

Market Statistics Report

Listings as of 09/06/13 at 4:25pm

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	56	28	6	2	92
Average List Price	\$342,788	\$594,989	\$747,215	\$514,000	\$449,643
Average Market Time	81	78	57	251	82
Average Square Feet	923	1634	2146	2754	1259
All Off Market					
#Units	30	10	1	0	41
Pending					
#Units	3	2	1	0	6
Average List Price	\$362,633	\$378,750	\$103,000	\$0	\$324,733
Average Market Time	45	18	62	0	39
Average Square Feet	1066	1727	1220	0	1312
Sold					
#Units	27	8	0	0	35
Dollar Value	\$7,808,900	\$4,029,000	\$0	\$0	\$11,837,900
Average List Price	\$287,317	\$509,738	\$0	\$0	\$338,156
Average Sold Price	\$289,219	\$503,625	\$0	\$0	\$338,226
Average Market Time	57	76	0	0	61
Average Square Feet	913	1861	0	0	1130
% of List Price	100.66	98.80	0.00	0.00	100.02
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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U.S. Patent 6,910,045

Area Market Survey Summary

Listings as of 09/06/13 at 4:27pm

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Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$160,000 thru \$179,999	3	149	Minimum	\$163,000	Maximum	\$1,910,000
\$180,000 thru \$199,999	2	67	Average	\$486,303	Median	\$349,000
\$200,000 thru \$249,999	7	61				
\$250,000 thru \$299,999	8	119				
\$300,000 thru \$349,999	11	46				
\$350,000 thru \$399,999	6	51				
\$400,000 thru \$449,999	3	60				
\$450,000 thru \$499,999	3	39				
\$500,000 thru \$549,999	1	95				
\$550,000 thru \$599,999	3	200				
\$600,000 thru \$649,999	1	104				
\$650,000 thru \$699,999	2	64				
\$750,000 thru \$799,999	3	36				
\$800,000 thru \$849,999	1	178				
\$900,000 thru \$949,999	1	332				
\$1,000,000 thru \$1,249,999	1	39				
\$1,250,000 thru \$1,499,999	2	51				
\$1,500,000 thru \$1,749,999	1	450				
\$1,750,000 thru \$1,999,999	1	24				
	60	87				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$40,000 thru \$49,999	1	158	Minimum	\$49,000	Maximum	\$995,000
\$100,000 thru \$119,999	1	63	Average	\$380,904	Median	\$342,000
\$120,000 thru \$139,999	1	233				
\$140,000 thru \$159,999	1	7				
\$160,000 thru \$179,999	2	148				
\$180,000 thru \$199,999	1	10				
\$200,000 thru \$249,999	4	112				
\$250,000 thru \$299,999	4	58				
\$300,000 thru \$349,999	2	25				
\$350,000 thru \$399,999	4	45				
\$400,000 thru \$449,999	2	43				
\$450,000 thru \$499,999	2	72				
\$550,000 thru \$599,999	1	91				
\$600,000 thru \$649,999	1	12				
\$650,000 thru \$699,999	2	81				
\$750,000 thru \$799,999	1	29				
\$800,000 thru \$849,999	1	74				
\$950,000 thru \$999,999	1	80				
	32	74				

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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	\$499,000
\$250,000 thru \$299,999	1	49	Average	\$324,733	Median	\$339,000
\$300,000 thru \$349,999	1	54				
\$350,000 thru \$399,999	2	18				
\$450,000 thru \$499,999	1	33				
	6	39				

Sold

<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$50,000 thru \$59,999	1	12	Minimum	\$57,500	Maximum	\$668,000
\$140,000 thru \$159,999	1	28	Average	\$338,226	Median	\$311,000
\$200,000 thru \$249,999	7	44				
\$250,000 thru \$299,999	8	59				
\$300,000 thru \$349,999	4	31				
\$350,000 thru \$399,999	4	65				
\$400,000 thru \$449,999	3	124				
\$450,000 thru \$499,999	2	37				
\$500,000 thru \$549,999	1	47				
\$550,000 thru \$599,999	1	125				
\$600,000 thru \$649,999	2	101				
\$650,000 thru \$699,999	1	128				
	35	61				

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Client 5-Up Residential

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26920 Freezeout Rd



XSt: Moscow Rd **Duncans Mills / B0700** **S** **Single Family** **DOM/CDOM:** 128/128 **LP:** ↓ \$679,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 2040 B **Lot Sz:** 20042/0.4601 **OLP:** \$679,000
Stories: 1 Story **YB:** 1999 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 096-100-002 **HOA/\$:** No

OMD: 04/08/13 **PD:** 08/14/13 **COE:** 08/30/13 **SP:** \$668,000 **TIC:** No **2nd Unit:** No

Extraordinary estate on the banks of the Russian River. Built in 1999 with towering ceilings, massive rock fireplace, hardwood floors throughout and fabulous views of the Russian River and coastal hills. Stunning design with many windows, cook's kitchen, formal dining room and sunroom on the Riverside. Bathrooms feature custom work and spa tub. Two single car garages. Landscaped front and rear yards. Add.parcel available with shop and old garage.

DIR: Moscow Road to Freezeout Rd- second to last home on Riverside. **UBL:** **Subd:** **TBM:** 380, D4 **21307297**

6900 Ellen Ln



XSt: hidden lake **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 122/122 **LP:** \$649,000
BD: 3 **BA:** 3/1 **RMS:** 10 **FP:** Yes **Pool:** No **SqFt:** 2320 R **Lot Sz:** 44867/1.0300 **OLP:** \$695,000
Stories: 2 Story **YB:** 1973 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 084-200-032 **HOA/\$:** No

OMD: 04/12/13 **PD:** 08/12/13 **COE:** 08/13/13 **SP:** \$630,000 **TIC:** No **2nd Unit:** No

Highly desirable Forestville location. Down a private lane. Beautiful views of vineyards and forests. Close to town yet a very private setting.

DIR: Hwy 116 to Hidden Lake rd to Ellen Ln. **UBL:** **Subd:** **TBM:** , **21307867**

20720 FRONT St



XSt: River Road **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 80/635 **LP:** \$649,000
BD: 3 **BA:** 2 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 2232 O **Lot Sz:** 9200/0.2112 **OLP:** \$699,000
Stories: 3 Story **YB:** 1932 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 094-090-022 **HOA/\$:** No

OMD: 05/21/13 **PD:** 08/09/13 **COE:** 08/21/13 **SP:** \$615,000 **TIC:** No **2nd Unit:** No

Located directly on the River with it's own dock. This is one of the River;s finest locations. Home faces southwest and has great sun exposure. It is located on a quiet dead end street and comes completely furnished including a hot tub in a gazebo and a dock. This 1932 craftsman style has been restored maintaining it's original charm and chatacter. This is a magical place to spend a day or a weekend.

DIR: West on River Road past Monte Rio Bridge, left on Front Street next to last home on the west end **UBL:** **Subd:** **TBM:** 381, A1 **21311479**

9801 Hillside Dr



XSt: River Rd. to Scenic **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 125/125 **LP:** \$565,000
BD: 2 **BA:** 2/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1752 N **Lot Sz:** 46174/1.0600 **OLP:** \$600,000
Stories: 3 Story **YB:** 1973 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 083-180-026 **HOA/\$:** No

OMD: 04/12/13 **PD:** 08/15/13 **COE:** 08/16/13 **SP:** \$557,500 **TIC:** No **2nd Unit:** No

This is Shangri-La, privacy and selcusion on 1.06 acres. Peaceful views of vineyards and Martinelli Valley. The beautiful home features a spa rm, family room with a gas-burner, the living rm. slider opens onto the brand new deck that overlooks the lawn and garden area. A very unique home that is perfect for entertaining. There are also woodburners in the living room and the spa room.

DIR: River Rd. west to Scenic left to Hillside ver off to the left at arrow second house. **UBL:** **Subd:** **TBM:** 362, B4 **21307722**

6321 Van Keppel Rd



XSt: Covey Rd. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$489,000
BD: 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** Yes **SqFt:** 1736 O **Lot Sz:** 24440/0.5611 **OLP:** \$489,000
Stories: 1 Story **YB:** 1946 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-072-030 **HOA/\$:** No

OMD: 07/03/13 **PD:** 08/19/13 **COE:** 08/19/13 **SP:** \$530,000 **TIC:** No **2nd Unit:** No

This Mid Century Sparkles. Sip lemonade on your covered front porch. 3 bedrooms plus an office, formal living and dining rooms. Family room with a fireplace. Detached garage and shop. Plenty of room for animal & garden. New paint, roof, carpet, bathrooms, granite and appliances. Come see for yourself.

DIR: 116 to Covey to Van Keppel. Gated no lock. **UBL:** **Subd:** **TBM:** 362, E7 **21314958**

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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8425 Spring Dr



XSt: Mirabel **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$479,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1583 O **Lot Sz:** 3920/0.0900 **OLP:** \$479,000
Stories: 2 Story **YB:** 2010 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 082-034-041 **HOA/\$:** No

OMD: 07/30/13 **PD:** 08/23/13 **COE:** 08/30/13 **SP:** \$479,000 **TIC:** No **2nd Unit:** No

Exquisite, high-quality, 2010 built Mirabel Heights gem, complete w/ massive ceilings & sunlit walls of glass. Other fine features include a chef's kitchen w/ top of the line cabinetry, granite slab countertops w/ a tumbled marble backsplash, stainless appliances, designer light fixtures, and an elegant master bedroom & bath. Come enjoy all this on a beautifully landscaped private lot walking distance to the beaches of the Russian River.

DIR: Mirabel RD. to Park Ave. left on Mirabel AVE. to Spring Dr. House is on the corner. **UBL:** **Subd:** **TBM:** 362, E5 **21317279**

8464 Trenton Rd



XSt: Mirabel rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 50/50 **LP:** \$469,000
BD: 3 **BA:** 2 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 2006 R **Lot Sz:** 5881/0.1350 **OLP:** \$469,000
Stories: 2 Story, Mul **YB:** Against Co. Policy **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-039-073 **HOA/\$:** No

OMD: 06/22/13 **PD:** 08/11/13 **COE:** 08/13/13 **SP:** \$462,000 **TIC:** No **2nd Unit:** No

The Home everyone loves.Updated Spacious, flexible home, Walk to river,market,bus from this move-in ready home. Accessible from 2 streets and THRU several picturesque gardens. Upper level entry takes you into a warm open living area w/views. granite kit., custom woodwork fireplace, a sep.dining rm, wraparound Decks, 2 beds & bath. Lower level has 2 rm. Suite w separate entry w bath. 2 outbuildings w/lots of uses. Parking off Mirabel entry

DIR: River Rd or hwy 116 to Mirabel Road Turn on Trenton at Speers Market **UBL:** **Subd:** **TBM:** , **21312348**

12334 Westside Rd



XSt: Oak **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 147/147 **LP:** \$469,000
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1812 R **Lot Sz:** 12240/0.2810 **OLP:** \$537,600
Stories: Multi Level **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-052-013 **HOA/\$:** No

OMD: 02/20/13 **PD:** 07/25/13 **COE:** 08/08/13 **SP:** \$425,000 **TIC:** No **2nd Unit:** No

Gorgeous views from this Vintage Log Home located right on the Russian River just over the Hacienda Bridge. Beautiful wood throughout from the floors, walls and ceilings. Huge living room with big rock fireplace and formal dining room and very large country kitchen with vintage Wedgewood stove. Beautiful throughout. Large bathroom with clawfoot tub. decks at different levels and a back balcony the width of the home.

DIR: River Road onto Westside to 12334 **UBL:** **Subd:** **TBM:** , **21303496**

19487 Redwood Dr



XSt: River Road **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 60/60 **LP:** \$414,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 10498/0.2410 **OLP:** \$429,000
Stories: 1 Story, Oth **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-190-012 **HOA/\$:** Yes/\$120.00/Ye

OMD: 06/10/13 **PD:** 08/09/13 **COE:** 08/09/13 **SP:** \$405,000 **TIC:** No **2nd Unit:** No

Riverfront home! Pristine home located on 1/4 acre overlooking the river offers hardwood floors throughout,living rm w/brick fireplace,vaulted ceilings and river views!Kitchen boasts of granite counters,stainless steel sink and partial golf course view across the street.2 large bedrooms,2 full baths recently remodeled,HUGE enclosed patio(900 sf +/-)with hardwood floors overlooks the river! HUGE storage/basement under home to store all your toys!

DIR: River Road, left on Redwood Drive before you get to Northwood Golf course. **UBL:** **Subd:** **TBM:** 361, C7 **21313215**

2630 Cazadero Hwy



XSt: Kidd Creek **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 164/422 **LP:** \$400,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 987 R **Lot Sz:** 25091/0.5760 **OLP:** \$400,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-070-015 **HOA/\$:** No

OMD: 03/04/13 **PD:** 08/15/13 **COE:** 08/16/13 **SP:** \$400,000 **TIC:** No **2nd Unit:** No

Beautiful Austin Creek cottage situated on over 1/2 acre. 2 bedrooms, 1 bath with many recent upgrades. Brand new permitted septic system,hickory wood floors, new furnace and kitchen. Total privacy, sun and beach.Stone patios, ponds, landscaped grounds, spa and large deck. Cuddle up in front of the fireplace on those cold winter nights and sit on the beach and soak your toes on those warm sunny days. Turn key vacation rental. fully furnished.

DIR: Hwy 116 to Cazadero Hwy. Property is across from Kidd Creek rd. **UBL:** **Subd:** **TBM:** 360, D4 **21304371**

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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15548 Riverside Dr



XSt: Bonita **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 56/56 **LP:** \$399,000
BD: 2 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2100 N **Lot Sz:** 8712/0.2000 **OLP:** \$399,000
Stories: 2 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-120-038 **HOA/\$:** No

OMD: 06/18/13 **PD:** 08/13/13 **COE:** 08/15/13 **SP:** \$399,000 **TIC:** No **2nd Unit:** No

Fabulous Vacation Paradise! Beautiful contemporary home with separate structure, currently the pool room. Sun bathed deck for entertaining, large fenced yard for your gardening pleasure. Fruit trees galore! Sophisticated interior finishes. Wood floors, granite counters, large master suite. Tons of storage and inside access to garage. This one has it all and great easy access location!

DIR: River Rd to Bonita, left on Riverside

UBL: **Subd:** **TBM:** , 21313917

10885 Oak Ave



XSt: Westside Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 59/59 **LP:** \$399,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1000 N **Lot Sz:** 43560/1.0000 **OLP:** \$399,000
Stories: 1 Story **YB:** 1901 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-051-004 **HOA/\$:** No

OMD: 06/23/13 **PD:** 08/21/13 **COE:** 08/21/13 **SP:** \$399,000 **TIC:** No **2nd Unit:** No

The best of the River and Wine Country on apx. 1 acre. This home offers beautiful and well appointed features. Nice natural light filters through the various skylights and french doors. The living area showcases a large rock fireplace, vaulted ceilings and wood floors. remodeled kitchen and granite counters and superb lighting. The dining area has open feel with room for additional sitting/sleeping. Wired sound system. Laundry rm plus below.

DIR: River Rd to Westside Rd. Left onto Oak Ave. House is at the end of the road.

UBL: **Subd:** **TBM:** , 21314279

17396 Hwy 116 Hwy



XSt: Guernewood Lane **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 67/67 **LP:** \$384,600
BD: 2 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1800 N **Lot Sz:** 8712/0.2000 **OLP:** \$384,600
Stories: 1 Story **YB:** 1947 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 072-190-082 **HOA/\$:** No

OMD: 05/20/13 **PD:** 07/26/13 **COE:** 08/09/13 **SP:** \$374,500 **TIC:** No **2nd Unit:** No

Party Time! This house was built for entertaining. Enough parking for all your friends and family- Large living room with stone fireplace flows to Family room/dining room which features a built in bar and doors leading to rear and side yards. Kitchen has built in oven. Large central bath with tile tub and separate shower. Beautiful redwood paneling. Separate garage as well as large carport. Spa. Built for entertaining.

DIR: Hwy 116 West of Guerneville- property backs up to Guernewood Lane

UBL: **Subd:** **TBM:** , 21311222

21498 Rio Vista Ter



XSt: Middle Way **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 79/79 **LP:** \$360,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1240 R **Lot Sz:** 3485/0.0800 **OLP:** \$360,000
Stories: 2 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-157-004 **HOA/\$:** No

OMD: 05/30/13 **PD:** 08/17/13 **COE:** 08/26/13 **SP:** \$350,000 **TIC:** No **2nd Unit:** No

Contemporary River View Cottage designed for pure relaxation & enjoyment. Tip-toe down to a magical world of re-styled comfort & flair. Impeccably maintained & thoughtfully re-purposed using Redwood, D-Fir, Knotty Pine, Bamboo & Walnut to create a stunningly rich palate of color & texture. Tiered outdoor space is both whimsical & enchanting w/ beautiful decks that provide endless views of the Russian River. Welcome to your Vacation Wonderland!

DIR: HWY 116 across Monte Rio Bridge - RGT to Fire Stn - sharp RGT / LFT /forward/ RGT on Rio Vista.

UBL: **Subd:** **TBM:** , 21312145

20193 River Blvd



XSt: Pebble Way **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 13/13 **LP:** \$329,000
BD: 2 **BA:** 1 **RMS:** 8 **FP:** Yes **Pool:** No **SqFt:** 1272 R **Lot Sz:** 5001/0.1148 **OLP:** \$329,000
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 095-243-002 **HOA/\$:** No

OMD: 07/19/13 **PD:** 08/01/13 **COE:** 08/15/13 **SP:** \$339,000 **TIC:** No **2nd Unit:** No

A home with character. Rare opportunity to buy a classic mid-century modern home with great bones: hardwood floors, open beam ceiling, fireplace & dining room. Rose garden and full sun. Located across the street from the access to Manny's beach. Central heat and air conditioning. Great location for full time living or River getaway. Bonus master bedroom and bath. Trustee sale. Offers reviewed 7/29.

DIR: River Blvd past Pebble Way

UBL: **Subd:** **TBM:** 381, A2 21316486

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

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3500 Cazadero Hwy



XSt: Austin Ck Rd **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$319,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 720 R **Lot Sz:** 11326/0.2600 **OLP:** \$319,000
Stories: 1 Story **YB:** 1980 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-160-004 **HOA/\$:** No

OMD: 07/10/13 **PD:** 08/20/13 **COE:** 08/23/13 **SP:** \$314,000 **TIC:** No **2nd Unit:** No

Cazadero Creekside Gem. Come discover West Sonoma County's best kept secret, the beautiful Austin Creek. This cozy, charming cottage with over 250' of water frontage sits with commanding creek views. Soaring open beam ceilings, large picture windows and custom redwood touches make this home a truly magical romantic getaway. Fully furnished and ready for your weekend retreat or vacation rental. Splash, bask and toast to your good fortune!

DIR: Hwy 116 to Cazadero Hwy exit. Home on Right approx 3.5 miles. **UBL:** **Subd:** **TBM:** , 21314867

20591 Monte Rio Ave



XSt: Bohemian Ave **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 31/31 **LP:** \$313,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1204 N **Lot Sz:** 4356/0.1000 **OLP:** \$299,000
Stories: Multi Level **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-182-006 **HOA/\$:** No

OMD: 06/19/13 **PD:** 07/20/13 **COE:** 08/08/13 **SP:** \$313,000 **TIC:** No **2nd Unit:** No

Quaint cottage in the woods. Boasts end of road privacy, forested views and feels like a private secluded treehouse. Remodeled with modern updates but keeping the vintage feel of the quintessential Russian River home. Features separate guest quarters or rental unit with full kitchen, office space and private balcony. Upgraded with new appliances, designer tile, energy efficient windows and bubbling hot tub. A great place to relax and unwind.

DIR: Bohemian Hwy to Bohemian Ave. L. to Monte Rio Ave. R. to end of road **UBL:** **Subd:** **TBM:** , 21313916

9229 Rio Vista Rd



XSt: River Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$305,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 973 R **Lot Sz:** 5663/0.1300 **OLP:** \$305,000
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-121-009 **HOA/\$:** No

OMD: 06/15/13 **PD:** 07/25/13 **COE:** 08/01/13 **SP:** \$311,000 **TIC:** No **2nd Unit:** No

Gardens Galore Are Sure To Delight You as you enter into this ENCHANTED FORESTville Home. This fenced and upgraded two bedroom home with newer appliances has been maintained beautifully and ready to move into. Plenty of parking, RV hookups, hot tub, gardens and the river and wine country await you. This could be all yours. What Are You Waiting For ?

DIR: River Rd. to Rio Vista Rd. Make an immediate right onto the little lane. Home on right. **UBL:** **Subd:** **TBM:** , 21313536

8510 trenton Rd



XSt: mirabel **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 68/68 **LP:** \$275,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1077 R **Lot Sz:** 5406/0.1241 **OLP:** \$249,000
Stories: 1 Story **YB:** 1959 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 082-042-025 **HOA/\$:** No

OMD: 05/31/13 **PD:** 08/07/13 **COE:** 08/08/13 **SP:** \$290,000 **TIC:** No **2nd Unit:** No

Forestville home with no well and no septic system! City services: water & sewer! Very close to the river, quaint move in ready home with covered carport parking in front. This home has charming light filled easy flowing floor plan and generous fully fenced back yard with Fig and Pear trees. Owner did extensive remodel in 2003 including roof, flooring, attic insulation, wiring, toilets, sinks, ceiling fans, new wood burning stove.

DIR: mirabell to trenton **UBL:** **Subd:** **TBM:** , 21311816

11699 OAK Rd



XSt: MADRONA **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 94/94 **LP:** \$289,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 688 R **Lot Sz:** 4356/0.1000 **OLP:** \$349,000
Stories: 1 Story **YB:** 1918 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-250-046 **HOA/\$:** No

OMD: 05/10/13 **PD:** 08/12/13 **COE:** 08/16/13 **SP:** \$281,000 **TIC:** No **2nd Unit:** No

Impeccably maintained vintage Russian River getaway in Sumerhome Park w/many group events for families/kids. Spectacular views of vineyards from spacious copper pipe railing deck. Rustic charm includes tasteful, design furniture & architectural details. Natural light in & out. Updated kitchen appliances w/new & original finishes. Claw foot bathtub, on-demand water heater. Sound & DVD flat screen TV system, Hot Tub, canoe, inflatable row boat. Hurry!

DIR: River Road to Forest Hills Rd, R on Summerhome Park Rd, L on Madrona, go up Left split, & L on Oak Rd **UBL:** **Subd:** **TBM:** 361, J5 21309706

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

17251 Verba Ln **XSt:** Hwy 116 **Guerneville / B0700** **S** **Condo/Coop** **DOM/CDOM:** 42/101 **LP:** \$280,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 969 R **Lot Sz:** 605/0.0139 **OLP:** \$290,000
Stories: 3 Story **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-033 **HOA/\$:** Yes/\$375.00/Mo



OMD: 07/08/13 **PD:** 08/19/13 **COE:** 08/29/13 **SP:** \$280,000 **TIC:** No **2nd Unit:** No

Contemporary Style meets Russian River Charm. This stylish condo offers two master suites, a loft, balcony, Brazilian cherry hardwood in the open concept great room & a fenced in patio. Combine that with the meditative grounds of Dubrava Village (a gated complex) which includes, a community club house, work-out rooms, sauna, private river access & so much more! At this new price it won't last long CALL TODAY!!!

DIR: West of downtown Guerneville on Hwy 116. Left at Dubrava Village(watch for the flags). **UBL:** **Subd:** Debrava **TBM:** 365, A5 21314720

18373 Neeley Rd **XSt:** 116 Hwy **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 96/96 **LP:** \$289,900
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 890 O **Lot Sz:** 11150/0.2560 **OLP:** \$299,000
Stories: Multi Level **YB:** 1934 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-260-038 **HOA/\$:** No



OMD: 04/26/13 **PD:** 07/31/13 **COE:** 08/07/13 **SP:** \$279,000 **TIC:** No **2nd Unit:** No

This authentic sunny Russian River cottage with it's beautiful elevated and picturesque garden awaits you. All the charm in this 1930's original remains. 2 bedroom 1 bath with large downstairs bonus room and redwood interior, plus the cozy freestanding gas wood stove is all you'll need for those great weekend getaways. Come up and relax on your deck amid the tree tops. Get close to nature and close to the river. Potential Vacation Rental!

DIR: River Rd West to Guerneville, (L) Hwy 116 across bridge, (R) Neeley Rd to end of Neeley up hill fork **UBL:** **Subd:** **TBM:** 361, B6 21307657

14523 Old Cazadero Rd **XSt:** North of Laurel **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 10/10 **LP:** \$269,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 989 R **Lot Sz:** 5001/0.1148 **OLP:** \$269,000
Stories: 1 Story **YB:** 1934 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-080-009 **HOA/\$:** No



OMD: 06/24/13 **PD:** 07/04/13 **COE:** 08/09/13 **SP:** \$270,000 **TIC:** No **2nd Unit:** No

Nestled among the redwoods you will find this Classic 1934 Russian River Cabin. With all the modern conveniences of today, & charm of yesteryear. The open beamed ceilings give you that spacious feel. The Great Room carries the same theme, enhanced with the large, stately trusses. Two Beds/1 Bath, off street parking, storage. Sun-drenched by day, cool summer evenings-just a lazy stroll to the town of Guerneville, & the beach. Virtual Tour attached

DIR: West of Downtown Guerneville, first street west of Solaridge-east of the Garden Grill. **UBL:** **Subd:** **TBM:** 360, J4 21314287

14532 Canyon One Rd **XSt:** Canyon 2 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 43/43 **LP:** \$270,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 780 R **Lot Sz:** 3149/0.0723 **OLP:** \$270,000
Stories: 1 Story, Mul **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-300-004 **HOA/\$:** No



OMD: 06/16/13 **PD:** 07/29/13 **COE:** 08/09/13 **SP:** \$270,000 **TIC:** Yes **2nd Unit:** No

Fun location for 2nd home, vacation rental or your residence. Stunning upgrades throughout this charming cabin. Within a block to river access, restaurant, theater, public pool and more. New kitchen, bath, flooring, central heat, siding, roof. This is a turn key home ready to go. Not in the flood zone!

DIR: River Road to Canyon 2, right on Canyon 1 **UBL:** **Subd:** **TBM:** , 21313677

1380 Cazadero Hwy **XSt:** Magic Mtn. Rd. **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 72/72 **LP:** \$259,000
BD: 1 **BA:** 1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** 644 R **Lot Sz:** 13939/0.3200 **OLP:** \$249,000
Stories: 1 Story **YB:** 1961 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-050-028 **HOA/\$:** No



OMD: 05/19/13 **PD:** 07/30/13 **COE:** 08/05/13 **SP:** \$259,000 **TIC:** No **2nd Unit:** No

Austin Creek in your back yard, the redwoods above, and a large yard area with good sun, what's not to love? This generous double parcel hosts a sweet cabin in an exquisite creekside setting. The interior features redwood beams, ceiling, and paneling; skylight; an on-demand water heater; and newer Kitchen appliances. The exterior features a new deck with a creekview; plenty of parking; motion-sensing lights; mature trees and ferns; and wildlife.

DIR: ~7mi. west of Guerneville, rt. on Cazadero Hwy., 1.4mi. on right. **UBL:** **Subd:** **TBM:** 360, E6 21311161

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 U.S. Patent 6,910,045


Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)


835 Austin Creek Rd **XSt:** Hwy 116 **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 43/43 **LP:** \$259,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 23296/0.5348 **OLP:** \$259,000
Stories: 1 Story **YB:** 1983 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 097-070-008 **HOA/\$:** No
OMD: 06/20/13 **PD:** 08/02/13 **COE:** 08/02/13 **SP:** \$250,000 **TIC:** No **2nd Unit:** No



This sunny 1/2 acre creekside paradise is nestled along Austin Creek with dramatic views of the redwoods. Entertainers delight with large deck off the back of the house with views of gardens and creek. Home features 2 bedrooms/2 baths, large kitchen and a romantic fireplace in living room and sliding door to deck. Yard is completely fenced for your 4-legged friends. Extra storage with 2 large storage sheds.

DIR: Hwy 116 to Austin Creek Rd. **UBL:** **Subd:** **TBM:** , 21313747


17499 Old Monte Rio Rd **XSt:** Duncan **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 108/108 **LP:**  \$227,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 986 N **Lot Sz:** 4000/0.0918 **OLP:** \$249,000
Stories: 2 Story **YB:** 1992 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-200-022 **HOA/\$:** No
OMD: 04/19/13 **PD:** 08/05/13 **COE:** 08/29/13 **SP:** \$225,000 **TIC:** No **2nd Unit:** No



CHARMING Treehouse in the Redwoods! MAGICAL setting with privacy and great personal touches throughout: distressed pine, bamboo and tile flooring, huge wall of windows, glass block partition. 2 decks for your outdoor enjoyment. Low maintenance landscaping, convenient location, no flooding. THE PERFECT ESCAPE!

DIR: Hwy 116 to Old Monte Rio Rd. Located on downhill side across from Duncan Rd. **UBL:** **Subd:** **TBM:** 361, A5 21308617


4957 Wilshire Dr **XSt:** River Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$194,900
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1156 R **Lot Sz:** 5920/0.1359 **OLP:** \$194,900
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-390-004 **HOA/\$:** No
OMD: 05/24/13 **PD:** 06/04/13 **COE:** 08/01/13 **SP:** \$220,000 **TIC:** No **2nd Unit:** No



River area cottage style home in need of a little TLC. Nice open floorplan. Close to river access.

DIR: River Road to Wilshire Drive. Behind Russian River pub **UBL:** **Subd:** **TBM:** 361, J3 21311795


18913 Hidden Valley Rd **XSt:** Cherry **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 48/48 **LP:** \$199,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 0 **OLP:** \$199,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-050-018 **HOA/\$:** No
OMD: 07/02/13 **PD:** 08/19/13 **COE:** 08/23/13 **SP:** \$216,000 **TIC:** No **2nd Unit:** No



Charming Russian River Cottage in nice neighborhood. Large updated kitchen with space for a table. Slider opens up to a spacious wrap around deck. Big fenced yard with great covered deck. Perfect for entertaining or just hanging out after a long day. Close to downtown Guerneville and Russian River. Ready to move in to.

DIR: Hwy 116 to Lovers Lane to Cherry to Hidden Valley **UBL:** **Subd:** **TBM:** , 21315070

26280 116 Hwy **XSt:** None/Moscow Rd **Duncans Mills / B0700** **S** **Single Family** **DOM/CDOM:** 37/39 **LP:** \$198,000
BD: 1 **BA:** 1/1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** 384 R **Lot Sz:** 5001/0.1148 **OLP:** \$198,000
Stories: 1 Story **YB:** 1961 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-090-020 **HOA/\$:** No
OMD: 06/28/13 **PD:** 08/04/13 **COE:** 08/13/13 **SP:** \$208,200 **TIC:** No **2nd Unit:** No



The Little River Cabin. River Front property with an additional detached retreat. Retreat contains another toilet. Main Cabin has approx. 10 month old kitchen counters/cabinets, laminate flooring & fresh paint. This Sweet cabin is perfect for your vacation home or investment, right now! Offers to be reviewed Saturday 7/6 Noon.

DIR: Take Hwy 116 West .9 miles Past Moscow Road on left. Pass home & make U-turn to face East **UBL:** **Subd:** **TBM:** , 21314766



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Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

19616 Highway 116 Hwy  **XSt:** Hwy 116 **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 25/25 **LP:**  **\$204,900**
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 796 R **Lot Sz:** 5388/0.1237 **OLP:** \$204,900
Stories: 1 Story **YB:** 1958 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-150-014 **HOA/\$:** No

OMD: 08/01/13 **PD:** 08/26/13 **COE:** 08/28/13 **SP:** \$205,000 **TIC:** No **2nd Unit:** No

Beautiful 2 bedroom home with a beautiful brand new deck that allows access from the front door and Master Bedroom. Home features a large kitchen, new carpet and new paint. Property has a clear Section 1 pest report as well. Convenient location with a large lot.


DIR: On Highway 116 pass Northwoods **UBL:** **Subd:** **TBM:** , 21316433

6100 Austin Creek Rd  **XSt:** Hahn **Cazadero / B0700** **S** **Single Family** **DOM/CDOM:** 49/49 **LP:**  **\$209,000**
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 8002/0.1837 **OLP:** \$249,000
Stories: 1 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-070-039 **HOA/\$:** No

OMD: 07/12/13 **PD:** 08/30/13 **COE:** 08/30/13 **SP:** \$204,000 **TIC:** No **2nd Unit:** No

Cute cottage with plenty of sunshine. Relax on your deck or take a stroll to Austin Creek. Remodeled kitchen and carpets this getaway is ready to enjoy.


DIR: Hwy 116 to Caz Hwy left on Hahn left on Austin Creek Rd. **UBL:** **Subd:** **TBM:** , 21315937

17130 Hwy 116 Hwy  **XSt:** Old Cazadero **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 29/29 **LP:** \$204,900
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1588 R **Lot Sz:** 9583/0.2200 **OLP:** \$204,900
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-100-053 **HOA/\$:** No

OMD: 07/10/13 **PD:** 08/08/13 **COE:** 08/22/13 **SP:** \$201,200 **TIC:** No **2nd Unit:** No

Fantastic opportunity on a SFD converted to an operating daycare/preschool. Currently leased


DIR: River Road to Old Cazadero. On the corner **UBL:** **Subd:** **TBM:** 361, A5 21316200

241 Farrell Dr  **XSt:** Orchard **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 28/28 **LP:** \$78,750
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 675 R **Lot Sz:** 8276/0.1900 **OLP:** \$78,750
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-104-012 **HOA/\$:** No

OMD: 07/22/13 **PD:** 08/19/13 **COE:** 08/27/13 **SP:** \$151,000 **TIC:** No **2nd Unit:** No

Cute cottage at the end of the road. Good size lot with plenty of sun. 2 bedroom 1 bath with additional space under home for storage and/or extra room.

DIR: Champs De Ellysses turn right at the T and rt. onto Farrell. House is at the end of the road. **UBL:** **Subd:** **TBM:** , 21316706

17745 Old Monte Rio Rd  **XSt:** Hwy 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 12/12 **LP:** \$57,500
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 299 R **Lot Sz:** 6120/0.1405 **OLP:** \$57,500
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-214-003 **HOA/\$:** No

OMD: 07/31/13 **PD:** 08/12/13 **COE:** 08/13/13 **SP:** \$57,500 **TIC:** No **2nd Unit:** No

Cabin in the woods.Very rough condition.Needs TLC+.

DIR: Take River Rd exit; L on Mark West Springs Rd; Continue on River Rd/Hwy 116; R on Old Monte Rio Rd **UBL:** **Subd:** **TBM:** , 21317480

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Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

11726 Orchard Ave



XSt: Beach **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$499,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1072 R **Lot Sz:** 16771/0.3850 **OLP:** \$499,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 071-240-072 **HOA/\$:** No

OMD: 08/01/13 **PD:** 09/03/13 **COE:** **SP:** **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**

11706 Upper Oak Rd



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

OMD: 06/17/13 **PD:** 07/01/13 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sunny & 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 & take in the gorgeous views of the redwoods, vineyards, and Summer Home Park Beach. This is a great opportunity & move-in ready.

DIR: River Road to Madrona to Upper Oak Road **UBL:** **Subd:** **TBM:** , **21313727**

25509 Freezeout Rd



XSt: Moscow Road **Monte Rio / B0700** **P** **Single Family** **DOM/CDOM:** 21/21 **LP:** \$359,000
BD: 3 **BA:** 2 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1976 R **Lot Sz:** 10000/0.230 **OLP:** \$359,000
Stories: 2 Story **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-130-012 **HOA/\$:** No

OMD: 01/29/13 **PD:** 02/19/13 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Situated above the Russian River, this private tucked away home features stunning views surrounded by beautiful redwoods. Easy access to downtown with a desirable floor plan.

DIR: East on Moscow Road to Freezeout Road **UBL:** **Subd:** **TBM:** , **21303041**

11750 Neeley Rd



XSt: Montezano **Guerneville / B0700** **P** **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:** **SP:** **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**

10225 1st St



XSt: Russian River Ave. **Villa Grande / B0700** **P** **Single Family** **DOM/CDOM:** 49/49 **LP:** \$269,900
BD: 1 **BA:** 1 **RMS:** 2 **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:** **SP:** **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**

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 pm

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

20150 Old River Rd



XSt: Frank **Forestville / B0700** **P** **Single Family** **DOM/CDOM:** 62/62 **LP:** \$103,000
BD: 4 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1220 R **Lot Sz:** 5001/0.1148 **OLP:** \$103,000
Stories: 2 Story **YB:** 1937 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-201-011 **HOA/\$:** No

OMD: 05/01/13 **PD:** 07/02/13 **COE:** **SP:** **TIC:** No **2nd Unit:** No

Cozy 4 bedroom home near the Russian River.

DIR: Old River road east of the hacienda bridge. **UBL:** **Subd:** **TBM:** , 21309723

20176 River Blvd



XSt: Field Way **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$689,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 9100/0.2089 **OLP:** \$689,000
Stories: 2 Story **YB:** Against Co. Policy **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 095-244-017 **HOA/\$:** No

OMD: 07/29/13 **PD:** **COE:** **SP:** **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

14900 Melody Ave



XSt: 116 to Drake Rd **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 41/41 **LP:** \$425,000
BD: 1 **BA:** 1 **RMS:** **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:** **COE:** **SP:** **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

8843 Marianna Dr



XSt: Trenton **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$245,000
BD: 2 **BA:** 1 **RMS:** **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

10853 Ogburn Ln



XSt: Summerhome Park Road **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 87/87 **LP:** \$220,000
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

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 pm


Page: 10

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

9587 Argonne Way **XSt:** Trenton **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 76/76 **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

OMD: 06/22/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

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!




DIR: River Road to Trenton across from Steelhead Beach to Argonne, just up the road on the right **UBL:** **Subd:** **TBM:** , 21314115

21896 Moscow Rd **XSt:** River Way **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 233/233 **LP:** \$135,000
BD: 0 **BA:** 1 **RMS:** 1 **FP:** Yes **Pool:** No **SqFt:** 400 A **Lot Sz:** 5663/0.1300 **OLP:** \$171,000
Stories: 1 Story **YB:** 1940 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-012-012 **HOA/\$:** No

OMD: 01/16/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

River area Cute Cozy Cabin with wood stove, Viking Range, knotty pine floors and some stained glass. Charming little home. Easy to get to.




DIR: From Duncan Mills, take Moscow Road to 21896. **UBL:** **Subd:** **TBM:** 380, D1 21301026

21505 Starrett Hill Dr **XSt:** Main St. **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 63/63 **LP:** \$114,900
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 788 R **Lot Sz:** 1307/0.0300 **OLP:** \$129,900
Stories: 2 Story **YB:** 1921 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-152-037 **HOA/\$:** No

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

This Russian River retreat has tons of potential...Private setting...close to the river...




DIR: 116 to Bohemian Hwy to Main St to Starrett Hill Dr. **UBL:** **Subd:** **TBM:** , 21315206

21416 Alpine Ter **XSt:** Starrett Hill **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 158/158 **LP:** \$49,000
BD: 2 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 586 N **Lot Sz:** 0 **OLP:** \$49,000
Stories: 1 Story **YB:** 1914 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-134-013 **HOA/\$:** No

OMD: 04/01/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Home is not livable. Cash offers only. Originally built in 1914.




DIR: HOME IS ON MIDDLE WAY. Next to 9020 Middle Way at the end of Middle Way. **UBL:** **Subd:** **TBM:** , 21306808

6949 Nolan Rd **XSt:** Mirabel Road **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 80/80 **LP:** \$995,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2033 R **Lot Sz:** 299257/6.8700 **OLP:** \$995,000
Stories: 2 Story, Spl **YB:** 1987 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-130-058 **HOA/\$:** No

OMD: 06/18/13 **PD:** **COE:** **SP:** **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

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

15353 Armstrong Woods Rd



XSt: Laughlin Rd **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 74/74 **LP:** \$849,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 2884 R **Lot Sz:** 100624/2.3100 **OLP:** \$849,000
Stories: 2 Story **YB:** 2000 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-200-073 **HOA/\$:** No

OMD: 06/24/13 **PD:** **COE:** **SP:** **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**

7350 Covey Rd



XSt: Johnson Lane **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 29/29 **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**

6795 Berryhill Ct



XSt: Giovanetti Rd **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 123/123 **LP:** \$695,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** Yes **SqFt:** 2033 O **Lot Sz:** 9627/0.2210 **OLP:** \$695,000
Stories: 1 Story **YB:** 1994 **#Gar Sp:** 2 **#CP Sp:** 2 **APN:** 084-200-058 **HOA/\$:** Yes/\$250.00/Mo

OMD: 05/06/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Charming 3bd/2ba, 2033+/- sf home, radiant heat, bamboo & stone tile floors, 2 offices, separate big shop, lush landscaping, lovely vineyard & valley views in Thomas Creek Ranch-one of 12 individual parcels in a 72+/- acre planned unit development. Includes lake, community center: inground pool,sauna,hot tub, kitchen, dining & game room, playground, 2 brdm guest cottage, vege garden, fruit trees, stables, acres of pasture, trails, barn

DIR: Hwy 116 to Giovanetti Rd to Berryhill Ct **UBL:** **Subd:** **TBM:** 382, C3 **21309982**

6728 Covey Rd



XSt: Hwy.116 **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 12/12 **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:** Yes

Country Living very similiar to Sebastopol's, but with a quieter life style and often warmer weather! Comodious, modern home is being used in studio configuration or you can open the connecting door and it's a four bedroom, four bath house. Very close to downtown. Features a gated entry, gourmet kitchen, 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**

22753 Sylvan Way



XSt: Laurel Dell **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 91/91 **LP:** \$590,000
BD: 2 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 11761/0.2700 **OLP:** \$749,000
Stories: 1 Story **YB:** Against Co. Policy **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 096-180-006 **HOA/\$:** No

OMD: 06/07/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Amazing Russian River Views from almost all rooms. This lovely 2 bedroom 2 bath home has a wonderful open kitchen dining and living room area with a wall of glass over looking your decking and river. Double decks and a dock located below the massive garden area in back. You must come and take a look at what this property has to offer.

DIR: Hwy 116 to Laurel Dell to Sylvan Way property on the right **UBL:** **Subd:** **TBM:** , **21313002**

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

21419 Monte Cristo Ave



XSt: Hwy 116 **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 42/42 **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:** **COE:** **SP:** **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** **CC** **Single Family** **DOM/CDOM:** 102/102 **LP:** \$475,000
BD: 3 **BA:** 3 **RMS:** **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:** **COE:** **SP:** **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

7466 Mirabel Rd



XSt: Giusti Rd. **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$429,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1162 R **Lot Sz:** 57935/1.3300 **OLP:** \$429,000
Stories: 1 Story **YB:** 1956 **#Gar Sp:** 1 **#CP Sp:** 2 **APN:** 083-151-008 **HOA/\$:** No

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

Picturesque 1.33 acre property with 2bed/2bath main house, plus a fully equipped 1bed/1bath cottage. The main house needs TLC, but the cottage is in great shape. 2-car carport, garage/workshop and more outbuildings. Gorgeous lot bordered on two sides by redwood trees. Great convenient location, yet set back from the street for privacy. Fantastic Opportunity!

DIR: HWY 116 or River Rd to Mirabel Rd. **UBL:** **Subd:** **TBM:** , 21316905

16065 Riverlands Rd



XSt: Drake **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 7/7 **LP:** \$379,900
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1569 R **Lot Sz:** 4792/0.1100 **OLP:** \$379,900
Stories: 2 Story **YB:** 1991 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-140-038 **HOA/\$:** No

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

Beautifully remodeled 3 bed/2 bath home in move-in condition. Light and bright floor plan, with natural wood accents, new stainless steel appliances, fireplace and plantation shutters throughout. Over sized 2-car garage. Deck with hot-tub overlooks the beautiful backyard and makes the perfect venue for barbecues & outdoor entertaining. Property fronts to neighborhood tennis courts and park. Beach access and a dock make this the perfect get away.

DIR: Hwy 116 to Drake Rd to Riverlands Rd **UBL:** **Subd:** **TBM:** 361, C3 21319963

17697 Neeley Rd



XSt: Beach **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 25/25 **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

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

1 Fort Ross Rd



XSt: Blue Jay **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 119/119 **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:** **COE:** **SP:** **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

10678 Grays Ct



XSt: River Rd. **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 28/28 **LP:** \$350,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1000 R **Lot Sz:** 12301/0.2824 **OLP:** \$350,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-243-031 **HOA/\$:** No
OMD: 08/09/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Nostalgic cottage overlooking a large, flat lot in a natural setting-Ginkgo&fruit trees.Home has the advantages of indoor/outdoor living and quirky charm of a knotty pine cottage-integrated with CaliforniaCool. Home features 2 bdrms,1 bath,gas fireplace, woodfloors,KnottyPine walls,French doors-kitchen, intimate deck spaces, bonus space/storage under house-WOW! Great location with easy access to the Russian River!

DIR: River Rd, east of Hacienda Bridge to Grays Ct. **UBL:** **Subd:** **TBM:** 362, B3 21318085

13765 Guerne Hill Rd



XSt: Drake **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 15/15 **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:** **COE:** **SP:** **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

10620 River Dr



XSt: River Rd. **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 35/35 **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:** **COE:** **SP:** **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

21697 Monte Vista Ter



XSt: Mesa **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 53/53 **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:** **COE:** **SP:** **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

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 pm

Page: 14

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

21909 Mesa Grande Ter XSt: River Way **Monte Rio / B0700** CC **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: COE: SP: 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

19783 Hwy 116 Hwy XSt: Crescent ave **Monte Rio / B0700** CC **Single Family** DOM/CDOM: 95/95 LP: \$269,000
 BD: 2 BA: 1 RMS: 4 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



OMD: 06/01/13 PD: COE: SP: TIC: No 2nd Unit: No

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!

DIR: Hwy 116 west, just past Northwood on right. UBL: Subd: TBM: , 21312354

9217 Green Ln XSt: Moscow **Monte Rio / B0700** CC **Single Family** DOM/CDOM: 7/7 LP: \$255,000
 BD: 1 BA: 1 RMS: 4 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

14831 Drake Rd XSt: Hwy 116 **Guerneville / B0700** CC **Single Family** DOM/CDOM: 258/258 LP: \$233,340
 BD: 2 BA: 1 RMS: 4 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: COE: SP: 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

11959 Canyon Dr XSt: Hwy 116 **Guerneville / B0700** CC **Single Family** DOM/CDOM: 10/10 LP: \$195,000
 BD: 1 BA: 1 RMS: 4 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: 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

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

9645 Rio Vista Rd **XSt:** River Road **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 176/176 **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**

14692 Canyon 1 Rd **XSt:** Canyon 2 **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 120/120 **LP:** \$168,000
BD: 2 **BA:** 1/1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 768 R **Lot Sz:** 2200/0.0505 **OLP:** \$195,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-280-061 **HOA/\$:** No

OMD: 05/09/13 **PD:** **COE:** **SP:** **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**

21527 Green Ln **XSt:** Moscow Road **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 7/7 **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**

35300 Wildcat Ct **XSt:** Highway One **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$1,910,000
BD: 4 **BA:** 3 **RMS:** 8 **FP:** Yes **Pool:** No **SqFt:** 3040 R **Lot Sz:** 1747192/40.1100 **OLP:** \$1,910,000
Stories: 2 Story **YB:** 2006 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 109-500-007 **HOA/\$:** Yes/\$400.00/Ye

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

Stunning Plantation style home on 40 acres on the beautiful Sonoma Coast 5 miles So of Stewarts Point . Over 3,000 square feet of living space includes 4 bedroom plus office. Custom wood work throughout. Marble baths, Mahogany doors and trim, Brazilian Cherry floors, walk in closets. 2400 Sq. Ft garage includes 3-car stall plus RV/Boat drive-thru. Home is off the grid and successfully operated by solar with auto start back-up generator system

DIR: 5 miles So of Stewarts Point, East on Kruse Ranch Rd, 1st left Tanbark, 1.6 mi to Wildcat to end **UBL:** **Subd:** **TBM:** 337, D1 **21318283**

9045 Hwy 116 **XSt:** Martinelli **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 450/450 **LP:** \$1,700,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** Yes **SqFt:** 2026 R **Lot Sz:** 7056284/161.9900 **OLP:** \$1,700,000
Stories: 2 Story **YB:** 1981 **#Gar Sp:** 4 **#CP Sp:** 2 **APN:** 083-230-002 **HOA/\$:** No

OMD: 06/12/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Stunning and Serene! 2 parcels total approx 167 acres of pristine privacy. 2 homes, 3 stall barn, shop, and an amazing storage barn are just a fraction of what this property has to offer. Gravel & dirt roads provide access to your own sanctuary just minutes from downtown Forestville.

DIR: West on 116 from Forestville, driveway is just beyond the Jevohah Witness Kingdom Hall on the right **UBL:** **Subd:** **TBM:** 361, J7 **21214216**

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

7561 covey Rd **XSt:** Trenton Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$1,495,000
BD: 3 **BA:** 2/1 **RMS:** **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 & veer left. No sign **UBL:** **Subd:** **TBM:** , 21315841

2880 Austin Creek Rd **XSt:** HWY 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 48/48 **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:** 39/39 **LP:** \$1,150,000
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

28235 King Ridge Rd **XSt:** Cazadero Highway **Cazadero / B0700** **A** **Farms/Ranches** **DOM/CDOM:** 332/693 **LP:** \$925,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1543 O **Lot Sz:** 1742400/40.000 **OLP:** \$925,000
Stories: 1 Story **YB:** 2000 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 109-340-014 **HOA/\$:** No

OMD: 10/09/12 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Escape to your secluded Sonoma County vineyard hide away! Imagine relaxing on the deck enjoying beautiful panoramic views of vineyards, mountains, valleys and gorgeous sunsets! 40 acres of rolling hillside with 7.25 +/- acres of planted Pinot Noir and Syrah. The residence is off the grid operating on Solar with battery packs and generator. 2bd/1ba charming 1,500 +/- sqft newer home. A perfect hide away above the fog! View the harvest video!

DIR: Hwy 116 to Cazadero Hwy to King Ridge Rd. **UBL:** **Subd:** **TBM:** 339, C6 21223613

7361 Hidden Lake Rd **XSt:** Hwy 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 178/178 **LP:** \$824,900
BD: 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 3288 A **Lot Sz:** 109336/2.5100 **OLP:** \$1,100,000
Stories: 2 Story **YB:** 1971 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 084-031-074 **HOA/\$:** No

OMD: 03/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Private lane leads to this Craftman style home with expansive views. Great room with vaulted wood beam ceiling and wrap around deck. Marvin windows. Efficient Natural gas hydronic/radiant heat, SS appliances, formal dining. Master suite on main level. 2 bd rms, a bath and bonus room on second level. Storage area under the home. Dog run. Three car detached garage with attached bonus room. Minutes to downtown Forestville

DIR: Hwy 116 west past Mirabel. Turn left on Hidden Lake **UBL:** **Subd:** **TBM:** 382, D1 21305074

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

7561 Mirabel Rd



XSt: McMullen **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 3/3 **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

13815 Green Valley Rd



XSt: Hwy 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 88/88 **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

12130 Highway 116 Hwy



XSt: 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 17/500 **LP:** \$759,000
BD: 6 **BA:** 6/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2829 R **Lot Sz:** 87120/2.0000 **OLP:** \$759,000
Stories: 2 Story **YB:** 1891 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-070-010 **HOA/\$:** No

OMD: 08/20/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This beautiful Russian River B&B is located in the Sonoma Wine Country. Wonderful wrap-around porch with hot tub and sauna for your guest's enjoyment! Price of \$759,000 reflects price of home.

DIR: From Sebastopol. Highway 116 through Forestville toward Guerneville. 2 miles East of Guerneville

UBL: **Subd:** **TBM:** , 21319112

11335 116 Hwy



XSt: Mays Canyon **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 81/81 **LP:** \$695,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1054 R **Lot Sz:** 760993/17.4700 **OLP:** \$695,000
Stories: 1 Story **YB:** 1924 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-110-008 **HOA/\$:** No

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

DIR: Hwy 116 2.5 miles south of Guerneville .1 mile north of Mays Canyon rd. Code for gate in lock box

UBL: **Subd:** **TBM:** , 21313716

3985 Cazadero Hwy



XSt: Hwy 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$650,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1122 R **Lot Sz:** 8925/0.2049 **OLP:** \$650,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 105-180-003 **HOA/\$:** No

OMD: 07/21/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** 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

DIR: Hwy 116 to Cazadero Road.

UBL: **Subd:** **TBM:** , 21316682

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

8426 Templeman Rd



XSt: Highway 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 104/104 **LP:** \$630,000
BD: 4 **BA:** 3 **RMS:** 9 **FP:** No **Pool:** No **SqFt:** 2500 N **Lot Sz:** 43560/1.0000 **OLP:** \$645,000
Stories: 1 Story **YB:** 1956 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-080-016 **HOA/\$:** No

OMD: 05/23/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** 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 & main bath, 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 & everything

DIR: Highway 116 to Templeman (across from Kozlowski's Farm) **UBL:** **Subd:** **TBM:** , 21311796

11030 Hwy 116



XSt: Mays Canyon Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 18/18 **LP:** \$595,000
BD: 2 **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

Wild Acres. Natural setting at it's best with a redwood studded creek flowing through. Live in cute house and have a vacation rental income. Oversized garage is perfect for a workshop. Only around 4 miles from Forestville and 4 miles from Russian River playground. Pocket creek flows to Russian River. New carpet, laminate floors and paint. Perfect for outdoor relaxing and entertaining. Approximately 4.9ac with room for all your toys.

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:** 21/42 **LP:** \$575,000
BD: 2 **BA:** 2 **RMS:** **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:** 561/561 **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:** 95/95 **LP:** \$544,500
BD: 3 **BA:** 1/2 **RMS:** **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

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Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

19428 Redwood Dr



XSt: Golf Ct. **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 33/33 **LP:** \$499,999
BD: 3 **BA:** 2 **RMS:** **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

7075 Covey Rd



XSt: Van Keppel **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 35/35 **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 through-out.

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

14445 McLane Ave



XSt: Summit Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 50/50 **LP:** \$462,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 6534/0.1500 **OLP:** \$462,000
Stories: 2 Story **YB:** 1993 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-173-002 **HOA/\$:** No

OMD: 07/18/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Stylish Ridge-Top Sanctuary in desirable neighborhood! Newer construction offers brilliant design & sparkling finishes. Showcase living room w/ volume ceiling & large scale view windows; custom mantle & plank wood floors. Cook's kitchen includes 6 burner gas range; double oven + stainless appliances. Entertain outdoors on your jumbo deck w/hot tub. Retreat into your luxurious & pleasing second story bedroom. Leisurely Living at it's Very Best!

DIR: Old Monte Rio Rd - RGT on Park - LFT on Summit to McLane at top **UBL:** **Subd:** **TBM:** , 21316420

11349 Hwy 116 Hwy



XSt: Mays Canyon **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 81/81 **LP:** \$443,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1100 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

11731 Ridge Dr



XSt: Tunstall **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 59/59 **LP:** \$441,600
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

OMD: 07/09/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sun-Drenched & STYLISH Wine Country Retreat. Hard to Find: Impeccably maintained residence w/ fantastic layout that's open & BRIGHT. A comfortably HAPPY space where friends & family can relax & enjoy. Super-sized ENTERTAINMENT deck offers sensational outlooks + elevated privacy. Perimeter foundation, one car garage, bonus STUDIO/OFFICE, 3/4 of an acre of oak & redwood trees. A SOLID full-time, part-time or profitable vacation rental home !

DIR: HWY 116 (Pocket Canyon) @ Tunstall OR Canyon Dr to top of hill to Ridge. Mid way on Left. **UBL:** **Subd:** **TBM:** , 21315368

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: 09/06/2013 4:29 pm

Page: 20

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

17300 Old Monte Rio Rd



XSt: Guernewood Lane **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$414,900
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 Guernewood Park This home restored in 2011 has hardwood floors throughout. Original redwood paneling in several rms.It is nestled amongst majestic redwood trees. 3 bdrms 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

9474 Westside Rd



XSt: Martinelli Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 31/149 **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

11971 Summerhome Park Rd



XSt: Laurel Rd **Forestville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 74/74 **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:** 70/70 **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

14581 Canyon 1 Rd



XSt: Memory Park Rd. **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 17/17 **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

OMD: 08/20/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

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.

DIR: river rd to canyon 2 rd, right on canyon 1 rd. **UBL:** **Subd:** **TBM:** , 21319032

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Client 5-Up Residential

Listings as of: 09/06/2013 4:29 pm

Page: 21

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

16686 Armstrong Woods Rd **XSt:** Rio Nido Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 110/110 **LP:** \$368,000
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. It's all about the great property & location!! Park-like setting. Horse Property. Level, all usable, sunny .89 acre. No Flood.Private road 10 MPH PLEASE! Close to Armstrong Park. Chain link fence. Many varieties of fruit trees, Large Garage/shop. Almost new studio. Live in the partially updated 1440 SF manufactured home or build your new dream home. Dual pane windows, Wood stove. Needs some TLC but awesome propert

DIR: River to Armstrong Woods Rd left on Strode Rd (pvt rd)across from campground over bridge then left. **UBL:** **Subd:** **TBM:** 361, C1 21311080

103 Sunrise Mountain Rd **XSt:** Cazadero Hwy **Cazadero / B0700** **N A** **Single Family** **DOM/CDOM:** 6/6 **LP:** \$365,000
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

15270 Old River Rd **XSt:** Orchard **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 31/31 **LP:** \$349,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1358 R **Lot Sz:** 4792/0.1100 **OLP:** \$349,000
Stories: Split Level **YB:** 1948 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-130-022 **HOA/\$:** No

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

This beautiful home was completely remodeled from top to bottom in 2011.Including new electrical & panel box, new furnace, new plumbing, granite counters, stainless appliances, mosaic backsplash, natural stone tile. This place is gorgeous !!!!

DIR: River Road to Orchard to Old River Road **UBL:** **Subd:** **TBM:** , 21317983

6105 Austin Creek Rd **XSt:** Bei Rd **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 70/135 **LP:** \$349,000
BD: 4 **BA:** 2/1 **RMS:** 7 **FP:** Yes **Pool:** No **SqFt:** 1717 R **Lot Sz:** 9583/0.2200 **OLP:** \$369,000
Stories: Multi Level **YB:** 1943 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-070-065 **HOA/\$:** No

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

Sit on the deck of your Russian River retreat and listen to the sounds of the creek.In serene Cazadero,this lovely,4 BR, 2.5 bath home features flow to the outdoors, bonus office, unattached studio for pottery, music or meditation and a huge chicken coop. Spa and garden invites relaxation & connection. A unique property that is perfect for full time living or a retreat for family & friends. Many windows fill the home with light. Lot is.21 acre.

DIR: Cazadero Hwy to Kramer or Bei- left to Austin Creek Rd- right to property **UBL:** **Subd:** **TBM:** , 21314561

5800 Austin Creek Rd **XSt:** Kramer **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **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

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 pm

Page: 22

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

14670 Cherry St **XSt:** Lovers Lane **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 48/48 **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

14888 Old Cazadero Rd **XSt:** Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 88/88 **LP:** \$335,000
BD: 2 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 3899/0.0895 **OLP:** \$359,000
Stories: 2 Story **YB:** 1925 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-080-024 **HOA/:** No

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

DIR: River Road right on Old Cazadero property on left side. **UBL:** **Subd:** **TBM:** , 21313124

13044 Sosna Way **XSt:** Verba Lane **Guerneville / B0700** **A** **Condo/Coop** **DOM/CDOM:** 17/17 **LP:** \$329,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1392 R **Lot Sz:** 675/0.0155 **OLP:** \$329,000
Stories: 3 Story **YB:** 1991 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 072-370-041 **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

16613 Neeley Rd **XSt:** Center **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 18/18 **LP:** \$324,900
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1642 R **Lot Sz:** 3920/0.0900 **OLP:** \$335,000
Stories: 2 Story **YB:** 1995 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-194-009 **HOA/:** No

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

DIR: Hwy 116 to Neeley Rd. Left at the oak tree to stay on Neeley. **UBL:** **Subd:** **TBM:** , 21317738

15557 Monte Rosa Ave **XSt:** Fern Way **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 54/54 **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

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 pm

Page: 23

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

10561 River Rd



XSt: RIVER DRIVE **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 39/39 **LP:** ↓ \$319,500
BD: 2 **BA:** 2 **RMS:** **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

20813 River Blvd



XSt: Kingston **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$319,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1117 R **Lot Sz:** 3598/0.0826 **OLP:** \$319,000
Stories: 3 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 2 **APN:** 095-192-001 **HOA/:** No

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

DIR: Hwy 116 to Bohemian Hwy to River Blvd at Kingston by Village Inn **UBL:** **Subd:** **TBM:** , 21318339

8453 oak Ave



XSt: Mirabel Avenue **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 62/62 **LP:** \$300,000
BD: 3 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1633 R **Lot Sz:** 4792/0.1100 **OLP:** \$300,000
Stories: Other **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 082-031-007 **HOA/:** No

OMD: 07/06/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes

Traditional Mirabel Heights bungalow that has been added onto over it's life. Considered Duplex by assessor appraiser's office. Main level is 1093 sq. ft.2 bedroom with a den, Lower unit is 540 sq. ft., per County of Sonoma records. Detached garage with bonus room at rear. This one is ready for a rehab and with some imagination could be fantastic. Get it while it's hot!

DIR: River road to Mirabel Avenue to Oak- **UBL:** **Subd:** **TBM:** , 21315200

9185 Rio Dell Ct



XSt: River Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 63/63 **LP:** \$299,000
BD: 2 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 828 R **Lot Sz:** 7257/0.1666 **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. 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

14585 Cherry St



XSt: Lovers Lane **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 74/74 **LP:** \$285,000
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

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Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

14990 Outlet Dr **XSt:** Foothill Blvd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 67/67 **LP:** \$284,900
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 688 N **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. Large basement/workshop with laundry hookups and plenty of storage. Located on small lane, high & dry above flood.

DIR: Old River Road to Outlet Dr **UBL:** **Subd:** **TBM:** , 21314952

14330 Old Cazadero Rd **XSt:** Hwy. 116/Laurel **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 11/11 **LP:** \$280,000
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:** , 2131496

14641 Armstrong Woods Rd **XSt:** Laughlin **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 55/55 **LP:** \$279,900
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

17349 Park Ave **XSt:** Summitt **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 16/16 **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

21593 Highland Ter **XSt:** monte vista terrace **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 180/180 **LP:** \$269,000
BD: 1 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 726 R **Lot Sz:** 9365/0.2150 **OLP:** \$279,000
Stories: 2 Story **YB:** 1977 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-111-003 **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, rght on Rio Vista,lft on Huckleberry, rght on Highland **UBL:** **Subd:** **TBM:** , 21304447

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 U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 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 (8/1/2013 to 8/31/2013)

6115 Cazadero Hwy



XSt: Austin Creek **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 485/485 **LP:** \$269,000
BD: 6 **BA:** 3 **RMS:** 8 **FP:** No **Pool:** No **SqFt:** 2678 R **Lot Sz:** 5227/0.1200 **OLP:** \$289,900
Stories: 3 Story **YB:** 1920 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-090-023 **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.Seperate 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**

14977 Old Cazadero Rd



XSt: hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 293/293 **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**

8550 Trenton Rd



XSt: Mirabel **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP:** \$225,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 750 R **Lot Sz:** 5201/0.1194 **OLP:** \$225,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-042-022 **HOA/\$:** No
OMD: 09/03/13 **PD:** **COE:** **SP:** **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**

56 Silvia Dr



XSt: Austin Creek **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 22/22 **LP:** \$225,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1024 R **Lot Sz:** 14113/0.3240 **OLP:** \$225,000
Stories: 1 Story **YB:** 1979 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-310-018 **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 manufactured 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**

21892 Moscow Rd



XSt: River Way **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 90/90 **LP:** \$218,500
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 680 R **Lot Sz:** 6242/0.1433 **OLP:** \$219,000
Stories: 1 Story **YB:** 1919 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-012-013 **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**

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U.S. Patent 6,910,045

Client 5-Up Residential

Listings as of: 09/06/2013 4:29 pm

Page: 26

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

15470 Hay Ln



XSt: Bay Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 9/172 **LP:** \$212,000
BD: 3 **BA:** 1/1 **RMS:** **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 culdascac 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

17325 Riverside Dr



XSt: Hwy 116 **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 0/0 **LP:** \$210,000
BD: 2 **BA:** 1 **RMS:** **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** **N A** **Single Family** **DOM/CDOM:** 7/100 **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

21627 Highland Ter



XSt: Mesa Way **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 63/63 **LP:** \$199,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 722 R **Lot Sz:** 12201/0.2801 **OLP:** \$205,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-084-022 **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 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 70/70 **LP:** \$189,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 779 R **Lot Sz:** 5001/0.1148 **OLP:** \$199,000
Stories: 1 Story **YB:** 1930 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-256-026 **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

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Client 5-Up Residential

Listings as of: 09/06/2013 4:29 pm

Page: 27

Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (8/1/2013 to 8/31/2013)

35905 Hauser Bridge Rd



XSt: Kruse Ranch Rd. **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 437/437 **LP:** \$179,000
BD: 1 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 5532120/127.0000 **OLP:** \$229,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 109-230-023 **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** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$173,500
BD: 2 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 842 R **Lot Sz:** 2875/0.0660 **OLP:** \$173,500
Stories: 1 Story **YB:** 1927 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 106-040-035 **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

14575 Drake Rd



XSt: Redwood Ave **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 0/0 **LP:** \$163,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 468 R **Lot Sz:** 5249/0.1205 **OLP:** \$163,000
Stories: 1 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-030-011 **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

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