 LP: \$375,000  
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 2308 R Lot Sz: 10319/0.2369 OLP: \$375,000  
 Stories: 3 Story YB: 1910 #Gar Sp: 0 #CP Sp: 0 APN: 094-100-038 HOA/\$: No

OMD: 06/28/13 PD: COE: SP: TIC: No 2nd Unit: No

This incredible home is waiting to become a Beautiful Grand Madame Again! You must come inside to see what she offers. The grounds alone have peach trees, cherries, apples, figs and pathway to the river.

DIR: Highway 116 property driveway just past Monte Rio Community Center. Be VERY CAREFUL when exiting!!

UBL: Subd: TBM: , 21314760

## 16686 Armstrong Woods Rd



XSt: Rio Nido Rd Guerneville / B0700 A Single Family DOM/CDOM: 141/141 LP: \$360,000  
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1440 O Lot Sz: 38799/0.8907 OLP: \$429,000  
 Stories: 1 Story YB: 1975 #Gar Sp: 2 #CP Sp: 0 APN: 069-330-026 HOA/\$: No

OMD: 05/17/13 PD: COE: SP: TIC: No 2nd Unit: No

Desirable Armstrong Valley. Awesome level .89 acre property offers Sun, mature orchard with varieties of Apple, Pear, Cherry, Plum, Peach, Walnut, & flowering trees. Lots of room for gardening. RV hookup. Studio, Detached large garage, and a nice partially updated 1440 SF mobile home. On city water and septic. Country living at its best!! Private Road. Horse property. NO FLOOD. Fully fenced with chain link.

DIR: River to Armstrong Woods Rd left on Storde Rd (pvt rd) across from campground over bridge then left.

UBL: Subd: TBM: 361, C1 21311080

## 17247 Old Monte Rio Rd



XSt: Cherry Guerneville / B0700 A Single Family DOM/CDOM: 26/26 LP: \$356,000  
 BD: 2 BA: 1 RMS: FP: No Pool: No SqFt: 1042 R Lot Sz: 1198/0.0275 OLP: \$356,000  
 Stories: 1 Story YB: 1949 #Gar Sp: 0 #CP Sp: 0 APN: 072-190-019 HOA/\$: No

OMD: 09/11/13 PD: COE: SP: TIC: No 2nd Unit: No

Cozy 2 Bed / 1 Bath Single Story Russian River Home. Fresh Paint Throughout! Open Floor Plan with Remodeled Kitchen. Beautiful Knotty Pine Walls. Light & Bright Remodeled Bathroom. Within Walking Distance to River.

DIR: Hwy 116 to Old Monte Rio Road.

UBL: Subd: TBM: 361, A4 21321922

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045



## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 103 Sunrise Mountain Rd



**XSt:** Cazadero Hwy **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 37/37 **LP:** \$349,900  
**BD:** 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1664 R **Lot Sz:** 60984/1.4000 **OLP:** \$365,000  
**Stories:** 1 Story **YB:** 1969 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 105-120-026 **HOA/\$:** Yes/\$860.00/Ye

**OMD:** 08/31/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

At the top of the hill, in the redwoods, you will find dappled sunlight and peaceful living in this 3 bedroom 2 bath home. There is a wood burning fireplace in the nice sized living room, vaulted ceiling and skylight in the big family room. These two rooms are open to each other to make a large entertainment area for your special gatherings. Almost the last house on the road this 1.4 acre parcel is far from the hustle and bustle of city life.

**DIR:** Cazadero Hwy to Sunrise Mt Rd. All the way to the top! House is on the left.

**UBL:** **Subd:** **TBM:** , 21319910

## 13775 Guerne Hill Rd



**XSt:** Drake **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 75/75 **LP:** \$349,900  
**BD:** 4 **BA:** 3 **RMS:** **FP:** No **Pool:** No **SqFt:** 1594 R **Lot Sz:** 8999/0.2066 **OLP:** \$349,900  
**Stories:** Multi Level **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-160-034 **HOA/\$:** No

**OMD:** 07/24/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

What a wonderful income property within walking distance to Guerneville. Upstairs is a 3bd/2bth, kitchen and large livingroom with bonus room. Unit down offers 1bd/1bth. Nice size yard and good parking. Live in one and rent the other. Upstairs tenant has moved, new carpet, paint and windows.

**DIR:** Hwy 116 to Guerne Hill. Go up the hill pass Pee-Wee Golf

**UBL:** **Subd:** **TBM:** , 21316646

## 5800 Austin Creek Rd



**XSt:** Kramer **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 83/83 **LP:** \$342,000  
**BD:** 2 **BA:** 1/1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 991 O **Lot Sz:** 4356/0.1000 **OLP:** \$358,000  
**Stories:** 2 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-040-051 **HOA/\$:** No

**OMD:** 07/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Exquisite Cazadero Cottage, circa 1925. Hand restored excellence starts w/ Anderson windows, dark maple floors, cook's kitchen w/ stainless & granite; butcher block island; farm sink + 5 burner Bertazzoni gas range. Updated bath features glazed-porcelain slate walls + heated floors, claw-foot tub, towel warmers & Rinnai tankless water heater. Enjoy multi-level outdoor view decks = a romantic & magical experience that's sure to last a lifetime.

**DIR:** HWY 116 (toward Coast) - RGT on Caz Highway - LFT on Kramer - RGT on Austin Crk

**UBL:** **Subd:** **TBM:** , 21316072

## 14670 Cherry St



**XSt:** Lovers Lane **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 79/79 **LP:** \$335,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 4500/0.1033 **OLP:** \$335,000  
**Stories:** 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-070-073 **HOA/\$:** No

**OMD:** 07/20/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This charming home shines with Pride of Ownership. Lovingly updated, this home features beautiful wood flooring, nicely appointed kitchen and upgraded bathroom. Large living room with skylight and open floor plan this home is ideal for year round living, weekend getaway or vacation rental. Come and enjoy all that the Russian River area has to offer. Creek access in some areas of the neighborhood.

**DIR:** Hwy 116 to Lovers Lane to Cherry

**UBL:** **Subd:** **TBM:** , 21316623

## 8550 Park Ave



**XSt:** Mirabel **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$330,000  
**BD:** 2 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1692 R **Lot Sz:** 3655/0.0839 **OLP:** \$330,000  
**Stories:** 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-041-012 **HOA/\$:** No

**OMD:** 09/11/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Live the good life! This Forestville home is a stones throw from Burke's Canoes on the Russian River. Just under 1700 sqft, 2 lg bd/1.5 ba with a sunroom/den that could be a 3rd bd. Fireplace insert, open flr plan, dining room slider leads to patio. Finished downstairs area can have many uses. 1 Blk to bus. Walk to Speers and down town Forestville. Hard to find home with city services in a country setting so close to town. 10 Minutes to Hwy 101

**DIR:** River Rd to Mirabel Ave., rt on Park Ave. or Mirabel Rd to Mirabel Ave. turns into Park Ave.

**UBL:** **Subd:** **TBM:** 362, E5 21320888

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

**15557 Monte Rosa Ave**  **XSt:** Fern Way **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 85/85 **LP:** \$324,600  
**BD:** 3 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1072 R **Lot Sz:** 5001/0.1148 **OLP:** \$324,600  
**Stories:** 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-031-007 **HOA/\$:** No

**OMD:** 07/14/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Contemporary & Bright Bungalow in the Redwoods. Enjoy pure style & comfort, set in a great neighborhood. Special features include big open floorplan, vaulted ceilings with 11 giant skylights overhead, wood burning fireplace, stainless appliances, french doors that lead to a leisurely deck, dual paned windows, & central air + central heat, This home makes for a perfect full-time residence, wonderful part-time retreat or great vacation rental !


**DIR:** Old Cazadero Rd (all the way up & back) RT on Fern RT on Monte Rosa. **UBL:** **Subd:** **TBM:** , 21315893

**10561 River Rd**  **XSt:** RIVER DRIVE **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 70/70 **LP:** \$319,500  
**BD:** 2 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1160 R **Lot Sz:** 11761/0.2700 **OLP:** \$337,500  
**Stories:** 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-242-005 **HOA/\$:** No

**OMD:** 07/30/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Lovely Russian River area property located near the Hacienda Bridge. This property has two bedrooms and two baths ~ A large living room and dining room, a refurbished spacious deck area and a family room off the kitchen. (that could be used as a third bedroom). The property also includes two ground level storage areas as part of the raised building. There is a big yard suitable for planting. The lot size is over 1/4 acre.


**DIR:** RIVER ROAD - PROPERTY LOCATED JUST BEFORE HACIENDA BRIDGE COMING FROM EAST. **UBL:** **Subd:** **TBM:** , 21317366

**15991 Riverlands Rd**  **XSt:** Drake Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 26/26 **LP:** \$305,000  
**BD:** 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 992 R **Lot Sz:** 9148/0.2100 **OLP:** \$305,000  
**Stories:** 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-140-030 **HOA/\$:** No

**OMD:** 09/11/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful 2 Bed / 1 Bath Single Story Russian River Home. Cozy Fireplace in the Living Room. Light & Bright Kitchen with High Ceilings and a Nice Sky Light! Nice Big Back Yard for Gardening & Pets. Walking distance to the River.


**DIR:** Take 116 to Drake Rd then to Riverlands Rd **UBL:** **Subd:** **TBM:** , 21321299

**11900 Laurel Ave**  **XSt:** Summerhome Park **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 0/0 **LP:** \$299,000  
**BD:** 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 777 R **Lot Sz:** 9017/0.2070 **OLP:** \$299,000  
**Stories:** 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-282-002 **HOA/\$:** No

**OMD:** 10/07/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Classic Summerhome Park Cabin with extras! Don't miss this Two bedroom, two bath home located on a rare .20acre lot with sun and fruit trees. Pride in ownership is evident here with many recent upgrades including new carpeting, interior paint, new linoleum and vanity in master bathroom. Convenient location and tons of amenities including outdoor amphitheater, lodge, and private beach access to the Russian River.

**DIR:** River rd. to Foresthills Rd. Right@Old River Road straight onto Summerhome Park Road. Left@Laurel. **UBL:** **Subd:** **TBM:** , 21322973

**10985 Terrace Dr**  **XSt:** Esther Dr **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$295,000  
**BD:** 2 **BA:** 1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 14810/0.3400 **OLP:** \$295,000  
**Stories:** 1 Story **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-130-057 **HOA/\$:** No

**OMD:** 09/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Cute and clean cottage with views. Downstairs workshop or storage. Nice feeling of privacy on this approximate 0.34 acre lot.

**DIR:** River Road to Forest Hills Road to Summerhome Park Road to Ogburn, right on Terrace. **UBL:** **Subd:** **TBM:** 362, B3 21321066

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

**14330 Old Cazadero Rd**

**XSt:** Hwy. 116/Laurel **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 42/42 **LP:** \$290,000  
**BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 3999/0.0918 **OLP:** \$280,000  
**Stories:** 2 Story **YB:** 1933 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-090-029 **HOA/\$:** No

**OMD:** 08/26/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Outdoor decking wraps completely around this nicely remodeled home. Get ready for the sunshine this house has to offer. Large garage for cars and extra storage. It's a short walk into the Guerneville town eateries and to Russian River's recreations. Wineries surround our town, come and get it !

**DIR:** River Road going west take a left on Old Cazadero Road. House on Left.

**UBL:** **Subd:** **TBM:** , 21319496

**14471 Memory Ln**

**XSt:** Canyon 1 **Guerneville / B0700** **N** **A** **Single Family** **DOM/CDOM:** 6/6 **LP:** \$289,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 7405/0.1700 **OLP:** \$289,000  
**Stories:** 1 Story **YB:** 2004 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-310-019 **HOA/\$:** No

**OMD:** 10/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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.

**DIR:** River rd to corner of canyon 2 and river rd. Turn right on Memory Ln.

**UBL:** **Subd:** **TBM:** , 21322457

**3585 Cazadero Hwy**

**XSt:** Highway 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$289,000  
**BD:** 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 960 R **Lot Sz:** 10202/0.2342 **OLP:** \$289,000  
**Stories:** 2 Story **YB:** 1972 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-160-022 **HOA/\$:** No

**OMD:** 09/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Your retreat in the redwoods awaits! This home features a large master bedroom, a wonderful wood stove, and dual-pane windows. This home is perfect to live in year-round, or as your retreat in the redwoods. House is situated near the bucolic village of Cazadero, Austin Creek, and all of the amenities that Western Sonoma County has to offer.

**DIR:** From Highway 116, proceed up Cazadero Highway appx. 3.8 miles. Property on left.

**UBL:** **Subd:** **TBM:** , 21321001

**9444 Fairwood Rd**

**XSt:** Westside Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 18/18 **LP:** \$279,000  
**BD:** 1 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 660 R **Lot Sz:** 10001/0.2296 **OLP:** \$279,000  
**Stories:** 3 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-116-014 **HOA/\$:** No

**OMD:** 09/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Contractor's special. Owned by a contractor who built it solidly to resist floods, lived there but never completed the house. 2 lots, for a total of approx. .44 acre. Lots of sun, garden, fruit trees, end-of-road privacy, decks, views of woods. 3 levels, each is 660 sq ft. Top level is living space, second level is workshop, bottom level, storage. Parking for 5-6 cars. Some materials included for completing the job.

**DIR:** Old River, right on Westside, pass boat & new tan house, mailboxes on left turn rt, rt again last hs.

**UBL:** **Subd:** **TBM:** , 21321702

**14910 Canyon 6 Rd**

**XSt:** Canyon 7 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$279,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1002 R **Lot Sz:** 4500/0.1033 **OLP:** \$279,000  
**Stories:** 1 Story **YB:** 1926 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-054 **HOA/\$:** No

**OMD:** 09/10/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Wonderful bungalow in the redwoods. This cozy home tucked away in the redwoods has a great deck for entertaining and yard for the kids. Close to the Russian River and all Wine Country has to offer.

**DIR:** River Rd to Canyon 7 to Canyon 6.

**UBL:** **Subd:** **TBM:** , 21320917

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045



## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

**17349 Park Ave**

**XSt:** Summitt **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$279,000  
**BD:** 2 **BA:** 1/1 **RMS:** **FP:** No **Pool:** No **SqFt:** 800 N **Lot Sz:** 6251/0.1435 **OLP:** \$279,000  
**Stories:** 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-150-006 **HOA/\$:** No

**OMD:** 08/21/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Country Cozy. 2bd, 1.5 bath with wonderful sense of privacy and beautiful woodland views. living room has wood floors, skylights and a deck attached. Good parking, city sewer and water. no flood. Large backyard just waiting for your imagination!

**DIR:** Hwy 116 to Old Monte Rio Rd to Park Ave**UBL:** **Subd:** **TBM:** , 21319164**14585 Cherry St**

**XSt:** Lovers Lane **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 105/105 **LP:** \$275,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 1999/0.0459 **OLP:** \$295,000  
**Stories:** 1 Story **YB:** 1932 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-036 **HOA/\$:** No

**OMD:** 06/24/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming cottage along the creek. Listen to the creek on your back deck and enjoy the redwoods. This well appointed home is ready to go. Move right in and start enjoying the Russian River experience. Walking distance to the Russian River and downtown Guerneville.

**DIR:** Highway 116 to Lovers Lane to Cherry**UBL:** **Subd:** **TBM:** , 21314335**17385 PARK Ave**

**XSt:** SUMMIT **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$270,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1088 R **Lot Sz:** 3485/0.0800 **OLP:** \$270,000  
**Stories:** 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-160-014 **HOA/\$:** No

**OMD:** 09/22/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Cute starter or getaway cabin out of the 100 year flood zone served by all public utilities,concrete foundation,redwood siding,double glazed windows,skylites living room & kitchen,tile kitchen counter, shower & bath floor,F/P insert,large back deck,W/D hookups in huge basement;room to expand.Use your imagination.Priced to sell.

**DIR:** 116 to Old Monte Rio to Summit to Park turn R.**UBL:** **Subd:** **TBM:** 361, A4 21321647**14990 Outlet Dr**

**XSt:** Foothill Blvd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 98/98 **LP:** \$269,900  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 9583/0.2200 **OLP:** \$316,250  
**Stories:** 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-160-032 **HOA/\$:** No

**OMD:** 07/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Classic Russian River cabin with vaulted ceilings and open floor plan. Patio & deck for those summer BBQ's. Cozy fireplace for those winter nights.Large basement/workshop with laundry hookups and plenty of storage. Expansion potential? Located on small lane with no through traffic. High & dry above flood!

**DIR:** Old River Road to Outlet Dr**UBL:** **Subd:** **TBM:** , 21314952**14641 Armstrong Woods Rd**

**XSt:** Laughlin **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 86/86 **LP:** \$268,000  
**BD:** 3 **BA:** 1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1027 R **Lot Sz:** 4748/0.1090 **OLP:** \$295,000  
**Stories:** 1 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-300-025 **HOA/\$:** No

**OMD:** 07/13/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Beautifully refurbished home with updated kitchen and bath, most windows replaced with dual pane windows, refinished fir floors and newly painted inside and out. New roof.

**DIR:** River Road to Armstrong Woods Road**UBL:** **Subd:** **TBM:** 361, C3 21315981

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045



## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 9217 Green Ln



**XSt:** Moscow **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$255,000  
**BD:** 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 4251/0.0976 **OLP:** \$255,000  
**Stories:** 1 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-152-035 **HOA/\$:** No

**OMD:** 08/30/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Two units. Very cute and cozy cottages. Great income property or live in one and rent one. Both units have decks and hot tubs. Only Unit B laundry hook ups. MLS 21319667 is also available.

**DIR:** Hwy. 116, L over bridge, rt. end of bridge, rt. onto Moscow Rd. to Green Lane.

**UBL:** **Subd:** **TBM:** , 21319929

## 14977 Old Cazadero Rd



**XSt:** hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 324/324 **LP:** \$235,000  
**BD:** 3 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1121 R **Lot Sz:** 2178/0.0500 **OLP:** \$259,000  
**Stories:** 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-021 **HOA/\$:** No

**OMD:** 11/12/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Private Creekside cottage. charming 3 bedroom, 1 bath home features Fully fenced yard, complete privacy, French doors galore! Courtyard patio. City sewer and water. newer roof.

**DIR:** hwy 116 to old Cazadero Rd

**UBL:** **Subd:** **TBM:** 360, H3 21224747

## 9185 Rio Dell Ct



**XSt:** River Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 94/94 **LP:** \$229,000  
**BD:** 2 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 828 R **Lot Sz:** 12153/0.2790 **OLP:** \$299,000  
**Stories:** 1 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-081-012 **HOA/\$:** No

**OMD:** 07/05/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fairy-Tale Fortress In The Redwoods - Nestled on a quiet Forestville cul-de-sac w/ dappled sun, this charming cottage could be your Family Retreat! In+Outdoor living at its best - 750 square feet of DECK + chef's kitchen make for extraordinary entertaining w/ family & friends. Walk to Steelhead Beach. Three Outbuildings include a 1920's old-timey sleep cabin. Extra under-storage. NOW is your chance to build lasting Russian River memories!

**DIR:** From GVL: River Road between Champs & Argonne (right turn).

**UBL:** **Subd:** **TBM:** , 21315170

## 9365 Westside Rd



**XSt:** Dell **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 13/13 **LP:** \$227,000  
**BD:** 1 **BA:** 1 **RMS:** 6 **FP:** No **Pool:** No **SqFt:** 994 R **Lot Sz:** 5663/0.1300 **OLP:** \$227,000  
**Stories:** 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-111-021 **HOA/\$:** No

**OMD:** 09/24/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Do Not Disturb Tenant. Needs TLC. Investor/cash buyers only.

**DIR:** Left at Martinelli Rd. Left on Frontage River Road. Right on Westside.

**UBL:** **Subd:** **TBM:** 342, C4 21321951

## 15470 Hay Ln



**XSt:** Bay Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 40/203 **LP:** \$212,000  
**BD:** 3 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1410 R **Lot Sz:** 6299/0.1446 **OLP:** \$212,000  
**Stories:** 2 Story **YB:** 1985 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-009 **HOA/\$:** No

**OMD:** 08/28/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Looking for a contemporary house on the River? This Guerneville home is bright and inviting from the maple floors to the many windows-- also has a modern kitchen, three bedrooms upstairs, inside laundry, and a gorgeous stone fireplace in the great room. Located at the end of a culdasic with a sweeping deck for entertaining it backs into a lush mountain of ferns and forest. Not a lot of upkeep and a beautiful serene place to call home

**DIR:** River Road to Canyon 4 to Willow to Bay Ave. to Hay Lane.

**UBL:** **Subd:** **TBM:** , 21319764

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## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

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**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

## 21892 Moscow Rd



XSt: River Way  
BD: 1  
Stories: 1 Story

Monte Rio / B0700  
BA: 1 RMS: FP: Yes  
YB: 1919 #Gar Sp: 0



A  
Pool: No  
#CP Sp: 0

Single Family DOM/CDOM: 120/120  
SqFt: 680 R Lot Sz: 6242/0.1433  
APN: 095-012-013

LP: \$209,000  
OLP: \$219,000  
HOA/\$: No

OMD: 06/08/13 PD: COE: SP: TIC: No 2nd Unit: No

Hidden Gem, Sweet little cottage tucked away among the trees. Kitchen remodeled, new appliances, granite counters, cherry wood cabinets and skylights. Kitchen opens to a huge private deck, with built in bench, storage building and access to Mesa Grande Terrace above. Large lot with plenty of parking, upgraded windows. Russian river just across the street. No flood. Claw foot tub ready for you to soak your cares away. Stack washer/dryer included.

DIR: Hwy 116 to Monte Rio, Main st. to Moscow, 1.4 miles, just past river way.

UBL: Subd: TBM: 360, J7 21313040

## 21627 Highland Ter



XSt: Mesa Way  
BD: 1  
Stories: 1 Story

Monte Rio / B0700  
BA: 1 RMS: FP: No  
YB: 1953 #Gar Sp: 0



A  
Pool: No  
#CP Sp: 0

Single Family DOM/CDOM: 94/94  
SqFt: 722 R Lot Sz: 12201/0.2801  
APN: 095-084-022

LP: \$199,000  
OLP: \$205,000  
HOA/\$: No

OMD: 07/05/13 PD: COE: SP: TIC: No 2nd Unit: No

Presenting... all the poetry of The Little Cabin in the Woods. Large, private lot with sun and trees. Rustic but comfortable cabin, bordered on one side by extensive county owned property. Gorgeous displays of nature are at your front door and beyond. Come make the Russian River your getaway destination!

DIR: Middle to Monte Vista to Mesa Way to Highland OR Middle to Highland directly to property.

UBL: Subd: TBM: 380, J1 21315194

## 15008 Canyon 2 Rd



XSt: River Road  
BD: 2  
Stories: 1 Story

Guerneville / B0700  
BA: 1 RMS: FP: Yes  
YB: 1930 #Gar Sp: 0

A

Pool: No  
#CP Sp: 0

Single Family DOM/CDOM: 101/101  
SqFt: 779 R Lot Sz: 5001/0.1148  
APN: 070-256-026

LP: \$189,000  
OLP: \$199,000  
HOA/\$: No

OMD: 06/28/13 PD: COE: SP: TIC: No 2nd Unit: No

Great starter home in good Rio Nido location. Nestled in the Redwood trees with plenty of parking. 2 bedrooms, 1 bathroom, living room, kitchen. Walk to pool, restaurant and bar.

DIR: River Road to Rio Nido

UBL: Subd: TBM: , 21314741

## 15200 Canyon 3 Rd



XSt: Canyon 2 Rd.  
BD: 2  
Stories: 1 Story

Guerneville / B0700  
BA: 1 RMS: 3 FP: Yes  
YB: 1935 #Gar Sp: 0

A

Pool: No  
#CP Sp: 0

Single Family DOM/CDOM: 25/25  
SqFt: 616 R Lot Sz: 5001/0.1148  
APN: 070-255-012

LP: \$179,000  
OLP: \$179,000  
HOA/\$: No

OMD: 09/12/13 PD: COE: SP: TIC: No 2nd Unit: No

This classic Russian River area cabin has a newer roof, an extensive sunny deck, a large level yard with off-street parking, a sizable above-ground unfinished basement, and is well above flood levels. Buy it as an entry-level rental investment or upgrade it to modern standards as your first or second home. Either way, there could be significant upside potential.

DIR: River Rd. to Canyon 2 Rd. to Canyon 3 Rd.

UBL: Subd: TBM: , 21320750

## 14575 Drake Rd



XSt: Redwood Ave  
BD: 1  
Stories: 1 Story

Guerneville / B0700  
BA: 1 RMS: FP: No  
YB: 1945 #Gar Sp: 0

A

Pool: No  
#CP Sp: 0

Single Family DOM/CDOM: 31/31  
SqFt: 468 R Lot Sz: 5249/0.1205  
APN: 071-030-011

LP: \$163,000  
OLP: \$163,000  
HOA/\$: No

OMD: 09/06/13 PD: COE: SP: TIC: No 2nd Unit: No

Everything you need for a great sunny retreat to Russian River close to the end of Drake Rd in Guerneville. Solid one bedroom manufactured home with deck, small efficient kitchen, bathroom with shower, and a fantastic apple tree! Walk down Western Ave, through neighborhood to River. Vineyard views on Drake Rd as you approach house. Cozy home (468 sq ft) yet very usable! 5248 Sq ft lot with great off street parking area.

DIR: From Guerneville cross bridge Hwy 116, left on Drake Rd, out to Western on corner of Redwood Ave.

UBL: Subd: TBM: , 21319678

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045

## Client 5-Up Residential

Listings as of: 10/07/2013 3:00 pm

Page: 24

**Criteria:**Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (9/1/2013 to 9/30/2013)

**16609 Armstrong Woods Rd**

XSt: River Rd Guerneville / B0700

BD: 1

BA: 1

RMS:

FP: Yes

A Pool: No

Single Family

DOM/CDOM: 18/18

LP: \$159,900

Stories: 1 Story

YB: 1955

#Gar Sp: 1

#CP Sp: 0

SqFt: 752 R

Lot Sz: 260053/5.9700

OLP: \$159,900

HOA/\$: No

OMD: 09/19/13

PD:

COE:

SP:

TIC: No

2nd Unit: Yes

Quaint 1bd/1ba cottage near Russian River. Country setting yet close to shopping and parks. Also a 1bd/1ba unfinished unit detached, needs work.

DIR: River Rd to Armstrong Woods Rd

UBL:

Subd:

TBM: ,

21321720

**35905 Hauser Bridge Rd**

XSt: Kruse Ranch Rd.

Cazadero / B0700

BD: 1

BA: 1

RMS: 5

FP: Yes

A Pool: No

Single Family

DOM/CDOM: 468/468

LP: \$159,000

Stories: 2 Story

YB: Unknown

#Gar Sp: 0

#CP Sp: 1

APN: 109-230-023

Lot Sz: 5532120/127.0000

OLP: \$229,000

HOA/\$: No

OMD: 06/19/12

PD:

COE:

SP:

TIC: Yes

2nd Unit: No

Adorable getaway cabin! Your own private cabin, plus shared ownership of the land, 127 +/- acres. 11 land-owners total, each has thier own private cabin. Shared spring water system, entry road maintenance & property taxes. Hiking trails and Gualala River access. Near Salt Point State Park & Kruse Rhododendren Reserve. Cabin has been upgraded including newer perimeter foundation, septic, roof, electrical. Enjoy mountains and coast!

DIR: Up Timber Cove Rd, TL (N) on Seaview, becomes Hauser Bridge,driveway on rt. just past Kruse Ranch Rd

UBL:

Subd:

TBM: 9, E2

21214900

**12 Hahn Rd**

XSt: Cazadero Hwy

Cazadero / B0700

BD: 2

BA: 1

RMS: 4

FP: No

A Pool: No

Single Family

DOM/CDOM: 40/40

LP: \$148,500

Stories: 1 Story

YB: 1927

#Gar Sp: 0

#CP Sp: 0

APN: 106-040-035

Lot Sz: 2875/0.0660

OLP: \$173,500

HOA/\$: No

OMD: 08/28/13

PD:

COE:

SP:

TIC: No

2nd Unit: No

Don't miss this great opportunity to start building equity this year! Move right into this sunny & bright 1927 cottage in need of basic upgrades. Whether you get a jump-start now, or just take in the beautiful tree-lined views from your deck, you'll be on your way! Bonus hobby shed, bright kitchen w/antique stove, remodeled bath w/ jet-tub. CALGONE TAKE ME AWAY - All Aboard! Last Chance for Affordable Leisure in the Redwoods!

DIR: HWY 116 toward coast, RIGHT on Cazadero HWY, 5.5 mi. LEFT on Hahn to top of hill. on RIGHT.

UBL:

Subd:

TBM: 339, H6

21319606

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358

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U.S. Patent 6,910,045