


Client 5-Up Residential

Listings as of: 07/06/2011 7:27 am

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Criteria:Property Type Residential Transaction Type Sale Area Russian River County Sonoma Status Sold (6/1/2011 to 6/30/2011)

**116 Nolan Ct** XSt: Nolan Road Forestville / B0700 S Single Family DOM/CDOM: 100/100 LP: \$892,500  
 BD: 4 BA: 3 RMS: 11 FP: Yes Pool: Yes SqFt: 3420 T Lot Sz: 84942/1.950 OLP: \$892,500  
 Stories: 2 Story YB: 1990 #Gar Sp: 3 #CP Sp: 0 APN: 083-130-071 HOA/\$: No  
 OMD: 03/14/11 PD: 06/22/11 COE: 06/23/11 SP\$: \$892,500 TIC: No Fixer: No 2nd Unit: Yes



Classic farmhouse with front porch and barn with studio apartment above on desirable cul-de-sac location with award-winning Pinot vineyard. Main house includes hardwood floors, 4 bedrooms, 2.5 baths, family, living, and formal dining rooms. Spacious master suite has vaulted ceiling, seating area and large walk-in closet. Outdoor entertaining area with cabernet stone fireplace, bar and pool. Great views from every window!

[Additional Pictures](#)  
 DIR: Mirabel Road to Nolan Road to Nolan Court. UBL: Subd: TBM: 362, D7 21106733

**11846 Oak Rd** XSt: Summerhome Park Rd Forestville / B0700 S Single Family DOM/CDOM: 61/61 LP: \$478,000  
 BD: 3 BA: 2 RMS: 7 FP: Yes Pool: No SqFt: 1736 N Lot Sz: 15681/0.360 OLP: \$478,000  
 Stories: 2 Story, Spl YB: 1925 #Gar Sp: 0 #CP Sp: 0 APN: 081-260-014 HOA/\$: Yes/\$300.00/Ye  
 OMD: 03/31/11 PD: 05/31/11 COE: 06/17/11 SP\$: \$455,000 TIC: No Fixer: No 2nd Unit: No



Secluded Redwood Retreat - A Summerhome Park Exclusive, this fairytale property offers an unparalleled location in a lush, wooded sanctuary. Unforgettable natural outlooks from every window, deck and patio. Meandering hiking trails provide a dramatic connection to nature. Split-level floorplan is BIG and beautiful with detached artists STUDIO. Workshop, 200 amp svc, 5 man hot tub & Private Club w/ River Beach, Bar, Clubhouse & Activities.

[Additional Pictures](#)  
 DIR: River Rd. to Forest Hills Rd - RT on Summerhome Park, LT on Madrona, LT on Grove, RT on Oak UBL: Subd: TBM: 361, J4 21106956

**1 Madrone Dr** XSt: Magic Mountain Cazadero / B0700 S Single Family DOM/CDOM: 44/44 LP: ↓ \$424,500  
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 1010 T Lot Sz: 91912/2.110 OLP: \$424,500  
 Stories: 1 Story YB: 1964 #Gar Sp: 0 #CP Sp: 0 APN: 097-240-087 HOA/\$: Yes/\$1,100.00/Ye  
 OMD: 05/16/11 PD: 06/29/11 COE: 06/30/11 SP\$: \$390,000 TIC: No Fixer: 2nd Unit: No



Rare Unobstructed Views !!2 bedroom 1 bath home with incredible views of the Russian River. 2 acre+ parcel w sun&usable land. Completely private back yard with lawn & hot tub.Plate glass windows facing the Russian River & lawn area.Plenty off street parking & room to add a garage. Newer carpet & brand new roof w/permits. Newer on demand water heater.Cuddle by the fire in winter,bask in the sun in the summer.Fully fenced back yard.Just Beautiful

[Additional Pictures](#)  
 DIR: 116 west. right on cazadero hwy for approx 1mile then left on magic mountain to Madrone UBL: Subd: TBM: 360, E7 21112660

**25530 Freezeout Rd** XSt: Moscow Road Duncans Mills / B0700 S Single Family DOM/CDOM: 31/31 LP: \$360,000  
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 19166/0.440 OLP: \$360,000  
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 1 APN: 096-120-010 HOA/\$: No  
 OMD: 05/20/11 PD: 06/20/11 COE: 06/21/11 SP\$: \$360,000 TIC: No Fixer: 2nd Unit: No



Idyllic cottage on the banks of the Russian River with spectacular panoramic views of the river and mountains.Wonderful 2 bedroom home with updated kitchen and contemporary bathroom, spacious deck front and back, sunny front lawn which is literally only steps to the river. Watch the seals frolic and osprey soar or kayak to the ocean which is only a few miles downstream. This is truly a special Sonoma County retreat near picturesque Duncans Mills.

[Additional Pictures](#)  
 DIR: Highway 116 to Moscow Road, Right on Freezeout Rd. UBL: Subd: TBM: 380, F3 21113252

**10885 Summerhome Park Rd** XSt: Old River Road Forestville / B0700 S Single Family DOM/CDOM: 53/53 LP: ↓ \$339,900  
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: A Lot Sz: 13068/0.300 OLP: \$339,900  
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 082-251-039 HOA/\$: No  
 OMD: 05/05/11 PD: 06/27/11 COE: 06/30/11 SP\$: \$335,000 TIC: No Fixer: 2nd Unit: No



Wonderful riverfront home with huge private wrap-around deck and spa over-looking the lawn,river and forested mountain views. Features include open-beamed cathedral ceilings,charming wood interiors,tile flooring,free-standing gas fireplace,sleek kitchen with stainless steel appliances and granite tile counters. Currently used as a vacation rental. Almost 1/2 acre of mostly level yard on the banks of the Russian River for resort-style living.

[Additional Pictures](#)  
 DIR: River Rd to ForestHills to SummerhomePkRd,rt onto Buena Vista then immediate left behind brown house UBL: Subd: TBM: 362, A4 21112202

Presented by : John Genovese Lic: 01380792 / Herth Real Estate Lic: 00855455  
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 U.S. Patent 6,910,045

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**200 Wright Ct** XSt: Wright Drive **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 31/31 **LP:** \$324,900  
**BD:** 2 **BA:** 1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 764 T **Lot Sz:** 11238/0.258 **OLP:** \$324,900  
**Stories:** 1 Story **YB:** 1949 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 071-130-051 **HOA/\$:** No  
**OMD:** 04/30/11 **PD:** 05/31/11 **COE:** 06/08/11 **SP\$:** \$299,000 **TIC:** No **Fixer:** **2nd Unit:** No  
 A getaway dream! Close to town and very private, at the end of a cul-de-sac on a sun drenched 1/4 acre (approx.) parcel. A motorized entry gate opens to a cobblestone courtyard with a large carport and patio with slate fountain. Bright, easy-living interior with exposed beams in living room and sliders opening to side and back patios. The ultimate, sunny, private, vacation destination.

[Additional Pictures](#)

DIR: Drake Rd. to Wright Drive, right turn on Wright Court. **UBL:** **Subd:** **TBM:** 361, C3 21111705

**5901 Orchard Ln** XSt: Anderson Rd **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 153/468 **LP:** \$325,000  
**BD:** 3 **BA:** 2 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1880 T **Lot Sz:** 44867/1.030 **OLP:** \$440,000  
**Stories:** 1 Story **YB:** 1950 **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 083-040-044 **HOA/\$:** No  
**OMD:** 01/11/11 **PD:** 06/13/11 **COE:** 06/21/11 **SP\$:** \$290,000 **TIC:** No **Fixer:** **2nd Unit:** No  
 Lovely property with over an acre of various trees, fountain and patios, grapes growing on arbor, raised gardening beds. Down a private, secluded lane, the 3 Bedroom home has views to the open, usable acre. Open, updated kitchen and nice layout. Detached structure includes a large, light garage/workshop/studio. 3rd bedroom has separate entrance with own bath. Easy access to Santa Rosa & Sebastopol and located in beautiful Forestville.

[Additional Pictures](#)

DIR: Covey to Anderson. Turn right on Orchard/Russell Lane. Vier left onto Orchard at Y in road. **UBL:** **Subd:** **TBM:** 362, G7 21100877

**17577 Orchard Ave** XSt: Neeley Rd **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 101/101 **LP:** \$296,000  
**BD:** 3 **BA:** 4 **RMS:** 6 **FP:** No **Pool:** No **SqFt:** 1868 T **Lot Sz:** 4792/0.110 **OLP:** \$370,000  
**Stories:** 2 Story **YB:** 1995 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 071-230-041 **HOA/\$:** No  
**OMD:** 12/31/10 **PD:** 04/11/11 **COE:** 06/16/11 **SP\$:** \$280,000 **TIC:** No **Fixer:** **2nd Unit:** No  
 Huge Price Reduction!!! HUD Home. 2 stories 3 beds, 3.5 bath with a loft. Living room and master bedroom with a deck. A bonus room with a wetbar. Backyard with a pond and bridge.

[Additional Pictures](#)

DIR: CA-116 to Neeley Rd, right to Orchard Ave. **UBL:** **Subd:** **TBM:** 361, A5 21034571

**8377 Spring Dr** XSt: Mirabel Ave **Forestville / B0700** **S** **Single Family** **DOM/CDOM:** 25/25 **LP:**  \$259,000  
**BD:** 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 906 N **Lot Sz:** 3920/0.090 **OLP:** \$259,000  
**Stories:** 1 Story **YB:** 1947 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-034-008 **HOA/\$:** No  
**OMD:** 05/14/11 **PD:** 06/08/11 **COE:** 06/23/11 **SP\$:** \$256,000 **TIC:** No **Fixer:** No **2nd Unit:** No  
 Charming home in the Mirabel Hts area near the village of Forestville. Nicely freshened- open floor plan w/ new carpet, paint & tiled kitchen. The cozy gas' fireplace is capped with a block wood mantle. Skylights & dual sliders invite natural light. Outside you'll find a new roof and backyard deck ringed by bamboo, roses, jasmine and apple trees on sunny W. Sonoma county parcel. Minutes to Santa Rosa, the Westside Wine Rd & river beaches.

[Additional Pictures](#)

DIR: River Rd to Mirabel Ave to Spring Dr or Hwy 116 to Mirabel **UBL:** **Subd:** **TBM:** 362, E5 21113256

**16516 Armstrong Woods Rd** XSt: HWY 116 **Guerneville / B0700** **S** **Single Family** **DOM/CDOM:** 20/20 **LP:** \$265,000  
**BD:** 1 **BA:** 1 **RMS:** 3 **FP:** Yes **Pool:** No **SqFt:** 960 T **Lot Sz:** 7841/0.180 **OLP:** \$265,000  
**Stories:** 2 Story **YB:** 1954 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-200-024 **HOA/\$:** No  
**OMD:** 05/11/11 **PD:** 05/31/11 **COE:** 06/15/11 **SP\$:** \$245,000 **TIC:** No **Fixer:** No **2nd Unit:** No  
 Marvelous End-of-Lane Cottage on Fife's Creek. Quaint, sunny and lush with natural outlooks. Large bedroom plus wonderful full-floor attic loft. Blue sky and sunshine, wildlife and abundant nature. Outbuildings include wood shed and rustic artists studio. Property is cradled by a pristine creek that gently babbles in the background. A wonderful neighborhood close to town and a location that puts Armstrong Woods State Park in your backyard!

[Additional Pictures](#)

DIR: HWY 116 to Armstrong Woods Rd - 1.5 miles, private drive on LEFT to the end. **UBL:** **Subd:** **TBM:** 341, C7 21112608

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**8795 Marianna Dr** XSt: Trenton Forestville / B0700 S Single Family DOM/CDOM: 130/130 LP: \$215,000  
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1365 N Lot Sz: 6665/0.153 OLP: \$259,000  
 Stories: 1 Story YB: 1966 #Gar Sp: 0 #CP Sp: 2 APN: 082-051-015 HOA/\$: No



OMD: 01/16/11 PD: 05/26/11 COE: 06/14/11 SP\$: \$221,450 TIC: No Fixer: 2nd Unit: No

A chance to bargain! Excellent value in desirable location. Charming home with open floorplan on a lush green lot with lots of sun. Lots of features including island kitchen, hardwood floors, cozy fireplace with insert and room for RV/Boat. Private fenced yard backs to woods.

[Additional Pictures](#)

DIR: Mirabel Rd to Trenton, W on Trenton to Marianna, North on Marianna UBL: Subd: TBM: 362, D5 21101114

**8572 Trenton Rd** XSt: Mirabel Forestville / B0700 S Single Family DOM/CDOM: 88/88 LP: \$215,000  
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1008 T Lot Sz: 5663/0.130 OLP: \$215,000  
 Stories: 1 Story YB: 1955 #Gar Sp: 0 #CP Sp: 1 APN: 082-042-035 HOA/\$: No



OMD: 03/18/11 PD: 06/14/11 COE: 06/17/11 SP\$: \$220,000 TIC: No Fixer: 2nd Unit: No

Beautiful little remodeled home in private setting at end of lane location.

DIR: North on Mirabel Rd. Left on Trenton before River Rd. First dirt road to right. UBL: Subd: TBM: 362, D5 21105837

**22593 Moscow Rd** XSt: Bohemian Hwy Monte Rio / B0700 S Single Family DOM/CDOM: 256/256 LP: \$199,000  
 BD: 1 BA: 1 RMS: 2 FP: No Pool: No SqFt: A Lot Sz: 16553/0.380 OLP: \$199,000  
 Stories: 1 Story YB: Against Co. Policy #Gar Sp: 0 #CP Sp: 0 APN: 096-200-011 HOA/\$: No



OMD: 10/16/10 PD: 06/29/11 COE: 06/30/11 SP\$: \$199,000 TIC: No Fixer: 2nd Unit: No

This little cabin in the redwoods has lots of potential! Feels like you're in your own little park tucked away off the beaten track. Plenty of outdoor space to get creative with.

[Additional Pictures](#)

DIR: Hwy 116 west, left across bridge, right onj Bohemian Hwy, right on Moscow UBL: Subd: TBM: 380, H1 21029506

**2265 Cazadero Hwy** XSt: Tower Cazadero / B0700 S Single Family DOM/CDOM: 21/21 LP: \$149,900  
 BD: 2 BA: 2 RMS: 5 FP: No Pool: No SqFt: 1344 N Lot Sz: 22651/0.520 OLP: \$149,900  
 Stories: 1 Story YB: 1983 #Gar Sp: 0 #CP Sp: 0 APN: 105-302-013 HOA/\$: No



OMD: 06/03/11 PD: 06/24/11 COE: 06/24/11 SP\$: \$150,000 TIC: No Fixer: 2nd Unit: No

Manufactured home located on a lovely level 1/2 acre parcel amongst beautiful redwoods along a seasonal creek. This two bedroom, two bath home features a front deck, an open floor plan with large rooms, a master suite and laundry room. Has been used as a getaway but has the comforts for year-around living.

[Additional Pictures](#)

DIR: Hwy 116 to Cazadero Hwy- approx 2 & 1/4 mile down on left side. UBL: Subd: TBM: 360, D5 21115169

**15337 Glandy Gln** XSt: Drakes Road Guerneville / B0700 S Single Family DOM/CDOM: 37/37 LP: ↑ \$142,000  
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 738 T Lot Sz: 2614/0.060 OLP: \$142,000  
 Stories: 2 Story YB: 1954 #Gar Sp: 2 #CP Sp: 0 APN: 071-080-008 HOA/\$: No



OMD: 05/21/11 PD: 06/27/11 COE: 06/29/11 SP\$: \$145,500 TIC: No Fixer: No 2nd Unit: No

Doll-house! Two-stories, big 2 car garage + adjoining Utility room (w/Wash&Dryer), upstairs, knotty pine galore, massive brick fireplace in living room, plenty of light, 2 compact bedrooms, one full size bath, all appliances in Kitchen(refrig tool), big multi-level decking in backyard, Vacation wonderland! Move right on in, bring a bbq, and take a leisurely stroll to drakes beach! Summer fun in the sun!

[Additional Pictures](#)

DIR: Pee Wee golf to Drakes road, to hand-made sign on right side road on Redwood tree high up! UBL: Subd: TBM: 361, D3 21114148

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14826 Canyon 4 Rd



XSt: Willow Road Guerneville / B0700 S Single Family DOM/CDOM: 128/128 LP: \$119,000  
 BD: 2 BA: 2 RMS: 3 FP: No Pool: No SqFt: 500 N Lot Sz: 1742/0.040 OLP: \$164,900  
 Stories: 2 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 070-262-058 HOA/\$: No  
 OMD: 02/16/11 PD: 06/24/11 COE: 06/24/11 SP\$: \$110,000 TIC: No Fixer: 2nd Unit: No

Nice cozy, partially sunny hill top with views! Corner lot. Very quiet single family home or duplex or potential vacation rental. Views into the redwoods. Enjoy outdoor living with walking trail close by and 3 blocks from the Russian River. Property is on public water & sewer. Great Buy!

Additional Pictures

DIR: River Rd to Canyon 7 to Willow to Canyon 4.

UBL: Subd: TBM: 361, D1 21103835

10817 Ogburn Ln



XSt: Summerhome Park Rd Forestville / B0700 S Single Family DOM/CDOM: 134/392 LP: \$112,500  
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 948 T Lot Sz: 15507/0.356 OLP: \$142,000  
 Stories: 1 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 082-270-044 HOA/\$: No  
 OMD: 02/07/11 PD: 06/21/11 COE: 06/28/11 SP\$: \$105,000 TIC: No Fixer: No 2nd Unit: Yes

Cozy 2 Bedroom / 1 Bath Single Story Home Located against a back drop of Forest Trees! New Carpeting and Freshly Painted Throughout!

Additional Pictures

DIR: Take River Rd to Old River Rd. Left on Forest Hills Rd. Right on Summerhome Park. Left on Ogburn

UBL: Subd: TBM: 362, A3 21103599

15280 Rio Nido Rd



XSt: River Road Guerneville / B0700 S Single Family DOM/CDOM: 180/180 LP: \$94,900  
 BD: 2 BA: 2 RMS: 8 FP: No Pool: No SqFt: 1105 T Lot Sz: 4792/0.110 OLP: \$155,488  
 Stories: 2 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 070-190-008 HOA/\$: No  
 OMD: 12/17/10 PD: 06/17/11 COE: 06/21/11 SP\$: \$75,000 TIC: No Fixer: 2nd Unit: Yes

HUGE PRICE REDUCTION!!! This is a great investment opportunity. Live in one and rent the other. Bottom unit is 1 bedroom and 1 Bath. Top Unit is a 2 bedroom 1 Bath. Nice sunny setting with deck. Close to recreation.

Additional Pictures

DIR: River Rd to Rio Nido Rd (past Azure Way)

UBL: Subd: TBM: 341, D7 21033915

15213 Wee Way



XSt: Drake Road Guerneville / B0700 S Single Family DOM/CDOM: 19/19 LP: \$39,900  
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 1036 T Lot Sz: 7405/0.170 OLP: \$39,900  
 Stories: 2 Story YB: 1965 #Gar Sp: 0 #CP Sp: 1 APN: 071-080-034 HOA/\$: No  
 OMD: 06/08/11 PD: 06/27/11 COE: 06/28/11 SP\$: \$50,000 TIC: No Fixer: Yes 2nd Unit: No

2 story home with 2 bedrooms + office and 2 baths. Property in need of repairs.

Additional Pictures

DIR: Drake Road to Wee Way

UBL: Subd: TBM: 361, D3 21115711

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