

Market Statistics Report

Listings as of 08/09/13 at 11:59am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold
(7/1/2013 to 7/31/2013)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	62	29	11	2	104
Average List Price	\$361,011	\$615,897	\$498,850	\$514,000	\$449,606
Average Market Time	79	82	42	316	80
Average Square Feet	930	1681	1811	2754	1267
All Off Market					
#Units	27	8	3	1	39
Pending					
#Units	6	2	1	0	9
Average List Price	\$267,000	\$378,750	\$103,000	\$0	\$273,611
Average Market Time	50	18	62	0	44
Average Square Feet	852	1727	1220	0	1088
Sold					
#Units	21	6	2	1	30
Dollar Value	\$5,891,189	\$2,127,400	\$956,000	\$685,000	\$9,659,589
Average List Price	\$274,607	\$371,817	\$473,000	\$689,000	\$321,088
Average Sold Price	\$280,533	\$354,567	\$478,000	\$685,000	\$321,986
Average Market Time	118	78	47	33	102
Average Square Feet	996	1536	2270	1995	1222
% of List Price	102.16	95.36	101.06	99.42	100.28
Not Pending or Sold					
#Units	0	0	0	0	0
Average List Price	\$0	\$0	\$0	\$0	\$0
Average Square Feet	0	0	0	0	0

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Area Market Survey Summary

Listings as of 08/09/13 at 11:57am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold
(7/1/2013 to 7/31/2013)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$70,000 thru \$79,999	1	24	Minimum	\$79,350	Maximum	\$1,700,000
\$160,000 thru \$179,999	1	409	Average	\$502,649	Median	\$387,475
\$180,000 thru \$199,999	2	26				
\$200,000 thru \$249,999	5	96				
\$250,000 thru \$299,999	8	105				
\$300,000 thru \$349,999	9	32				
\$350,000 thru \$399,999	8	46				
\$400,000 thru \$449,999	3	67				
\$450,000 thru \$499,999	6	38				
\$500,000 thru \$549,999	5	61				
\$550,000 thru \$599,999	3	204				
\$600,000 thru \$649,999	1	78				
\$650,000 thru \$699,999	4	45				
\$750,000 thru \$799,999	2	117				
\$800,000 thru \$849,999	1	150				
\$900,000 thru \$949,999	2	177				
\$1,000,000 thru \$1,249,999	1	11				
\$1,250,000 thru \$1,499,999	3	133				
\$1,500,000 thru \$1,749,999	1	422				
	66	85				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$40,000 thru \$49,999	1	130	Minimum	\$49,000	Maximum	\$995,000
\$50,000 thru \$59,999	1	9	Average	\$357,478	Median	\$304,000
\$70,000 thru \$79,999	1	18				
\$100,000 thru \$119,999	2	99				
\$120,000 thru \$139,999	1	205				
\$160,000 thru \$179,999	2	120				
\$180,000 thru \$199,999	1	38				
\$200,000 thru \$249,999	5	82				
\$250,000 thru \$299,999	5	43				
\$300,000 thru \$349,999	2	25				
\$350,000 thru \$399,999	4	75				
\$400,000 thru \$449,999	3	77				
\$450,000 thru \$499,999	3	32				
\$550,000 thru \$599,999	1	119				
\$600,000 thru \$649,999	2	100				
\$650,000 thru \$699,999	1	123				
\$800,000 thru \$849,999	2	58				
\$950,000 thru \$999,999	1	52				
	38	72				

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(7/1/2013 to 7/31/2013)

Pending

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	62	Minimum	\$103,000	Maximum	\$398,500
\$180,000 thru \$199,999	1	37	Average	\$273,611	Median	\$270,000
\$200,000 thru \$249,999	1	108				
\$250,000 thru \$299,999	2	43				
\$300,000 thru \$349,999	2	34				
\$350,000 thru \$399,999	2	18				
	9	44				

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$90,000 thru \$99,999	1	23	Minimum	\$92,500	Maximum	\$725,000
\$140,000 thru \$159,999	1	49	Average	\$321,986	Median	\$279,950
\$180,000 thru \$199,999	5	85				
\$200,000 thru \$249,999	4	314				
\$250,000 thru \$299,999	7	86				
\$300,000 thru \$349,999	4	82				
\$400,000 thru \$449,999	1	53				
\$450,000 thru \$499,999	1	54				
\$500,000 thru \$549,999	4	59				
\$650,000 thru \$699,999	1	33				
\$700,000 thru \$749,999	1	16				
	30	102				

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Client 5-Up Residential

Listings as of: 08/09/2013 12:02 pm

Page: 1

Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2013 to 7/31/2013)

14367 McLane Ave **XSt:** Woods **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$725,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 42253/0.9700 **OLP:** \$725,000
Stories: Split Level **YB:** 2002 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-174-042 **HOA/\$:** No

OMD: 05/27/13 **PD:** 06/12/13 **COE:** 07/12/13 **SP:** \$725,000 **TIC:** No **2nd Unit:** No

Treat yourself to this private luxurious location w/ your own Shangrila. A perfect combination of Wooded, yet Sunny right where it counts. Sit among trees enjoying your secluded hot tub. Walk serene trails & enjoy your fish pond & water fall. Breathe pleasant calming views from the master suite deck. Entertain from your chefs kitchen w/ Wolfe range & Sub Zero fridge. An open entry way welcomes you home & an open floor plan embraces your heart.

DIR: Summit to McLane then left on McLane again **UBL:** **Subd:** **TBM:** , 21311921

20260 River Blvd **XSt:** Pebble **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$689,000
BD: 5 **BA:** 3 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 1995 R **Lot Sz:** 19166/0.4400 **OLP:** \$689,000
Stories: 3 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-244-024 **HOA/\$:** No

OMD: 04/22/13 **PD:** 05/25/13 **COE:** 07/02/13 **SP:** \$685,000 **TIC:** No **2nd Unit:** Yes

Not to be missed. Beautiful riverfront home. In ground pool. Two hot tubs. Two laundry rooms. Almost half an acre. Gently sloping lawn leads to the river. Car port. Beautiful lodge style living room with rock fireplace. Wonderful sun room is open to the kitchen. The home is registered with Sonoma County as a vacation rental that can sleep twelve.

DIR: Highway 116 to Bohemian Highway to River Blvd. **UBL:** **Subd:** **TBM:** 381, B2 21308774

6093 Van Keppel Rd **XSt:** Covey **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$525,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2026 R **Lot Sz:** 26998/0.6198 **OLP:** \$525,000
Stories: 1 Story **YB:** 1990 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-072-020 **HOA/\$:** No

OMD: 06/19/13 **PD:** 07/30/13 **COE:** 07/31/13 **SP:** \$535,000 **TIC:** No **2nd Unit:** No

Down a country lane sits this three bedroom plus study home on over 1/2 acre. Location offers great country setting yet close to town, schools, West City Trail and Steelhead Beach on the Russian River. Home features include cathedral ceilings in living room as well as a rock-faced wood-burning fireplace and greenhouse windows in large kitchen with island and dining area.

DIR: Highway 116 to Covey Road to Van Keppel. Look for painted sign that says Clara Lane on right. **UBL:** **Subd:** **TBM:** , 21313951

22939 Conifer Dr **XSt:** Hwy 116 **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 48/48 **LP:** \$549,000
BD: 3 **BA:** 3 **RMS:** **FP:** No **Pool:** No **SqFt:** 2193 R **Lot Sz:** 10890/0.2500 **OLP:** \$549,000
Stories: 2 Story **YB:** 1974 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 096-212-003 **HOA/\$:** No

OMD: 05/31/13 **PD:** 07/18/13 **COE:** 07/25/13 **SP:** \$512,500 **TIC:** No **2nd Unit:** No

Incredible river views from this two story 3 bed, 3 bath home located on the Russian River. Much sought after Ryan's Beach location with stair access to the River. Family room and bonus room along with upper deck for those views of nature. So much to offer, you must come and see for your self.

DIR: Highway 116 West to Laurel Dell right on Conifer. Property on the left. **UBL:** **Subd:** **TBM:** , 21312310

6105 Van Keppel Rd **XSt:** Covey Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 50/50 **LP:** \$549,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1300 N **Lot Sz:** 22216/0.5100 **OLP:** \$549,000
Stories: 1 Story **YB:** 1951 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-072-005 **HOA/\$:** No

OMD: 04/22/13 **PD:** 06/11/13 **COE:** 07/03/13 **SP:** \$510,000 **TIC:** No **2nd Unit:** Yes

Cute home plus attached granny nestled in a beautiful setting conveniently located in the town of Forestville. Stroll to town or the award winning schools. Nice garden/storage shed is included and the .51+/- acre parcel has unused potential. Great combination of sun, shade and peaceful environment make for a serene experience. Plenty of room for RV parking and gardening.

DIR: Highway 116 or Trenton Road to Covey Road to Van Keppel Road. **UBL:** **Subd:** **TBM:** , 21308810

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: 08/09/2013 12:02 pm

Page: 2

Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2013 to 7/31/2013)

7590 mirabel Rd



XSt: mc mullen Forestville / B0700 S Single Family DOM/CDOM: 97/97 LP: \$425,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: Yes SqFt: 2141 R Lot Sz: 143748/3.3000 OLP: \$425,000
 Stories: 1 Story YB: 1951 #Gar Sp: 2 #CP Sp: 2 APN: 083-151-022 HOA/\$: No

OMD: 03/26/13 PD: 07/01/13 COE: 07/08/13 SP: \$505,000 TIC: No 2nd Unit: Yes

Beautiful home in the Russian river area!! Features updated remodeled 2 bed 1 bath home with attached studio and separate guest suite with detached 2 car garage/work shop. Newly built bridge over creek runs through this 3 acre property come see and enjoy!!

DIR: 101 to river rd. left on Mirabel to address on left

UBL: Subd: TBM: 362, E6 21306108

151 Magic Mountain Rd



XSt: Cazadero Hwy Cazadero / B0700 S Single Family DOM/CDOM: 54/54 LP: \$484,000
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1368 R Lot Sz: 196020/4.5000 OLP: \$484,000
 Stories: 2 Story YB: 1974 #Gar Sp: 0 #CP Sp: 0 APN: 097-250-025 HOA/\$: No

OMD: 05/02/13 PD: 06/25/13 COE: 07/12/13 SP: \$484,000 TIC: No 2nd Unit: No

Magic Mountain Loft-Style RETREAT on 4.5 Acres! ENCHANTED Setting w/ Sensational SECLUSION & Smashing VIEW Potential + Awesome Architecture. Dramatic open air living space with oversized LOFT bedroom. Wrap around decks afford an outdoor dining area; hot tub with sitting lounge & koi pond with view seating. Secret paths lead to peaceful serenity. It gets even better: Detached BARN = Artistic Endeavors. Come - Relax & Unwind in Memorable STYLE~

DIR: HWY 116 to Cazadero Hwy. a mile LEFT and UP hill to top.

UBL: Subd: TBM: , 21309731

16690 Neeley Rd



XSt: Hwy 116 Guerneville / B0700 S Single Family DOM/CDOM: 53/53 LP: \$421,000
 BD: 4 BA: 2 RMS: FP: Yes Pool: No SqFt: 2514 R Lot Sz: 3920/0.0900 OLP: \$421,000
 Stories: 2 Story YB: 1945 #Gar Sp: 1 #CP Sp: 0 APN: 071-193-022 HOA/\$: No

OMD: 05/09/13 PD: 07/01/13 COE: 07/31/13 SP: \$421,000 TIC: No 2nd Unit: No

Retreat to your Redwood Rendezvous! Tucked under a redwood canopy lies this popular vacation home. Turnkey. Perfect for groups. Close to town, yet off the beaten path. Discrete spaces. Cathedral ceilings, open beams, skylights. The kitchen: knotty cherry cabinets & granite tile counters. Dining room. Stunning stone fireplace. Large private deck, hot tub. Easy walk to two beaches. Great entertainment space. Live the good life! Your House Matters.

DIR: Hwy 116 to Neeley. House is on Right. Driveway to parking is just before house on right.

UBL: Subd: TBM: , 21310038

7210 116 Hwy



XSt: Hidden Lake Forestville / B0700 S Single Family DOM/CDOM: 32/32 LP: \$325,000
 BD: 3 BA: 1 RMS: FP: Yes Pool: No SqFt: 1024 R Lot Sz: 10785/0.2476 OLP: \$325,000
 Stories: 1 Story YB: 1964 #Gar Sp: 1 #CP Sp: 0 APN: 084-031-017 HOA/\$: No

OMD: 06/17/13 PD: 07/19/13 COE: 07/25/13 SP: \$340,000 TIC: No 2nd Unit: No

Located just beyond the center of Forestville, this 3 bedroom 1 bath home, is on approximately 1/4 acre. There are large decks for entertaining family and friends. Fruit trees, garden areas and lots of sun make this a good place to grow your favorite things. Fresh paint inside and out make this home ready for you.

DIR: Leaving Forestville on Pocket Canyon Rd (HWY 116) about 400 feet past Hidden Lake Rd, on the left.

UBL: Subd: TBM: , 21313574

9515 Valle Vista Rd



XSt: Rio Vista Road Forestville / B0700 S Single Family DOM/CDOM: 38/38 LP: \$279,000
 BD: 2 BA: 1 RMS: 6 FP: Yes Pool: No SqFt: 936 R Lot Sz: 11883/0.2728 OLP: \$279,000
 Stories: 2 Story YB: 1940 #Gar Sp: 1 #CP Sp: 0 APN: 082-123-035 HOA/\$: No

OMD: 06/17/13 PD: 07/25/13 COE: 07/30/13 SP: \$335,000 TIC: No 2nd Unit: No

Comfortable ridge-top home with great views of the surrounding woods and hills. Excellent sun exposure and large yard. Detached garage/workshop. Downstairs bonus area. Unique bathroom! Laundry room and loft. Located on a rarely traveled lane.

DIR: River Road to Rio Vista Road. Keep right, left on Valle Vista to sign.

UBL: Subd: TBM: , 21313184

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Client 5-Up Residential

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Page: 3

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17429 River Ln



XSt: Orchard **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 49/49 **LP:** \$290,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 885 R **Lot Sz:** 3001/0.0689 **OLP:** \$290,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-220-030 **HOA/\$:** No

OMD: 06/11/13 **PD:** 07/30/13 **COE:** 07/31/13 **SP:** \$306,600 **TIC:** No **2nd Unit:** No

Absolutely Adorable VACATION BEACH Cottage - Set in the SUN & Polished to Perfection! Enjoy breakfast on your front veranda overlooking the peaceful & sunny garden. Relax and unwind - just steps to the Russian River & sandy beach.Low maintenance yard is fully fenced, bonus level provides excellent storage and workshop potential. Raised above flood + Municipal water and sewer. Pride of Ownership throughout - Move Right In & Enjoy the RRiver!

DIR: HWY 116 to Neeley Rd (right on Orchard) Right on River Lane. **UBL:** **Subd:** **TBM:** , 21313110

11175 Hwy 116 Dr



XSt: Mays Canyon Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 209/209 **LP:** \$295,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1480 R **Lot Sz:** 182952/4.2000 **OLP:** \$399,950
Stories: 1 Story **YB:** 1921 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-150-008 **HOA/\$:** No

OMD: 12/04/12 **PD:** 07/01/13 **COE:** 07/31/13 **SP:** \$305,000 **TIC:** Yes **2nd Unit:** No

Custom cabin in the woods, 4.2 acres, two bedroom, one bath, big basement, year round spring, surrounded by fur and redwood trees, three fireplaces.

DIR: From Forestville, on the right 4 miles down, just past Mays Canyon Rd. Go R. at the fork in driveway **UBL:** **Subd:** **TBM:** 361, F4 21226926

22930 Conifer Dr



XSt: Laurel **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 37/37 **LP:** \$307,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1310 R **Lot Sz:** 8712/0.2000 **OLP:** \$285,000
Stories: 1 Story **YB:** 1985 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 096-211-004 **HOA/\$:** No

OMD: 06/03/13 **PD:** 07/10/13 **COE:** 07/10/13 **SP:** \$296,000 **TIC:** No **2nd Unit:** No

This single level home is freshly painted inside and out. County records show it as having three bedrooms but the wall has be removed between the two smaller bedroom so it is currently being used as a two bedroom. Nice flat yard with fruit trees.There is work to be done here but it's well worth the effort.

DIR: Hwy 116 to Laurel to Conifer **UBL:** **Subd:** **TBM:** , 21312541

14890 Rio Nido Rd



XSt: River Road **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 46/46 **LP:** \$299,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1248 N **Lot Sz:** 5227/0.1200 **OLP:** \$299,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-210-021 **HOA/\$:** No

OMD: 06/01/13 **PD:** 07/17/13 **COE:** 07/25/13 **SP:** \$290,000 **TIC:** No **2nd Unit:** No

Great Home, Great Location.... Well built home. 2 Bedrooms and 1 bath upstairs and and a great master bedroom or family room down stairs with a second bathroom. New deck on front and newer deck in back.. Short walk to dog park, playground, picnic area or Russian River. Stylish windows which accent the view to the woods behind you. Private back yard with your own hot tub. Year round or vacation home. This home is a winner.

DIR: River Rd to Rio Nido rd. Across from picnic area and dog park. **UBL:** **Subd:** **TBM:** , 21312316

19092 Ridgecrest Dr



XSt: Sunny Dr **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 137/137 **LP:** \$299,000
BD: 3 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1034 N **Lot Sz:** 8407/0.1930 **OLP:** \$329,000
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-170-018 **HOA/\$:** No

OMD: 02/18/13 **PD:** 07/05/13 **COE:** 07/05/13 **SP:** \$280,000 **TIC:** No **2nd Unit:** No

This sunny, remodeled home, blends contemporary design with touches of classic river charm. Features include 2 BR's (one of which is a master suite), den, a designer kitchen and refinished wood floors. There's a woodburning stove along with forced air heat which provides the best of both worlds. The large double lot has a fenced backyard with shed. Lots of paved parking and a porch to sit and relax. Walk to Northwood Golf, Rest. and River

DIR: Hwy 116 to Ridgecrest(across from Northwood Golf), R Sunny Dr, R Shady Dr Property entrance on Shady **UBL:** **Subd:** **TBM:** , 21302567

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16065 Riverlands Rd



XSt: Drake Guerneville / B0700 S Single Family DOM/CDOM: 135/135 LP: \$279,900
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1569 R Lot Sz: 4792/0.1100 OLP: \$279,900
 Stories: 2 Story YB: 1991 #Gar Sp: 2 #CP Sp: 0 APN: 071-140-038 HOA/\$: No

OMD: 01/22/13 PD: 06/06/13 COE: 07/22/13 SP: \$279,900 TIC: No 2nd Unit: No

Best of all possible worlds. This 3 bed/2 bath home is in move-in condition. Light and bright floor plan, with natural wood accents, fireplace and plantation shutters throughout. Attached over sized 2-car garage. Deck with hut-tub overlooks the beautiful backyard and makes it the perfect venue for summer barbecues & outdoor entertaining. Property fronts to neighborhood tennis courts and park. Walking distance to downtown.

DIR: Hwy 116 to Drake Rd to Riverlands Rd

UBL: Subd: TBM: 361, C3 21301322

8020 Mirabel Ave



XSt: Park Ave Forestville / B0700 S Single Family DOM/CDOM: 153/153 LP: \$239,950
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 986 R Lot Sz: 3920/0.0900 OLP: \$239,950
 Stories: 1 Story YB: 1963 #Gar Sp: 1 #CP Sp: 0 APN: 082-039-015 HOA/\$: No

OMD: 02/22/13 PD: 07/25/13 COE: 07/25/13 SP: \$266,100 TIC: No 2nd Unit: No

Charming 60's home in Mirabel Heights. Nestled between Santa Rosa & Guerneville along, & above, the scenic Russian River. Features include 2 bedrooms, dual pane windows, granite & solid wood counters, wood floors. The living room includes a gas burning stove/fireplace & warm redwood wall accents. The bathroom has an updated vanity & classic claw foot bath tub. There's a bonus room behind the garage, a large storage building & much more.

DIR: From River Rd turn onto Mirabel Ave just east of Mirabel Rd OR take Park Ave to Mirabel Ave.

UBL: Subd: TBM: 362, E5 21303580

590 East Austin Creek Rd



XSt: Austin Creek Road Cazadero / B0700 S Single Family DOM/CDOM: 28/28 LP: \$274,000
 BD: 1 BA: 2 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 14375/0.3300 OLP: \$269,000
 Stories: 1 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 105-220-003 HOA/\$: No

OMD: 05/30/13 PD: 06/27/13 COE: 07/09/13 SP: \$259,000 TIC: No 2nd Unit: Yes

Sit on your covered front porch with a cool drink and enjoy the view of Austin Creek. Two cabins on a 1/3 acre parcel. Front cabin is a roomy one bedroom one bath. The rear cabin is a large studio. The creek access is directly across the dead end road in front of the property. This little compound makes a great summer retreat or year around home.

DIR: Hwy 116 to Cazadero Hwy, right on Austin Creek Road, left on East Austin Creek Road.

UBL: Subd: TBM: , 21312211

10598 Woodside Dr



XSt: Canyon Dr. Forestville / B0700 S Single Family DOM/CDOM: 68/68 LP: \$259,000
 BD: 1 BA: 1 RMS: FP: No Pool: No SqFt: 1142 R Lot Sz: 2614/0.0600 OLP: \$275,000
 Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 082-170-010 HOA/\$: No

OMD: 04/25/13 PD: 07/02/13 COE: 07/05/13 SP: \$259,000 TIC: No 2nd Unit: No

Charming home on the top of Woodside basking in the sun. One bedroom one bath with bonus room for many uses. Kitchen comes with new gas range and dishwasher. Nice size front patio and back patio for entertaining. Storage is located under the house. Come on by and see this sweet thing!

DIR: River Rd. to Old River Rd. To Canyon Rd. to Woodside turn left at 10576 house on right.

UBL: Subd: TBM: , 21308935

11132 Dell Ave



XSt: Sequoia Forestville / B0700 S Single Family DOM/CDOM: 550/550 LP: \$250,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 990 R Lot Sz: 4356/0.1000 OLP: \$290,000
 Stories: Other YB: 1901 #Gar Sp: 0 #CP Sp: 0 APN: 081-041-055 HOA/\$: No

OMD: 01/17/12 PD: 07/24/13 COE: 07/29/13 SP: \$235,500 TIC: No 2nd Unit: No

Beautifully remodeled 2 bedroom, one bath home with ship's stairs to large loft. Kitchen has lots of solid wood cabinets, Silestone countertops and a farmers stainless steel sink. Property is in Dos Rio Golf and Country Club area and includes beach and graveyard rights. Lovely yard has deck and brick patios, enclosed hottub and raised garden beds. All new low E windows.

DIR: Hwy 116 N, exit just past Hacienda Bridge (at Westside Rd), right on Sequoia, right on Dell Ave.

UBL: Subd: TBM: 362, A2 21131975

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: 08/09/2013 12:02 pm

Page: 5

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2013 to 7/31/2013)

10542 Grays Rd



XSt: Old River Rd. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 32/32 **LP:** \$247,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 908 R **Lot Sz:** 6534/0.1500 **OLP:** \$247,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 2 **APN:** 082-242-011 **HOA/\$:** No

OMD: 06/22/13 **PD:** 07/24/13 **COE:** 07/29/13 **SP:** \$232,000 **TIC:** No **2nd Unit:** No

Check out this adorable 2/1 charming home. Owners have done a lot of work on it. Kitchen needs to be completed still. Very close to the river, sunny flat lot. Great for first time buyers, investors, make it your own or use as a vacation rental.

DIR: West on River Rd. Turn left onto River Dr. Turn Right onto Grays Rd. Right before Berry's market **UBL:** **Subd:** **TBM:** , 21314181

17498 Riverside Dr



XSt: HWY 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 605/849 **LP:** \$210,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 825 N **Lot Sz:** 1306/0.0300 **OLP:** \$250,000
Stories: 2 Story **YB:** 1937 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-057 **HOA/\$:** No

OMD: 11/23/11 **PD:** 07/23/13 **COE:** 07/24/13 **SP:** \$210,000 **TIC:** No **2nd Unit:** No

Romantic Writers Cottage in the Redwoods. Darling two story with dramatic skylit bedrooms, bright & efficient euro-style kitchen, brick wood burning fireplace in livingroom with walk-out to sunny and private deck. Ample parking could include RV, easy-care yard or room for a garden. Perfect distance to town for shopping, dining and entertainment. Upper bedroom has River View. Storybook Charm beckons you to come for a visit... and stay awhile!

DIR: HWY 116 West from Town, past Safeway (1 mile) on LEFT. **UBL:** **Subd:** **TBM:** 361, B2 21130093

15511 MONTE ROSA Ave



XSt: CAZADERO **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 67/67 **LP:** \$229,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2098 R **Lot Sz:** 4792/0.1100 **OLP:** \$229,000
Stories: 2 Story **YB:** 1970 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-031-015 **HOA/\$:** No

OMD: 05/10/13 **PD:** 07/19/13 **COE:** 07/19/13 **SP:** \$205,000 **TIC:** No **2nd Unit:** No

Rustic Charm 2 story home surrounded by trees and nature, close to Russian River activities, this open concept home is ready for new owner, fixer, needs TLC

DIR: river rd to old cazadero rd to monte rosa ave **UBL:** **Subd:** **TBM:** , 21310637

14341 Old Cazadero Rd



XSt: Hwy 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$165,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 960 R **Lot Sz:** 5227/0.1200 **OLP:** \$165,000
Stories: Other **YB:** 1922 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-090-007 **HOA/\$:** No

OMD: 06/07/13 **PD:** 06/28/13 **COE:** 07/03/13 **SP:** \$196,539 **TIC:** No **2nd Unit:** No

Cute home with lots of potential! The floor plan is open and includes an additional room that could be an office, craft room, etc. Plenty of space under the house for storage or workshop. The outside space has potential to be an entertainers delight!

DIR: Hwy 116 to Old Cazadero Rd. **UBL:** **Subd:** **TBM:** , 21312609

16685 Neeley Rd



XSt: Center **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 106/106 **LP:** \$199,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 8651/0.1986 **OLP:** \$249,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-194-004 **HOA/\$:** No

OMD: 03/21/13 **PD:** 07/05/13 **COE:** 07/10/13 **SP:** \$192,000 **TIC:** No **2nd Unit:** No

Classic River Cabin above the flood with views from every room. Charming one bedroom home, private and serene. Perfect getaway or full time living. The wooded interior takes you back in time to the magical days of the Russian River. Walking distance to downtown Guerneville and the Russian River, make this a great location. Come and relax at the end of the day on the expansive front deck.

DIR: Hwy 116 to Neeley **UBL:** **Subd:** **TBM:** 361, B4 21306007

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 U.S. Patent 6,910,045


Client 5-Up Residential


Listings as of: 08/09/2013 12:02 pm


Page: 6


Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (7/1/2013 to 7/31/2013)

10892 Oak Ave  **XSt:** Dell Ave **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 91/110 **LP:** \$210,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1062 R **Lot Sz:** 2500/0.0574 **OLP:** \$240,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-042-011 **HOA/\$:** No
OMD: 04/17/13 **PD:** 07/17/13 **COE:** 07/31/13 **SP:** \$187,950 **TIC:** No **2nd Unit:** No
 Includes AP# 081-042-012. Cute river get away. Bonus room on lower level, expansive decks, rock hearth surrounds cozy stove heater.
DIR: Westside Road to Sequoia Rd to Dell Ave to Oak Ave **UBL:** **Subd:** **TBM:** , 21308398

15791 Morningside Dr  **XSt:** Palo Alto **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 14/183 **LP:** \$179,900
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1115 R **Lot Sz:** 3920/0.0900 **OLP:** \$179,000
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-080-072 **HOA/\$:** No
OMD: 05/10/13 **PD:** 05/24/13 **COE:** 07/22/13 **SP:** \$185,000 **TIC:** No **2nd Unit:** No
 Bank Owned !!! River Retreat, Open Floor Plan, 2 Bedrooms, 2 Baths Located in a Matured and Quiet Neighborhood, walking distance to Town. Tile Counter Tops and Hardwood Flooring on most Part of the living area. Good Size Yard with Private Deck!
DIR: Armstong Woods > Woodland > Palo Alto > Morningside Drive **UBL:** **Subd:** **TBM:** , 21310503

15704 Old River Rd  **XSt:** Bonita **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 191/191 **LP:** \$179,900
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1914 R **Lot Sz:** 6795/0.1560 **OLP:** \$195,000
Stories: 1 Story **YB:** 1914 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-080-059 **HOA/\$:** No
OMD: 12/22/12 **PD:** 07/02/13 **COE:** 07/11/13 **SP:** \$180,000 **TIC:** No **2nd Unit:** Yes
 2 bedroom upper with a studio apt below. City sewer, close to town. terraced garden space. Live in one and rent the other. Unique bathroom in studio was built around a tree! very cool.
DIR: River Rd to Bonita. Left on Old River Rd. **UBL:** **Subd:** **TBM:** 361, C3 21227861

11940 Pine Ridge Rd  **XSt:** Laurel Ave **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 49/49 **LP:** \$149,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 6970/0.1600 **OLP:** \$149,000
Stories: Multi Level **YB:** Unknown **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 081-281-048 **HOA/\$:** Yes/\$300.00/Ye
OMD: 06/01/13 **PD:** 07/20/13 **COE:** 07/25/13 **SP:** \$149,000 **TIC:** No **2nd Unit:** No
 Unique getaway cottages. Three detached structures. One sleeping room with brick fireplace. A one bedroom, one bath cottage with kitchen. And an uppermost bedroom with bath. Patio area with brick fireplace. One car attached garage or storage. Large lot with good privacy and serenity.
DIR: River Road to Forest Hills Road to Summerhome Park Road, left on Laurel, right on Pine Ridge. **UBL:** **Subd:** **TBM:** 361, J4 21312399

11120 Ice Box Canyon Rd  **XSt:** Terrace **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$100,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 916 R **Lot Sz:** 4792/0.1100 **OLP:** \$100,000
Stories: 2 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-150-032 **HOA/\$:** No
OMD: 06/24/13 **PD:** 07/17/13 **COE:** 07/19/13 **SP:** \$92,500 **TIC:** No **2nd Unit:** No
 Looking for a RUSTIC CABIN in the woods? Then you've found it! With a bit of money and imagination, this could be the perfect weekend or first-time home. All wood interior, fireplace, no close neighbors and plenty of room for terraced gardens. Definitely needs some TLC.
DIR: River Rd to Forest Hills. Rt on Summerhome Pk Rd. Left on Ice Box Canyon Rd **UBL:** **Subd:** **TBM:** 362, A4 21314392

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 U.S. Patent 6,910,045