

Market Statistics Report

Listings as of 11/03/13 at 11:08am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

Residential	<u>2- Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5+ Bedrooms</u>	<u>All Bedrooms</u>
Active					
#Units	50	26	6	0	82
Average List Price	\$296,835	\$616,633	\$447,817	\$0	\$409,282
Average Market Time	88	77	90	0	85
Average Square Feet	913	1655	1790	0	1213
All Off Market					
#Units	16	11	3	0	30
Pending					
#Units	3	2	1	0	6
Average List Price	\$267,796	\$374,000	\$85,000	\$0	\$272,731
Average Market Time	101	56	12	0	71
Average Square Feet	1050	644	788	0	871
Sold					
#Units	13	9	2	0	24
Dollar Value	\$4,583,000	\$4,007,000	\$895,000	\$0	\$9,485,000
Average List Price	\$363,769	\$446,200	\$451,444	\$0	\$401,987
Average Sold Price	\$352,538	\$445,222	\$447,500	\$0	\$395,208
Average Market Time	64	60	65	0	62
Average Square Feet	1046	1672	2110	0	1369
% of List Price	96.91	99.78	99.13	0.00	98.31
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

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

Area Market Survey Summary

Listings as of 11/03/13 at 11:07am

Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

Active

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$70,000 thru \$79,999	1	110	Minimum	\$79,350	Maximum	\$1,995,000
\$140,000 thru \$159,999	2	280	Average	\$455,088	Median	\$324,600
\$160,000 thru \$179,999	1	58				
\$180,000 thru \$199,999	2	125				
\$200,000 thru \$249,999	7	124				
\$250,000 thru \$299,999	14	45				
\$300,000 thru \$349,999	8	75				
\$350,000 thru \$399,999	4	69				
\$400,000 thru \$449,999	1	32				
\$450,000 thru \$499,999	3	40				
\$550,000 thru \$599,999	5	174				
\$600,000 thru \$649,999	1	161				
\$650,000 thru \$699,999	1	139				
\$800,000 thru \$849,999	3	32				
\$850,000 thru \$899,999	1	25				
\$950,000 thru \$999,999	1	97				
\$1,000,000 thru \$1,249,999	1	26				
\$1,250,000 thru \$1,499,999	2	109				
\$1,750,000 thru \$1,999,999	1	3				
	59	87				

Contingent

<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$50,000 thru \$59,999	1	54	Minimum	\$50,000	Maximum	\$544,500
\$140,000 thru \$159,999	3	50	Average	\$291,778	Median	\$296,100
\$160,000 thru \$179,999	2	143				
\$200,000 thru \$249,999	3	58				
\$250,000 thru \$299,999	3	127				
\$300,000 thru \$349,999	4	69				
\$350,000 thru \$399,999	4	43				
\$400,000 thru \$449,999	1	139				
\$500,000 thru \$549,999	2	94				
	23	79				

Pending


<u>Listing Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$80,000 thru \$89,999	1	12	Minimum	\$85,000	Maximum	\$379,000
\$200,000 thru \$249,999	1	90	Average	\$272,731	Median	\$299,250
\$250,000 thru \$299,999	2	107				
\$350,000 thru \$399,999	2	56				
	6	71				

Sold


<u>Selling Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	<u>Summary Price Information</u>			
\$100,000 thru \$119,999	1	62	Minimum	\$115,000	Maximum	\$780,000
\$180,000 thru \$199,999	1	38	Average	\$395,208	Median	\$337,500
\$200,000 thru \$249,999	2	38				
\$250,000 thru \$299,999	4	70				
\$300,000 thru \$349,999	5	63				
\$350,000 thru \$399,999	2	21				
\$400,000 thru \$449,999	2	71				
\$500,000 thru \$549,999	2	70				
\$550,000 thru \$599,999	1	28				
\$600,000 thru \$649,999	1	46				
\$650,000 thru \$699,999	1	136				
\$750,000 thru \$799,999	2	95				
	24	62				

Client 5-Up Residential


Listings as of: 11/03/2013 11:02 am Page: 1
Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-
 No Show, Pending, Sold (10/1/2013 to 10/31/2013)

7350 Covey Rd  **XSt:** Johnson Lane **Forestville / B0700** **S** **Single Family DOM/CDOM:** 67/67 **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:** 10/14/13 **COE:** 10/16/13 **SP:** \$780,000 **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

13815 Green Valley Rd  **XSt:** Hwy 116 **Forestville / B0700** **S** **Single Family DOM/CDOM:** 122/122 **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:** 10/10/13 **COE:** 10/15/13 **SP:** \$760,000 **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

6795 Berryhill Ct  **XSt:** Giovanetti Rd **Forestville / B0700** **S** **Single Family DOM/CDOM:** 136/136 **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:** 09/19/13 **COE:** 10/04/13 **SP:** \$695,000 **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 bdrm 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** **S** **Single Family DOM/CDOM:** 46/46 **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:** 10/10/13 **COE:** 10/10/13 **SP:** \$615,000 **TIC:** No **2nd Unit:** No
 Country Living very similar to Sebastopol's, but with a quieter life style and often warmer weather! Comodious, modern home. Very close to downtown. Features a gated entry, gourmet kitchen, large rumpus room, mature oaks and other established landscaping, and many custom touches found only in well designed elegant homes. Come see for yourself!

DIR: Hwy 116 to Covey Rd. **UBL:** **Subd:** **TBM:** 362, E7 21319495

6834 Nolan Rd  **XSt:** Mirabel **Forestville / B0700** **S** **Single Family DOM/CDOM:** 28/28 **LP:** \$519,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1562 R **Lot Sz:** 12001/0.2755 **OLP:** \$519,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 083-120-060 **HOA/\$:** No
OMD: 09/05/13 **PD:** 10/03/13 **COE:** 10/16/13 **SP:** \$562,000 **TIC:** No **2nd Unit:** No
 Great 3 bdrm./2 bath home with family room fireplace, granite tile kitchen counters and a beautiful Trex Deck and landscaping. This property offers privacy while being close to town.

DIR: 116 West to Right on Mirabel and Left on Nolan **UBL:** **Subd:** **TBM:** , 21320525

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358
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Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

22753 Sylvan Way



XSt: Laurel Dell **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 103/103 **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:** 09/18/13 **COE:** 10/02/13 **SP:** \$540,000 **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

15970 Riverlands Rd



XSt: Drake **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 37/37 **LP:** \$439,000
BD: 3 **BA:** 1/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1200 R **Lot Sz:** 52272/1.2000 **OLP:** \$439,000
Stories: 2 Story **YB:** 1940 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-140-008 **HOA/\$:** No

OMD: 09/11/13 **PD:** 10/18/13 **COE:** 10/24/13 **SP:** \$530,000 **TIC:** No **2nd Unit:** No

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

DIR: Hwy 116 to Drake to Riverlands **UBL:** **Subd:** **TBM:** , 21320980

7466 Mirabel Rd



XSt: Giusti Rd. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 56/56 **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:** 09/18/13 **COE:** 10/03/13 **SP:** \$420,000 **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

11731 Ridge Dr



XSt: Tunstall **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 85/85 **LP:** \$418,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1434 O **Lot Sz:** 15011/0.3446 **OLP:** \$441,600
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 085-132-042 **HOA/\$:** No

OMD: 07/09/13 **PD:** 10/02/13 **COE:** 10/17/13 **SP:** \$417,000 **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, 1/3 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

16065 Riverlands Rd



XSt: Drake **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 28/28 **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:** 09/27/13 **COE:** 10/04/13 **SP:** \$390,000 **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 steal appliances, fireplace and plantation shutters throughout. Over sized 2-car garage. Deck with hut-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

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: 11/03/2013 11:02 am

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14463 Memory Ln **XSt:** Canyon 1 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 14/14 **LP:** \$379,000
BD: 2 **BA:** 2 **RMS:** 6 **FP:** No **Pool:** No **SqFt:** 1700 R **Lot Sz:** 33977/0.7800 **OLP:** \$379,000
Stories: 2 Story **YB:** 1993 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 070-310-032 **HOA/\$:** No



OMD: 09/29/13 **PD:** 10/13/13 **COE:** 10/18/13 **SP:** \$370,000 **TIC:** No **2nd Unit:** No

Not your usual Rio Nido Home. This one is beautiful; Clean & DRY. The home is in Excellent condition, new paint, New Roof, Floors & Garage doors. Also new appliances. Huge windows & great decks for outdoor living. Tax records show 2 bedrooms, I think that it is at least 3. Large .78 acre lot on a private driveway with an attached 2 car garage and lots of room for parking & gardening. Great for a getaway, a family home, retirement or a vac. renta

DIR: Canyon 2, Right on Canyon 1, Right MemoryLn. Go pastDO NOT ENTER sign, go 100ft, on right at sign. **UBL:** **Subd:** **TBM:** 361, E1 21321819

16000 Brookdale Dr **XSt:** Armstrong Woods **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 42/42 **LP:** ↓ \$349,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** Yes **SqFt:** 1046 R **Lot Sz:** 5227/0.1200 **OLP:** \$359,000
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-220-013 **HOA/\$:** No



OMD: 09/09/13 **PD:** 10/21/13 **COE:** 10/31/13 **SP:** \$340,000 **TIC:** No **2nd Unit:** No

AMAZING 3 bdrm bungalow in Armstrong Valley. Perfect for year-round living or a fabulous weekend retreat. BASK IN THE SUN by your inground pool in the summer and COZY UP to the fireplace in the winter. Tons of windows to bring in natural lighting. Wood floors, upgraded bath, and sensational outdoor space. PARADISE!

DIR: At the corner of Armstrong Woods Rd and Brookdale Dr. **UBL:** **Subd:** **TBM:** 361, C1 21320361

10678 Grays Ct **XSt:** River Rd. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 52/52 **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:** 10/24/13 **COE:** 10/28/13 **SP:** \$335,000 **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 accessto the Russian River!

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

14488 Old Cazadero Rd **XSt:** Hwy 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 127/127 **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:** 10/15/13 **COE:** 10/24/13 **SP:** \$320,000 **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

16613 Neeley Rd **XSt:** Center **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 71/71 **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:** 10/29/13 **COE:** 10/30/13 **SP:** \$310,000 **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


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


Client 5-Up Residential


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6600 Front St  **XSt:** First Street **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$275,000
BD: 1 **BA:** 1 **RMS:** 3 **FP:** No **Pool:** No **SqFt:** 1232 R **Lot Sz:** 4356/0.1000 **OLP:** \$275,000
Stories: 2 Story **YB:** 1924 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 083-080-004 **HOA/\$:** No
OMD: 09/23/13 **PD:** 10/18/13 **COE:** 10/18/13 **SP:** \$301,000 **TIC:** No **2nd Unit:** No
 Unique, cozy cottage offers rare opportunity in downtown. Walk score of 100 to vibrant shops & restaurants! Charming remodeled cottage on 2 levels has upstairs 1BR apartment w/an updated bath & kitchen w/breakfast area, living room & sunny deck to a private garden. Lower level open space has an updated bath and French doors leading to a shaded yard & raised bed. Undeveloped bonus parking/storage area at rear.
DIR: Gravenstein Hwy between First & Second Streets on south side of street. **UBL:** **Subd:** **TBM:** , 21321974

9474 Westside Rd  **XSt:** Martinelli Rd. **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 62/180 **LP:** \$385,000
BD: 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1771 R **Lot Sz:** 5001/0.1148 **OLP:** \$385,000
Stories: 2 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-113-006 **HOA/\$:** No
OMD: 08/06/13 **PD:** 10/07/13 **COE:** 10/11/13 **SP:** \$285,000 **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

8453 oak Ave  **XSt:** Mirabel Avenue **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 89/89 **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:** 10/11/13 **COE:** 10/18/13 **SP:** \$280,000 **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

11133 Dell Ave  **XSt:** Westside/Sequoia **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$300,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1142 R **Lot Sz:** 84942/1.9500 **OLP:** \$300,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-042-030 **HOA/\$:** No
OMD: 09/29/13 **PD:** 10/23/13 **COE:** 10/23/13 **SP:** \$265,000 **TIC:** No **2nd Unit:** Yes
 Two cute houses on 2 acres. Some updating done- bathrooms, kitchens. The upper house is smaller. 2nd house was built in approximately 1930 and is not shown on county records. Laundry hook ups in both houses. Lower house has central heat, upper house has a propane heater.
DIR: River rd. to Westside rd. to Sequoia, to Dell. double back a little after you exit from River. **UBL:** **Subd:** **TBM:** , 21322383

19783 Hwy 116 Hwy  **XSt:** Crescent ave **Monte Rio / B0700** **S** **Single Family** **DOM/CDOM:** 105/105 **LP:** \$269,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 768 R **Lot Sz:** 9148/0.2100 **OLP:** \$275,000
Stories: 1 Story **YB:** 1960 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 094-140-020 **HOA/\$:** No
OMD: 06/01/13 **PD:** 09/16/13 **COE:** 10/11/13 **SP:** \$260,000 **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

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Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

17325 Riverside Dr **XSt:** Hwy 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 31/31 **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:** 10/07/13 **COE:** 10/22/13 **SP:** \$205,000 **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

1122 Ice Box Canyon Rd **XSt:** Summerhome Park Road **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 45/138 **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:** 10/14/13 **COE:** 10/18/13 **SP:** \$200,000 **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

11959 Canyon Dr **XSt:** Hwy 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 38/38 **LP:** \$195,000
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1135 N **Lot Sz:** 18731/0.4300 **OLP:** \$195,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-125-009 **HOA/\$:** No

OMD: 08/27/13 **PD:** 10/04/13 **COE:** 10/22/13 **SP:** \$190,000 **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

10150 Old River Rd **XSt:** Frank **Forestville / B0700** **S** **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:** 10/01/13 **SP:** \$115,000 **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

17697 Neeley Rd **XSt:** Beach **Guerneville / B0700** **P** **Single Family** **DOM/CDOM:** 71/71 **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:** 10/22/13 **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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Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

14581 Canyon 1 Rd



XSt: Memory Park Rd. Guerneville / B0700 P Single Family DOM/CDOM: 41/41 LP: \$369,000
 BD: 3 BA: 2 RMS: 5 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: 09/30/13 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

10853 Ogburn Ln



XSt: Summerhome Park Road Forestville / B0700 P Single Family DOM/CDOM: 143/143 LP: \$299,500
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1207 R Lot Sz: 15120/0.3471 OLP: \$220,000
 Stories: 1 Story YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 082-280-045 HOA/\$: No

OMD: 06/10/13 PD: 11/02/13 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

20813 River Blvd



XSt: Kingston Monte Rio / B0700 P Single Family DOM/CDOM: 70/70 LP: \$299,000
 BD: 2 BA: 2 RMS: 5 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: 10/22/13 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

9587 Argonne Way



XSt: Trenton Forestville / B0700 P Single Family DOM/CDOM: 90/90 LP: \$204,887
 BD: 2 BA: 1 RMS: 4 FP: No Pool: No SqFt: 825 R Lot Sz: 4574/0.1050 OLP: \$204,887
 Stories: 1 Story YB: 1948 #Gar Sp: 0 #CP Sp: 0 APN: 082-061-039 HOA/\$: No

OMD: 06/22/13 PD: 09/20/13 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

21505 Starrett Hill Dr



XSt: main st Monte Rio / B0700 P Single Family DOM/CDOM: 12/88 LP: \$85,000
 BD: 4 BA: 2 RMS: 4 FP: No Pool: No SqFt: 788 R Lot Sz: 1307/0.0300 OLP: \$85,000
 Stories: 2 Story YB: 1921 #Gar Sp: 0 #CP Sp: 0 APN: 095-152-037 HOA/\$: No

OMD: 10/16/13 PD: 10/28/13 COE: SP: TIC: No 2nd Unit: No

DIR: 116 to Bohemian Hwy to Main St to Starrett Hill Dr UBL: Subd: TBM: , 21323590

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Client 5-Up Residential

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

25509 Freezeout Rd



XSt: Moscow **Duncans Mills / B0700** **CN** **Single Family** **DOM/CDOM:** 16/43 **LP:** \$395,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1976 R **Lot Sz:** 10019/0.2300 **OLP:** \$395,000
Stories: Multi Level **YB:** 1964 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-130-012 **HOA/\$:** No

OMD: 10/18/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This home is a beautiful vacation rental with fabulous river views.

DIR: Moscow Road to Freezeout. **UBL:** **Subd:** **TBM:** 380, F3 21323787

11665 116 Hwy



XSt: Mays Canyon **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 47/47 **LP:** \$320,000
BD: 3 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1444 R **Lot Sz:** 43560/1.0000 **OLP:** \$320,000
Stories: 2 Story **YB:** 1926 **#Gar Sp:** 1 **#CP Sp:** 1 **APN:** 085-150-009 **HOA/\$:** No

OMD: 09/17/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Well maintained home in private forested setting. Upstairs features light, spacious rooms, hardwood floors, and lots of windows. Updated kitchen and bathroom. Two breathtaking bedrooms upstairs, with a separate bedroom downstairs that keeps in the cool on a hot day. Wine cellar, green house, and private deck for entertainment. Set in the beautiful forest where wildlife can be viewed year round. Seller will clear section 1 of Pest report.

DIR: Between Guerneville and Forestville on Highway 116. **UBL:** **Subd:** **TBM:** , 21321513

17512 Neeley Rd



XSt: HWY 116 **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 110/110 **LP:** \$315,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** No **SqFt:** 1140 R **Lot Sz:** 3977/0.0913 **OLP:** \$315,000
Stories: 2 Story **YB:** 1955 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-230-067 **HOA/\$:** No

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

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

DIR: Hwy 116 to Neeley **UBL:** **Subd:** **TBM:** , 21316090

8843 Marianna Dr



XSt: Trenton **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 83/83 **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

18580 Old Monte Rio Rd



XSt: Cnopius **Guerneville / B0700** **CN** **Single Family** **DOM/CDOM:** 10/10 **LP:** \$235,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1208 R **Lot Sz:** 7841/0.1800 **OLP:** \$235,000
Stories: 2 Story **YB:** 1959 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-280-022 **HOA/\$:** No

OMD: 10/24/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Cute and Elegant. Quiet and peaceful This well appointed 2 bedroom 1 bath home with a large sunny deck and newer carpets. Enjoy the view from the large picture windows gazing into the redwood grove with ferns and privacy. Two warm and sunny decks in a private yard. Open beam ceilings with the ambiance of an artist's retreat. Warm wood stove plus forced air heat. Two bedrooms-one bath plus extra bonus rooms.. Come and feel the comfort.

DIR: hwy 116 west. Right on Cnopius, hard left onto Old Monte Rio rd. **UBL:** **Subd:** **TBM:** , 21323945

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Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

8201 Tyrone Rd



XSt: boHEMIAN hwy **Monte Rio / B0700** **CN** **Single Family** **DOM/CDOM:** 39/39 **LP:** \$140,000
BD: 2 **BA:** 2 **RMS:** **FP:** No **Pool:** Yes **SqFt:** 672 R **Lot Sz:** 10581/0.2429 **OLP:** \$140,000
Stories: 2 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 074-250-009 **HOA/:** No

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

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

DIR: Main St./Bohemian Hwy to 84021 Tyrone Rd or Beedler to Tyrone Rd **UBL:** **Subd:** **TBM:** , 21322292

10287 Solito Ct



XSt: Field **Forestville / B0700** **CN** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$50,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 764 R **Lot Sz:** 7022/0.1612 **OLP:** \$50,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-191-067 **HOA/:** No

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

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

DIR: Field to Solito. Property backs to Woodside. **UBL:** **Subd:** **TBM:** , 21320957

16400 Cutten Dr



XSt: Laughlin **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 153/153 **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

15988 FERN Way



XSt: Old Cazadero Road **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 34/34 **LP:** \$525,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1860 R **Lot Sz:** 9583/0.2200 **OLP:** \$525,000
Stories: 2 Story **YB:** 1974 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 072-350-036 **HOA/:** No

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

Exquisite 2008 remodel on .39 Ac.Bask inside glass wall living room w/open beams,fireplace insert,dining room & kitchen.Proceed to expansive decking w/spa leading to private yard,waterfall & pond,fenced access to Hulbert Creek,outbuildings,mature vegetation.Large open loft overlooks great room;leads to spacious Master Suite.Other 2 ample bedrooms on 1st level.This lovingly maintained unique property is vacation rental & second home.Great location

DIR: Old Cazadero Road to Fern, cross bridge and turn left. **UBL:** **Subd:** **TBM:** 360, J3 21322312

11349 Hwy 116 Hwy



XSt: Mays Canyon **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 139/139 **LP:** \$425,000
BD: 3 **BA:** 2 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1700 A **Lot Sz:** 45302/1.0400 **OLP:** \$525,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-110-010 **HOA/:** No

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

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

DIR: Sign at driveway. Take the middle paved drive. Park to left when drive makes sharp right turn. **UBL:** **Subd:** **TBM:** , 21312392

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Client 5-Up Residential

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

17300 Old Monte Rio Rd

XSt: Guernewood Lane **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 97/97 **LP:** \$399,000
BD: 4 **BA:** 2 **RMS:** 8 **FP:** No **Pool:** No **SqFt:** 1729 A **Lot Sz:** 4792/0.1100 **OLP:** \$450,000
Stories: 2 Story **YB:** 1931 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-190-013 **HOA/\$:** No



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

Rare 4 bedroom perfect for weekend home get-a-way. All done up and ready to go. Located in 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

15295 Drake Rd

XSt: Glandy Glen Lane **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 44/44 **LP:** \$380,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1576 B **Lot Sz:** 10454/0.2400 **OLP:** \$380,000
Stories: 2 Story **YB:** 1993 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-080-080 **HOA/\$:** No



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

Custom vacation home built in 1993. Good parking. Public sewer and water. Lots of work space and toy storage in the garage. 220V plug ready for your electric car. Central heat and wood stove in the living room. Cable and high speed internet (DOCSIS 3.0) available. Front and back decks with views of the Redwoods.

DIR: Highway 116 to Drake Road, right on Glandy Glen. **UBL: Subd: TBM:** 361, D3 21321770

15925 Birkhofer Rd

XSt: Drake **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$350,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1074 R **Lot Sz:** 5998/0.1377 **OLP:** \$350,000
Stories: 1 Story **YB:** 1984 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-310-026 **HOA/\$:** No



OMD: 10/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Sunny Serene Solar electric home with orchard & forest views. Lg 5.4kW grid-tied solar electric system with battery back-up, solar water heating & EPA wood stove provide all of the current owner's home energy needs. Light & bright with eco-friendly interiors, cathedral ceilings, bamboo floors, granite . Sunny level lot with organia fruit trees. Garage converted-Insulated for sound with high ceilings. Walk to river or DT Guerneville

DIR: Hwy 116 to Drake, right on Birkhofer **UBL: Subd: TBM:** 361, C4 21323846

13775 Guerne Hill Rd

XSt: Drake **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 102/102 **LP:** \$349,900
BD: 4 **BA:** 3 **RMS:** **FP:** No **Pool:** No **SqFt:** 1594 R **Lot Sz:** 8999/0.2066 **OLP:** \$349,900
Stories: Multi Level **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-160-034 **HOA/\$:** No



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

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

DIR: Hwy 116 to Guerne Hill. Go up the hill pass Pee-Wee Golf **UBL: Subd: TBM:** , 21316646

20655 River Blvd

XSt: Heller **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 17/17 **LP:** \$310,000
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 825 R **Lot Sz:** 8812/0.2023 **OLP:** \$310,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-192-008 **HOA/\$:** No



OMD: 10/17/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Lush & Lovely Monte Rio Cabin RICH w/ wood detailing & authentic CHARM. Step into a PRIVATE & GLORIOUS setting that's full of wonder & magic. Open beamed ceilings & picture windows combine to create a lodge style feeling throughout. 3 sitting decks offer wonderful connection to nature & perfect entertainment space. Cozy up to the wood stove & listen to the pitter-patter of raindrops. Easy access to major recreation; walk to beaches & restaurants!

DIR: Monte Rio across Bridge, first LEFT, mid-way on RIGHT **UBL: Subd: TBM:** , 21323630

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Client 5-Up Residential

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Criteria: Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

13044 Sosna Way



XSt: Verba Lane **Guerneville / B0700** **CC** **Condo/Coop** **DOM/CDOM:** 75/75 **LP:** \$296,100
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

14330 Old Cazadero Rd



XSt: Hwy. 116/Laurel **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 69/69 **LP:** \$290,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 840 R **Lot Sz:** 3999/0.0918 **OLP:** \$280,000
Stories: 2 Story **YB:** 1933 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-090-029 **HOA/\$:** No

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

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

DIR: River Road going west take a left on Old Cazadero Road. House on Left. **UBL:** **Subd:** **TBM:** , 21319496

21593 Highland Ter



XSt: monte vista terrace **Monte Rio / B0700** **CC** **Single Family** **DOM/CDOM:** 237/237 **LP:** \$259,000
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

56 Silvia Dr



XSt: Austin Creek **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 80/80 **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 modular home. Spacious rooms, cabin like. Cathedral ceilings, wood floors, wood stove. Sit among the redwoods in this speckled sun patch. Expansive deck with tree top views. Nearly 1/3 of an acre. Deeded access to Austin Creek down the road. Workshop space underneath. Sense of privacy. Can you hear the whispering trees & grass? Your house matters.

DIR: Hwy 116 to Austin Creek to Silvia **UBL:** **Subd:** **TBM:** , 21318452

15200 Canyon 3 Rd



XSt: Canyon 2 Rd. **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$179,000
BD: 2 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 616 R **Lot Sz:** 5001/0.1148 **OLP:** \$179,000
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-255-012 **HOA/\$:** No

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

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

DIR: River Rd. to Canyon 2 Rd. to Canyon 3 Rd. **UBL:** **Subd:** **TBM:** , 21320750


Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455 Phone: 707-303-6358
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Client 5-Up Residential


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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

9645 Rio Vista Rd  **XSt:** River Road **Forestville / B0700** **CC** **Single Family** **DOM/CDOM:** 233/233 **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

16609 Armstrong Woods Rd  **XSt:** River Rd **Guerneville / B0700** **CC** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$159,900
BD: 1 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 752 R **Lot Sz:** 260053/5.9700 **OLP:** \$159,900
Stories: 1 Story **YB:** 1955 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 069-140-046 **HOA/\$:** No
OMD: 09/19/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** Yes
 Quaint 1bd/1ba cottage near Russian River. Country setting yet close to shopping and parks. Also a 1bd/1ba unfinished unit detached, needs work.


DIR: River Rd to Armstrong Woods Rd **UBL:** **Subd:** **TBM:** , 21321720

12 Hahn Rd  **XSt:** Cazadero Hwy **Cazadero / B0700** **CC** **Single Family** **DOM/CDOM:** 67/67 **LP:** \$143,500
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

5960 Eastside Rd  **XSt:** Healdsburg/Trenton **Forestville / B0700** **N A** **Single Family** **DOM/CDOM:** 3/3 **LP:** \$1,995,000
BD: 3 **BA:** 3 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2020 R **Lot Sz:** 365033/8.3800 **OLP:** \$1,995,000
Stories: 1 Story **YB:** 1954 **#Gar Sp:** 6 **#CP Sp:** 3 **APN:** 083-010-038 **HOA/\$:** No
OMD: 10/31/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Centrally located in the Russian River Valley, this 8.38 acres has the potential to become a winery, tasting room, or farm! Zoning is LIA 60 acres, 4.2 acres are planted with premium Russian River AVA pinot noir. 3/2 Home, 2 barns, a storage building & 2 wells. The barns each have a bathroom, power and heat. Gorgeous mountain, vineyard, and pond views contribute to its tone of effortless serenity. Many places to entertain wine country guests

DIR: River Road or Healdsburg Trenton **UBL:** **Subd:** **TBM:** , 21324384

7561 Covey Rd  **XSt:** Trenton Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 112/112 **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

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Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

2880 Austin Creek Rd



XSt: HWY 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 106/106 **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

2425 Pool Ridge Rd



XSt: Gabes Rock off 116 **Guerneville / B0700** **A** **Farms/Ranches** **DOM/CDOM:** 26/26 **LP:** \$1,100,000
BD: 3 **BA:** 2 **RMS:** 8 **FP:** Yes **Pool:** No **SqFt:** 2411 R **Lot Sz:** 2526044/57.9900 **OLP:** \$1,100,000
Stories: 2 Story **YB:** 1993 **#Gar Sp:** 4 **#CP Sp:** 0 **APN:** 069-160-027 **HOA/\$:** No

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

Private secluded Russian River Area Ridge Top Retreat. 57+/- sunny acres up a gated road 3 miles from downtown lies this uniquely amazing eco friendly & energy efficient property. Buckminster Fuller inspired spacious geodesic dome home off the grid! Solar system manages the electrical needs with generator & gel cell battery backup. Excellent water quantity & quality and VIEWS VIEWS! The living and use options are endless. 2nd unit zoned.

DIR: 116 Gabes Rck turns into Pool Ridge LOCKED GATE on Gabes Rck. DO NOT take Armstrong Woods Rd! **UBL:** **Subd:** **TBM:** , 21323120

18990 Sweetwater Springs Rd



XSt: Armstrong Woods **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 97/97 **LP:** \$998,500
BD: 3 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 840 R **Lot Sz:** 1519808/34.8900 **OLP:** \$1,150,000
Stories: 2 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-060-022 **HOA/\$:** No

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

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

DIR: River Road to Armstrong Woods Rd to Sweetwater Springs Rd. **UBL:** **Subd:** **TBM:** , 21317156

24951 hwy 116 Rd



XSt: Mill Pond Road **Duncans Mills / B0700** **A** **Single Family** **DOM/CDOM:** 25/25 **LP:** \$875,000
BD: 3 **BA:** 2 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 3099 A **Lot Sz:** 0 **OLP:** \$875,000
Stories: 2 Story **YB:** 1880 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 096-160-012 **HOA/\$:** No

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

Nestled in one of the most scenic valleys, historic Duncan House is an authentic two-story homestead built in 1880. Overlooking the historic hamlet of antique shops, art galleries, wine tasting, restaurants, and just a short walk to the Russian River. Previously a B&B, this beautifully remodeled home includes 3bd, 2ba, formal dining, library and parlour room with fireplace; plus unique great room with original wood stove and separate workshop.

DIR: US 101 take exit 494 for River Road to hwy 116. House will be on your RT as you enter Duncan Mills. **UBL:** **Subd:** **TBM:** , 21322600

16100 Old Cazadero Rd



XSt: Camino Del Arroyo **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 48/48 **LP:** \$829,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 2406 R **Lot Sz:** 592852/13.6100 **OLP:** \$829,000
Stories: 3 Story **YB:** 1989 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-021-011 **HOA/\$:** No

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

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

DIR: Hwy 116 to Old Cazadero Rd-2 miles to driveway **UBL:** **Subd:** **TBM:** , 21321393


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Client 5-Up Residential


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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

5956 Anderson Rd  **XSt:** Covey Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$825,000
BD: 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1488 R **Lot Sz:** 206910/4.7500 **OLP:** \$825,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-040-086 **HOA/\$:** No
OMD: 10/15/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Completely remodeled, classic-style home, including hard wood, tile, granite countertops, Milguard windows, fireplace insert. New septic tank, asphalt driveway and roof. Light & bright, plenty of space for pets, RV parking, cellar suitable for wine storage. Forestville Water, office space/art studio in garage. Splittable lot. Gorgeous southerly views from LR, BD & open veranda. Down a quiet, private lane. Great weekend retreat or full time home!
DIR: Covey Road to Anderson by El Molino High. 1/4 mile down Anderson on left. Down private lane. **UBL:** **Subd:** **TBM:** , 21323526

7361 Hidden Lake Rd  **XSt:** Highway 116 **Forestville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 30/214 **LP:** \$819,000
BD: 3 **BA:** 2/1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 3288 O **Lot Sz:** 109336/2.5100 **OLP:** \$819,000
Stories: 2 Story **YB:** 1971 **#Gar Sp:** 3 **#CP Sp:** 0 **APN:** 084-031-074 **HOA/\$:** No
OMD: 10/04/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Enjoy amazing sunset views from this remodeled craftsman style home. Large open kitchen and dining areas with stainless steel appliances and wine nook. Two great rooms with one upstairs and one downstairs. Natural gas hydronic and radiant heating. Over sized three car garage with bonus room and storage. Wraparound deck, fruit trees and many garden areas on this beautiful 2.5 acre property. Close to the charming town of Forestville.
DIR: West on Highway 116, left on Hidden Lake Rd **UBL:** **Subd:** **TBM:** , 21322698

11335 116 Hwy  **XSt:** Mays Canyon **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 139/139 **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

8426 Templeman Rd  **XSt:** Highway 116 **Forestville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 161/161 **LP:** \$610,000
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 & both baths, radiant heat, jetted tub, game room, separated extended living areas at rear of home(great for in-laws, caregivers, guests, etc.) attached shop & garage, circular drive, outbuildings, metal roof and room for everyone!!
DIR: Highway 116 to Templeman (across from Kozlowski's Farm) **UBL:** **Subd:** **TBM:** , 21311796

920 AUSTIN CREEK Rd  **XSt:** Silvia Dr **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$599,000
BD: 2 **BA:** 2 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1900 N **Lot Sz:** 43996/1.0100 **OLP:** \$599,000
Stories: 2 Story **YB:** 2007 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 097-070-038 **HOA/\$:** No
OMD: 09/12/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No
 Settled in the Majestic Redwoods on 1 ACRE this home has everything you would love in a dream vacation getaway or primary residence! This unique 2007 semi-custom built home with extraordinary upgrades including granite kitchen counters, cherry cabinets & high ceilings throughout. 1 bedroom PLUS DEN (Large room currently used as a BR/no closet), PLUS LARGE OPEN LOFT upstairs! Incredible FOUR SEASONS SUNROOM with windows & views galore! RV/Boat Park
DIR: Hwy 116 to Austin Creek Rd., up road slightly less than 1 mile. Property on Right/No Sign. **UBL:** **Subd:** **TBM:** , 21320729

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Client 5-Up Residential

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Statuses Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

16799 Center Way



XSt: Guerneville / B0700 **A** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$589,000
BD: 4 **BA:** 2 **RMS:** 6 **FP:** No **Pool:** No **SqFt:** 2035 O **Lot Sz:** 4356/0.1000 **OLP:** \$589,000
Stories: 3 Story **YB:** 2013 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-200-026 **HOA/**\$: No

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

Peace and tranquility on the river await you in this spacious, newly built home. Its two floors of living space are above flood level. Enjoy the wide covered veranda for BBQ, dining, lounging or other outdoor fun. A quality, custom home ready for year-round or vacation living. A secluded neighborhood beach on the Russian River is nearby. There is plenty of secure storage for your canoe and other gear. Possible vacation rental potential.

DIR: Hwy 116 to Neeley Road to Second Guerneville Road intersection then left on Center Way **UBL:** **Subd:** **TBM:** 361, B4 21321480

11030 Hwy 116



XSt: Mays Canyon Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 76/76 **LP:** ↓ \$579,000
BD: 3 **BA:** 2 **RMS:** 9 **FP:** Yes **Pool:** No **SqFt:** 1600 N **Lot Sz:** 126324/2.9000 **OLP:** \$595,000
Stories: 1 Story **YB:** 1951 **#Gar Sp:** 2 **#CP Sp:** 1 **APN:** 085-150-014 **HOA/**\$: No

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

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

DIR: From River Rd, turn left on Maribel Rd and go ~1.4 miles, turn right on Hwy 116 and go ~4.2 miles. **UBL:** **Subd:** **TBM:** 361, F5 21318872

860 Austin Creek Rd



XSt: Highway 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 79/100 **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:** 619/619 **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

7075 Covey Rd



XSt: Van Keppel **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 93/93 **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 unit (no kitchen) 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

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Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

7164 Hwy 116 Hwy



XSt: Hidden Lake/Mirabel **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 19/19 **LP:** \$489,000
BD: 3 **BA:** 3 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 1582 R **Lot Sz:** 16531/0.3795 **OLP:** \$489,000
Stories: Split Level **YB:** 1974 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 084-031-047 **HOA/\$:** No

OMD: 10/15/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Enjoy the Good Life in Forestville in the country but just 1/4 mile to downtown. 1970's split level home on over 1/3 acre gently upsloping lot. Presently configured as 2 bd, 2 ba main house with attached guest quarters w/bath & kitchen w/ Private exterior entry and deck. Permit status for improvements are uncertain. Buyers to make own investigation. Large 2 car gar. Brick fireplace in living room. Most windows recently upgraded to Dual Pane

DIR: Hwy 116/Mirabel **UBL:** **Subd:** **TBM:** , 21322448

14170 Green Valley Rd



XSt: Highway 116 **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 9/9 **LP:** \$450,000
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1250 O **Lot Sz:** 43560/1.0000 **OLP:** \$450,000
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 085-200-009 **HOA/\$:** No

OMD: 10/25/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Delightful single level home on almost level acre in ideal location. Parcel features seasonal creek, garden area, surrounded by trees yet open with optimal sun exposure. Abundant annual yields for apple, pear, plum and fig trees. Home features open kitchen, skylights, hardwood floors & custom tile. Master bedroom opens to outdoor spa & shower. Detached two car garage, Large laundry room addition. Refurbished in 2012.

DIR: Highway 116 West to Green Valley Road **UBL:** **Subd:** **TBM:** , 21323697

21500 Rio Vista Ter



XSt: Middle Terrace **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 32/32 **LP:** \$414,000
BD: 2 **BA:** 1/1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1288 N **Lot Sz:** 3049/0.0700 **OLP:** \$414,000
Stories: 2 Story **YB:** 1910 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-157-003 **HOA/\$:** No

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

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

DIR: Monte Rio @ Fire Station up & Left on Middle Way, Right on Rio Vista Terrace to end **UBL:** **Subd:** **TBM:** , 21322341

19395 Hidden Valley Rd



XSt: Cherry **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 3/126 **LP:** \$399,000
BD: 4 **BA:** 4 **RMS:** **FP:** No **Pool:** No **SqFt:** 1994 R **Lot Sz:** 5001/0.1148 **OLP:** \$399,000
Stories: 3 Story **YB:** 1992 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-060-031 **HOA/\$:** No

OMD: 10/31/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

This lovely LARGE home is on a quiet street. This is a real house, not a summer home redo, with lots of space, a one-car garage and plenty of parking. Come and enjoy the hot tub and the creek that runs through the sunny back yard nestled in the redwoods.

DIR: River Road to Lovers Lane right to Cherry right to Hidden Valley Road turn left. **UBL:** **Subd:** **TBM:** , 21324568

5147 Ridgley Rd



XSt: Ridgley Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 53/53 **LP:** \$399,000
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1700 O **Lot Sz:** 10729/0.2463 **OLP:** \$399,000
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 085-060-012 **HOA/\$:** No

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

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

DIR: River Rd to Odd Fellows Park Rd,(L)Richardson to gate. Riverside,(r)Wildev,(L)Recreation,(r)Ridgley **UBL:** **Subd:** **TBM:** 361, H3 21320844

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Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

17247 Old Monte Rio Rd **XSt:** Cherry **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 53/53 **LP:** \$356,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 1042 R **Lot Sz:** 1198/0.0275 **OLP:** \$356,000
Stories: 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-190-019 **HOA/\$:** No

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

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

DIR: Hwy 116 to Old Monte Rio Road. **UBL:** **Subd:** **TBM:** 361, A4 21321292

16686 Armstrong Woods Rd **XSt:** Rio Nido Rd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 168/168 **LP:** \$354,500
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:** Unknown **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 069-330-026 **HOA/\$:** No

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

Desirable Armstrong Valley. Awesome level .89 acre property with Sun, mature orchard with varieties of Apple,Pear,Cherry,Plum,Peach,nectarine, hawthorn & flowering trees & Blackberries. Lots of room for gardening & 4H projects, animals. RV hookup, Studio, Detached large garage, and a nice partially updated 1440 SF mobile home. On city water and septic. Country living at its best!! Private Road. Horse property. NO FLOOD. Fully fenced with chain li

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** **A** **Single Family** **DOM/CDOM:** 64/64 **LP:** \$349,900
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1664 R **Lot Sz:** 60984/1.4000 **OLP:** \$365,000
Stories: 1 Story **YB:** 1969 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 105-120-026 **HOA/\$:** Yes/\$860.00/Ye

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

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

DIR: Cazadero Hwy to Sunrise Mt Rd. All the way to the top! House is on the left. **UBL:** **Subd:** **TBM:** , 21319910

11971 Summerhome Park Rd **XSt:** Laurel Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 132/132 **LP:** \$340,000
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

5800 Austin Creek Rd **XSt:** Kramer **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 110/110 **LP:** \$339,000
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 in the redwoods, fully furnished and ready for immediate move-in, no work required! Beautifully restored with dark maple floors, Anderson windows, chef's kitchen w/ stainless appliances including 5 burner gas range, granite countertops, butcher block island, and farm sink. The luxurious bath includes heated slate floors, claw-foot tub, and towel warmer. Use as a full time residence or a turnkey vacation rental!

DIR: HWY 116 (toward Coast) - RGT on Caz Highway - LFT on Kramer - RGT on Austin Crk **UBL:** **Subd:** **TBM:** , 21316072

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Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

19389 Hidden Valley Rd



XSt: Cherry **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 10/10 **LP:** \$333,000
BD: 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1284 R **Lot Sz:** 10001/0.2296 **OLP:** \$333,000
Stories: 2 Story **YB:** 1989 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 072-060-059 **HOA/\$:** No

OMD: 10/24/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Great Opportunity in this contemporary split-level home close to town. Over sized chef's kitchen includes restaurant range + open dining area w/ walk-out to deck & Hot Tub overlooking seasonal creek & redwood views! Main level has LR w/ wood burning fireplace, full bath & bedroom; Upper level offers two large bedrooms & full bath. Enjoy custom wood ceilings that give a fantastic sense of volume & style. 1 car garage. Muni Sewer. A Solid Value.

DIR: HWY 116 west - RGHT on Cherry, LEFT on Hidden Valley - midway on LEFT. **UBL:** **Subd:** **TBM:** , 21324032

8550 Park Ave



XSt: Mirabel **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 53/53 **LP:** \$330,000
BD: 2 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1692 R **Lot Sz:** 3655/0.0839 **OLP:** \$330,000
Stories: 1 Story **YB:** 1965 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-041-012 **HOA/\$:** No

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

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

DIR: River Rd to Mirabel Ave., rt on Park Ave. or Mirabel Rd to Mirabel Ave. turns into Park Ave. **UBL:** **Subd:** **TBM:** 362, E5 21320888

15557 Monte Rosa Ave



XSt: Fern Way **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 112/112 **LP:** \$324,600
BD: 3 **BA:** 1/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1072 R **Lot Sz:** 5001/0.1148 **OLP:** \$324,600
Stories: 1 Story **YB:** 1962 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-031-007 **HOA/\$:** No

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

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

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

10561 River Rd



XSt: RIVER DRIVE **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 97/97 **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

19855 Highway 116 Hwy



XSt: Crescent **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 24/24 **LP:** \$319,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 11339/0.2603 **OLP:** \$319,000
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 094-140-021 **HOA/\$:** No

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

Sunny, private, views!!! What more could you ask for? Nicely updated in and out on a large private lot in Monte Rio. Plenty of parking, large storage/utility room. This two bedroom, one bath has been lovingly updated throughout and features plenty of outdoor entertainment areas. There is spacious decking off the living room and kitchen. Great year round living or getaway. It is move in ready!!!

DIR: Hwy 116 past Crescent on the right **UBL:** **Subd:** **TBM:** , 21323284

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Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

11900 Laurel Ave



XSt: Summerhome Park **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$299,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 777 R **Lot Sz:** 9017/0.2070 **OLP:** \$299,000
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-282-002 **HOA/\$:** No

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

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

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

10985 Terrace Dr



XSt: Esther Dr **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$295,000
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** A **Lot Sz:** 14810/0.3400 **OLP:** \$295,000
Stories: 1 Story **YB:** Against Co. **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-130-057 **HOA/\$:** No

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

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

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

3585 Cazadero Hwy



XSt: Highway 116 **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 52/52 **LP:** \$289,000
BD: 2 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 960 R **Lot Sz:** 10202/0.2342 **OLP:** \$289,000
Stories: 2 Story **YB:** 1972 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 105-160-022 **HOA/\$:** No

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

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

DIR: From Highway 116, proceed up Cazadero Highway appx. 3.8 miles. Property on left. **UBL:** **Subd:** **TBM:** , 21321001

11092 Westside Ave



XSt: Sequoia Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 27/27 **LP:** \$279,000
BD: 2 **BA:** 2 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 678 R **Lot Sz:** 3999/0.0918 **OLP:** \$279,000
Stories: 1 Story **YB:** 1901 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 081-041-041 **HOA/\$:** Yes/\$150.00/Ye

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

Since the late 1920s, Hacienda has been a small, but vibrant, community along the Russian River. Here's your opportunity to join that community! Owned by the same family for decades, this 2-bedroom, 2-bathroom cabin has been well-maintained and is located in one of the sunniest areas of Hacienda. Newer roof; open floor plan; some knotty-pine paneling; large backyard; some furniture included. Optional HOA membership gives access to Hacienda Beach.

DIR: River Rd to Westside Rd, left on Sequoia, past Dell, right on Westside AVE. House on left. **UBL:** **Subd:** **TBM:** , 21322759

14910 Canyon 6 Rd



XSt: Canyon 7 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 54/54 **LP:** \$279,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1002 R **Lot Sz:** 4500/0.1033 **OLP:** \$279,000
Stories: 1 Story **YB:** 1926 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-210-054 **HOA/\$:** No

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

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

DIR: River Rd to Canyon 7 to Canyon 6. **UBL:** **Subd:** **TBM:** , 21320917

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Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

17349 Park Ave



XSt: Summit Guerneville / B0700 **B** A Single Family DOM/CDOM: 73/73 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

15541 Monte Rosa Ave



XSt: Fern Guerneville / B0700 **N** A Single Family DOM/CDOM: 2/2 LP: \$275,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 916 R Lot Sz: 5001/0.1148 OLP: \$275,000
 Stories: 2 Story YB: 1971 #Gar Sp: 0 #CP Sp: 2 APN: 072-031-010 HOA/\$: No

OMD: 11/01/13 PD: COE: SP: TIC: No 2nd Unit: No

Super cute home is located on one of the most private and sunny streets in the area. Freshly painted exterior, two car carport, large deck and fenced yards are just a few of the features of this home that you will love. Short drive to downtown and the Russian River.

DIR: River Road to Old Cazadero, right on Fern, Right on Monte Rosa

UBL: Subd: TBM: 360, J3 21324655

11688 Oak Rd



XSt: Madrona Forestville / B0700 A Single Family DOM/CDOM: 15/15 LP: \$275,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1100 R Lot Sz: 3498/0.0803 OLP: \$275,000
 Stories: 3 Story YB: 1952 #Gar Sp: 0 #CP Sp: 0 APN: 081-250-036 HOA/\$: No

OMD: 10/19/13 PD: COE: SP: TIC: No 2nd Unit: No

High on the hill in Summer Home is this unique multi leveled home with views and charm. The main level has a wall of glass with wonderful views of the vineyards below. Upper level is two bedrooms each with access to a nice sized deck. Down stairs is a large room with walls of glass and bathroom.

DIR: River Road to Foresthills right on Summerhome Park to Mandrona to Oak

UBL: Subd: TBM: 361, J4 21323861

15991 Riverlands Rd



XSt: Drake Road Guerneville / B0700 A Single Family DOM/CDOM: 53/53 LP: \$274,900
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 992 R Lot Sz: 9148/0.2100 OLP: \$305,000
 Stories: 1 Story YB: 1940 #Gar Sp: 0 #CP Sp: 0 APN: 071-140-030 HOA/\$: No

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

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

DIR: Take 116 to Drake Rd then to Riverlands Rd

UBL: Subd: TBM: 21321299

17385 PARK Ave



XSt: SUMMIT Guerneville / B0700 A Single Family DOM/CDOM: 42/42 LP: \$270,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 1088 R Lot Sz: 3485/0.0800 OLP: \$270,000
 Stories: 1 Story YB: 1955 #Gar Sp: 0 #CP Sp: 0 APN: 072-160-014 HOA/\$: No

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

Cute starter or getaway cabin out of the 100 year flood zone served by all public utilities,concrete foundation,redwood siding,double glazed windows,skylites living room & kitchen,tile kitchen counter, shower & bath floor,F/P insert,large back deck,W/D hookups in huge basement;room to expand.Use your imagination.Seller will credit \$1,000 for carpets.Priced to sell.

DIR: 116 to Old Monte Rio to Summit to Park turn R.

UBL: Subd: TBM: 361, A4 21321647

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

Client 5-Up Residential

Listings as of: 11/03/2013 11:02 am

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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 (10/1/2013 to 10/31/2013)

9444 Fairwood Rd



XSt: Westside Rd. **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 45/45 **LP:** \$269,000
BD: 1 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 660 R **Lot Sz:** 10001/0.2296 **OLP:** \$279,000
Stories: 3 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-116-014 **HOA/\$:** No

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

A slice of heaven.3-level, 1980 sqft contractor's special on almost 1/2 acre (2 lots),built solidly to resist floods. A meadow on one side, forest on the other. Lots of sun,garden, fruit trees, end-of-road privacy, decks. Bottom-level shop has concrete pad, 2nd level wood shop has 220 and air compressor. Top level is unfinished living space, with skylights,plumbing,electrical and gas.W/D & fridge incl. Antique wood stove. Parking for 5-6 cars.

DIR: Old River,right on Westside, pass boat & new tan house, mailboxes on left turn rt, rt again last hs. **UBL:** **Subd:** **TBM:** , 21321702

14641 Armstrong Woods Rd



XSt: Laughlin **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 113/113 **LP:** \$268,000
BD: 3 **BA:** 1 **RMS:** 5 **FP:** No **Pool:** No **SqFt:** 1027 R **Lot Sz:** 4748/0.1090 **OLP:** \$295,000
Stories: 1 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-300-025 **HOA/\$:** No

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

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

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

16559 Neeley Rd



XSt: Guernewood Road **Guerneville / B0700** **N** **A** **Single Family** **DOM/CDOM:** 6/6 **LP:** \$259,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 981 R **Lot Sz:** 6081/0.1396 **OLP:** \$259,000
Stories: 1 Story **YB:** 1964 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 071-194-012 **HOA/\$:** No

OMD: 10/28/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Rustic 2 bedroom, 1 bath cottage ready for your vision! Enjoy the large lot with a circular driveway. A one car attached garage and spacious workshop downstairs. Needs some cosmetic upgrading, but the bones are good; concrete perimeter foundation and public sewer. Brick fireplace with insert and central heat. First time on the market since the 60s.

DIR: Highway 116 to Neeley. 0.5 mile down on left. **UBL:** **Subd:** **TBM:** , 21323534

9217 Green Ln



XSt: Moscow **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 65/65 **LP:** \$255,000
BD: 1 **BA:** 1 **RMS:** **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

14990 Outlet Dr



XSt: Foothill Blvd **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 125/125 **LP:** \$243,000
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** A **Lot Sz:** 9583/0.2200 **OLP:** \$316,250
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-160-032 **HOA/\$:** No

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

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

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

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Client 5-Up Residential

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River County **Sonoma** **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

14977 Old Cazadero Rd



XSt: hwy 116 **Guerneville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 351/351 **LP:** \$235,000
BD: 3 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1121 R **Lot Sz:** 2178/0.0500 **OLP:** \$259,000
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 072-040-021 **HOA/\$:** No

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

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

DIR: hwy 116 to old Cazadero Rd **UBL:** **Subd:** **TBM:** 360, H3 **21224747**

9185 Rio Dell Ct



XSt: River Road **Forestville / B0700** **B** **A** **Single Family** **DOM/CDOM:** 120/120 **LP:** \$229,000
BD: 2 **BA:** 1 **RMS:** 6 **FP:** Yes **Pool:** No **SqFt:** 828 R **Lot Sz:** 12153/0.2790 **OLP:** \$299,000
Stories: 1 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 082-081-012 **HOA/\$:** No

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

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

DIR: From GVL: River Road between Champs & Argonne (right turn). **UBL:** **Subd:** **TBM:** , **21315170**

15373 Canyon 3 Rd



XSt: Canyon 2 **Rio Nido / B0700** **A** **Single Family** **DOM/CDOM:** 23/23 **LP:** \$228,950
BD: 3 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 908 R **Lot Sz:** 2640/0.0606 **OLP:** \$238,950
Stories: 1 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-230-085 **HOA/\$:** No

OMD: 10/11/13 **PD:** **COE:** **SP:** **TIC:** No **2nd Unit:** No

Fresh paint, newer roof and lots of potential.

DIR: River Road to Canyon 2 to Canyon 3. **UBL:** **Subd:** **TBM:** , **21323028**

9365 Westside Rd



XSt: Dell **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$227,000
BD: 1 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 994 R **Lot Sz:** 5663/0.1300 **OLP:** \$227,000
Stories: 1 Story **YB:** 1952 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-111-021 **HOA/\$:** No

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

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

DIR: Left at Martinelli Rd. Left on Frontage River Road. Right on Westside. **UBL:** **Subd:** **TBM:** 342, C4 **21321951**

15470 Hay Ln



XSt: Bay Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 67/230 **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 culdasic with a sweeping deck for entertaining it backs into a lush mountain of ferns and forest. Not a lot of upkeep and a beautiful serene place to call home

DIR: River Road to Canyon 4 to Willow to Bay Ave. to Hay Lane. **UBL:** **Subd:** **TBM:** , **21319764**

Client 5-Up Residential

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Criteria:Property Type Residential **Transaction Type** Sale **Area** Russian River **County** Sonoma **Statuses** Active, Contingent - Release, Contingent-Show, Contingent-No Show, Pending, Sold (10/1/2013 to 10/31/2013)

21892 Moscow Rd



XSt: River Way **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 145/145 **LP:** \$209,000
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

21627 Highland Ter



XSt: Mesa Way **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 121/121 **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:** 128/128 **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

14575 Drake Rd



XSt: Redwood Ave **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 58/58 **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

35905 Hauser Bridge Rd



XSt: Kruse Ranch Rd. **Cazadero / B0700** **A** **Single Family** **DOM/CDOM:** 495/495 **LP:** \$159,000
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

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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 (10/1/2013 to 10/31/2013)

21527 Green Ln



XSt: Moscow Road Monte Rio / B0700 **B** A Single Family DOM/CDOM: 65/65 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

11494 Terrace Dr



XSt: Ice Box Canyon Rd Forestville / B0700 **B** A Single Family DOM/CDOM: 110/110 LP: \$79,350
 BD: 1 BA: 1 RMS: 2 FP: No Pool: No SqFt: 392 N Lot Sz: 10542/0.2420 OLP: \$79,350
 Stories: 2 Story YB: 1950 #Gar Sp: 0 #CP Sp: 0 APN: 081-162-065 HOA\$: No

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

Auction Listing. List price is a minimum bid. This unfinished home sits at the end of the lane and has good sun exposure. First floor is an open room with slider leading to deck. Up the stairs is a bathroom that was in the process of being updated. There is an extensive file at the Sonoma County Permit & Management Resource Department and should be reviewed. Please look at property & read the PRMD file. Includes APN# 081-162-066

DIR: River to Forrest Hills to Summerhome Park to Ice Box Canyon to Terrace to Upper Terrace Stay to Rt UBL: Subd: TBM: 362, B3 21316298

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 U.S. Patent 6,910,045