

Client 5-Up Residential

11118 Summerhome Park Rd



XSt: River Dr **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 26/168 **LP:** ↓ \$104,900
BD: 1 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 1036 T **Lot Sz:** 11500/0.264 **OLP:** \$119,900
Stories: 1 Story **YB:** Unknown **#Gar Sp:** 1 **#CP Sp:** 0 **APN:** 081-140-011 **HOA/\$:** No
OMD: 08/09/10 **PD:** **COE:** **SP\$:** **TIC:** No **Fixer:** **2nd Unit:** No

Forestville getaway! Located on a 1/4+ acre lot & close to the river. Sold AS-IS.

DIR: River Rd to River Dr to Summerhome Park Rd **UBL:** **Subd:** **TBM:** 362, A4 21022884

9205 Rio Dell Ct



XSt: river road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 18/195 **LP:** \$109,200
BD: 2 **BA:** 1 **RMS:** 4 **FP:** Yes **Pool:** No **SqFt:** 648 T **Lot Sz:** 3572/0.082 **OLP:** \$109,200
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-018 **HOA/\$:** No
OMD: 08/17/10 **PD:** **COE:** **SP\$:** **TIC:** No **Fixer:** **2nd Unit:** No

This is a bank owned property to be sold as is.

DIR: river road to rio dell ct. **UBL:** **Subd:** **TBM:** 362, D5 21023740

14694 Canyon 1 Rd



XSt: Canyon Two **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 53/53 **LP:** \$112,900
BD: 2 **BA:** 1 **RMS:** 4 **FP:** No **Pool:** No **SqFt:** 552 T **Lot Sz:** 1742/0.040 **OLP:** \$124,900
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-280-060 **HOA/\$:** No
OMD: 07/13/10 **PD:** **COE:** **SP\$:** **TIC:** No **Fixer:** **2nd Unit:** No

Cozy cottage nestled in the redwoods. Perfect for a vacation rental or starter home. Home has new carpet and interior paint.

DIR: From River Rd, Turn onto Canyon 2 Rd, then right on Canyon 1 Rd. **UBL:** **Subd:** **TBM:** 361, E1 21020339

16687 NEELEY Rd



XSt: Hwy 116 **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 53/53 **LP:** ↓ \$114,900
BD: 3 **BA:** 2/1 **RMS:** 5 **FP:** Yes **Pool:** No **SqFt:** 1200 N **Lot Sz:** 4748/0.109 **OLP:** \$159,900
Stories: 1 Story **YB:** 1948 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 071-194-003 **HOA/\$:** No
OMD: 07/13/10 **PD:** **COE:** **SP\$:** **TIC:** No **Fixer:** **2nd Unit:** No

Wonderful Guerneville Property with scenic views of forest/trees. Great escape/retreat or full time home. Rustic living room with charming fireplace and wood floors. Large deck for relaxing under the star filled nights. Additional detached storage building with 1/2 bathroom.

DIR: Go west on Neeley from Hwy 116, it is across the river from Guerneville. **UBL:** **Subd:** **TBM:** 361, B4 21020244

14641 Armstrong Woods Rd




XSt: Main St & Armstrong Woods **Guerneville / B0700** **N A** **Single Family** **DOM/CDOM:** 5/5 **LP:** \$131,250
BD: 4 **BA:** 2 **RMS:** 8 **FP:** No **Pool:** No **SqFt:** 1027 T **Lot Sz:** 4748/0.109 **OLP:** \$131,250
Stories: 2 Story **YB:** 1953 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 069-300-025 **HOA/\$:** No
OMD: 08/30/10 **PD:** **COE:** **SP\$:** **TIC:** No **Fixer:** Yes **2nd Unit:** No

This 4 Bedroom / 2 Bath Home is Conveniently Located Close to Town.

DIR: From Main Street go North on Armstrong Woods Rd the Home is on your Right. **UBL:** **Subd:** **TBM:** 361, C3 21025178

Client 5-Up Residential


11226 Dell Ave XSt: Westside Rd Forestville / B0700 A Single Family DOM/CDOM: 31/31 LP: ↓ \$139,900
 BD: 2 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 830 T Lot Sz: 3049/0.070 OLP: \$149,900
 Stories: 1 Story YB: 1934 #Gar Sp: 0 #CP Sp: 0 APN: 081-022-021 HOA/\$: No
 OMD: 08/04/10 PD: COE: SP\$: TIC: No Fixer: Yes 2nd Unit: No



Charming Russian River Cabin from the time when the River area was full of families from the city coming to vacation here in beautiful Sonoma County and enjoy all that the river area has to offer. Home welcomes you with a front porch come on in to the quaint kitchen. Formal dining area. Living room has a wood stove that will keep you warm in the winter. 2 bedrooms and 2 baths one with claw foot tub. Backyard is SUNNY with room for a garden.

DIR: River Rd - Westside Rd Turn right on Dell and continue till you come to 11226 UBL: Subd: TBM: 362, A2 21022828


18155 Old Monte Rio Rd XSt: hwy 116 Guerneville / B0700 A Single Family DOM/CDOM: 117/117 LP: ↓ \$139,900
 BD: 1 BA: 1 RMS: 2 FP: Yes Pool: No SqFt: 836 T Lot Sz: 8494/0.195 OLP: \$189,900
 Stories: 1 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 072-240-022 HOA/\$: No
 OMD: 05/10/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No



Very nice home on the south side of the mountain. Looks to be in very good shape. Surrounded by lots of beautiful plants and has a nice deck on the back.

DIR: across the street from Northwood Golf Course, Turn up on Old Monte Rio rd, about .8 mile UBL: Subd: TBM: 361, A6 21013547


14536 Eastern Ave XSt: RIVER RD Guerneville / B0700 N A Single Family DOM/CDOM: 3/3 LP: \$178,500
 BD: 3 BA: 2 RMS: 5 FP: No Pool: No SqFt: 1467 T Lot Sz: 22216/0.510 OLP: \$178,500
 Stories: 1 Story YB: 1953 #Gar Sp: 0 #CP Sp: 0 APN: 071-023-029 HOA/\$: No
 OMD: 09/01/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No



Ranch Style home in Russian River area w/ large yard, shady trees, decking, privacy fence, open concept floor plan, modern kitchen and baths, ready for new owner, needs TLC - property sold as is

DIR: River Rd to Souther Ave to Eastern Ave UBL: Subd: TBM: 361, E2 21025198


21583 Monte Vista Ter XSt: Middle Terrace Monte Rio / B0700 A Single Family DOM/CDOM: 170/170 LP: \$179,900
 BD: 1 BA: 2 RMS: 2 FP: No Pool: No SqFt: 896 T Lot Sz: 12371/0.284 OLP: \$259,900
 Stories: 2 Story YB: 1920 #Gar Sp: 0 #CP Sp: 0 APN: 095-102-003 HOA/\$: No
 OMD: 03/18/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No



2 story home with tile kitchen floor and counter, bamboo flooring throughout, recently updated.

DIR: Middle Terrace to Monte Vista Terrace UBL: Subd: TBM: 381, A1 21007210

10620 River Dr XSt: River Road Forestville / B0700 A Single Family DOM/CDOM: 17/17 LP: \$185,000
 BD: 2 BA: 2 RMS: 5 FP: Yes Pool: No SqFt: 900 T Lot Sz: 15507/0.356 OLP: \$185,000
 Stories: 1 Story YB: 1930 #Gar Sp: 0 #CP Sp: 0 APN: 082-220-025 HOA/\$: No
 OMD: 08/18/10 PD: COE: SP\$: TIC: No Fixer: Yes 2nd Unit: No



Huge lawn area. Living room fireplace. This is a 1930's cabin not rehabbed and ready for new owner. Walk to river. Original laundry line holder on deck, classic cabin.

DIR: River Road north of Mirabel about a mile on the right (river side) on River Drive to 10620. UBL: Subd: TBM: 362, A3 21024054

Client 5-Up Residential

12701 Starrett Hill Dr



XSt: Forest Way Monte Rio / B0700 A Single Family DOM/CDOM: 8/8 LP: \$194,000
 BD: 1 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 552 T Lot Sz: 4312/0.099 OLP: \$194,000
 Stories: 1 Story YB: Unknown #Gar Sp: 0 #CP Sp: 0 APN: 095-072-010 HOA/\$: No

OMD: 08/27/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Fantastic Monte Rio hideaway with great river views and a nice deck to enjoy the wooded splendor. Perfect for a vacation/weekend hideaway or year round home. Very private location and extra storage

DIR: Moscow Road to the west end of Starrett Hill Drive, home is past Forest Way on the left UBL: Subd: TBM: 380, J1 21024760

15209 Canyon Seven Rd



XSt: Canyon Two Guerneville / B0700 A Single Family DOM/CDOM: 19/19 LP: \$219,900
 BD: 3 BA: 2 RMS: 4 FP: No Pool: No SqFt: 1260 T Lot Sz: 5009/0.115 OLP: \$219,900
 Stories: 2 Story YB: 1992 #Gar Sp: 1 #CP Sp: 0 APN: 070-200-054 HOA/\$: No

OMD: 08/16/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Desirable Rio Nido location. Very comfortable 3bd/2ba home. Peaceful setting, surrounded by redwoods. Very large attached garage w/indoor laundry and plenty of storage, and long driveway.

DIR: River Rd., Canyon Two, Canyon Seven UBL: Subd: TBM: 361, D1 21023431

15208 Old River Rd



XSt: Orchard Guerneville / B0700 A Single Family DOM/CDOM: 21/21 LP: \$220,000
 BD: 3 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1389 T Lot Sz: 10498/0.241 OLP: \$220,000
 Stories: 1 Story YB: 1931 #Gar Sp: 2 #CP Sp: 0 APN: 070-130-017 HOA/\$: No

OMD: 08/14/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Well maintained property with a large oversized garage, built in china hutch in dining room, and a deck.

DIR: River Rd to Orchard to Old River Rd UBL: Subd: TBM: 361, C3 21023300

8690 Marianna Dr



XSt: Trenton Forestville / B0700 A Single Family DOM/CDOM: 57/57 LP: \$233,000
 BD: 2 BA: 1 RMS: 5 FP: No Pool: No SqFt: 1092 T Lot Sz: 5358/0.123 OLP: \$233,000
 Stories: 1 Story YB: 1952 #Gar Sp: 0 #CP Sp: 1 APN: 082-053-014 HOA/\$: No


OMD: 07/09/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Two bedroom, one bath home on a private lot. Ample storage including a walk in basement with workroom and laundry hook ups. A sunroom is off the kitchen which leads to the backyard. Just minutes away from the Russian River. Needs TLC. This is a great place to call HOME!

DIR: Mirabel to Trenton, right on Marianna. UBL: Subd: TBM: 362, D5 21018975

8245 Spring Dr



XSt: Mirabel Forestville / B0700  A Single Family DOM/CDOM: 4/4 LP: \$237,300
 BD: 2 BA: 2 RMS: 5 FP: No Pool: No SqFt: 720 T Lot Sz: 3572/0.082 OLP: \$237,300
 Stories: Other YB: 1945 #Gar Sp: 0 #CP Sp: 0 APN: 082-034-011 HOA/\$: No

OMD: 08/31/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Versatile property with 2 bedrooms & 1 bath on main floor. Previous owner has created a studio below with a bath. Level backyard for BBQ'S. Great Mirabel Heights neighborhood. Close to all the amenities the Russian River Resort Area provides.

DIR: River Road or Mirabel Road to Mirabel Avenue. Turn east on Spring Drive. UBL: Subd: TBM: 362, E5 21025102

Client 5-Up Residential

16619 Center Way



XSt: Guernewood Rd. Guerneville / B0700 A Single Family DOM/CDOM: 59/59 LP: \$245,000
 BD: 1 BA: 1 RMS: 2 FP: No Pool: No SqFt: 957 T Lot Sz: 6534/0.150 OLP: \$274,990
 Stories: 1 Story YB: 1929 #Gar Sp: 0 #CP Sp: 0 APN: 071-193-010 HOA/\$: No

OMD: 07/07/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

This home is bank owned. A huge apple tree, pear tree in the front yard as you enter and entry deck is tiled and large for outdoor enjoyment. Nice view from living room toward front yard with some dual pane windows. Kitchen partially remodeled with granite counters and bathroom granite as well. Laundry room off kitchen. Storage under house and small storage room. A spa is off back deck & has an above ground liner type pool. This is a fixer property

DIR: Hwy 116 to Neeley to Center UBL: Subd: TBM: 361, B4 21019693

8382 Trenton Rd



XSt: Mirabel Road Forestville / B0700 A Single Family DOM/CDOM: 47/47 LP: \$279,900
 BD: 3 BA: 2/1 RMS: 6 FP: Yes Pool: No SqFt: 1350 N Lot Sz: 3354/0.077 OLP: \$299,800
 Stories: 2 Story YB: 2004 #Gar Sp: 2 #CP Sp: 0 APN: 082-039-044 HOA/\$: No

OMD: 07/19/10 PD: COE: SP\$: TIC: No Fixer: No 2nd Unit: No

Spacious two story home in a quiet country area near the Russian River. Large open living area downstairs which has a free standing stove for chilly nights. Three bedrooms and 2 full baths upstairs. New gas range/oven in the kitchen and new dishwasher. Separate laundry inside and spacious two car garage. Private deck and separate patio in the backyard. Great value!

DIR: River Road to Trenton or Mirabel to Trenton UBL: Subd: TBM: 362, E5 21021021

14277 Laurel Rd



XSt: Old Cazadero Guerneville / B0700 A Single Family DOM/CDOM: 11/11 LP: \$293,000
 BD: 3 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 929 T Lot Sz: 4182/0.096 OLP: \$293,000
 Stories: Split Level YB: 1980 #Gar Sp: 1 #CP Sp: 1 APN: 072-090-031 HOA/\$: No

OMD: 08/24/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Great Russian River getaway or year-round home. Vaulted ceilings, 3 bedrooms/2 baths plus loft. Big deck for BBQ'S. Nice residential neighborhood. Garage plus huge workshop!

DIR: Guerneville Road, right on Old Cazadero Rd, left on Laurel UBL: Subd: TBM: 361, A4 21024476

900 Austin Creek Rd



XSt: Hwy 116 Cazadero / B0700 A Single Family DOM/CDOM: 36/36 LP: \$345,900
 BD: 2 BA: 1 RMS: 5 FP: Yes Pool: No SqFt: 1543 N Lot Sz: 43560/1.000 OLP: \$354,900
 Stories: 2 Story YB: 1956 #Gar Sp: 1 #CP Sp: 0 APN: 097-070-020 HOA/\$: No

OMD: 07/30/10 PD: COE: SP\$: TIC: No Fixer: 2nd Unit: No

Peaceful and park-like setting in desirable Austin Creek. Tucked between towering Redwoods and short walk to the Creek. Updated home w/ spacious floorplan. Open beam livingroom w/ wooden floors. 2 bedrooms, 1 has extra bonus rooms. Light & bright kitchen/dining area opens to expansive deck. Plenty of room for outdoor entertaining. Other features include: two-tier spring fed Koi pond, detached garage & large basement with many possibilities.

DIR: Hwy 116 to Austin Creek Road. Right onto Austin Creek Road. 900 Austin Creek Road is on Right! UBL: Subd: TBM: 380, F1 21022075

Presented by : Brendan Coen Lic: 01441515 / Frank Howard Allen-Guerneville Lic: 00455770
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 U.S. Patent 6,910,045