

Client 5-Up Residential

11494 Terrace Dr



XSt: Ice Box Canyon Rd **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 117/117 **LP:** \$54,500
BD: 1 **BA:** 1 **RMS:** 2 **FP:** No **Pool:** No **SqFt:** 392 N **Lot Sz:** 10542/0.242 **OLP:** \$54,500
Stories: 2 Story **YB:** 1950 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 081-162-064 **HOA/\$:** No
OMD: 06/03/11 **PD:** **COE:** **SP:** **TIC:** No **Fixer:** **2nd Unit:** No

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.

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 21115736

14810 Canyon 6 Rd



XSt: Canyon Seven Road **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 40/40 **LP:** \$65,500
BD: 2 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 828 T **Lot Sz:** 7405/0.170 **OLP:** \$65,500
Stories: 1 Story **YB:** 1935 **#Gar Sp:** 0 **#CP Sp:** 1 **APN:** 070-262-009 **HOA/\$:** No
OMD: 08/19/11 **PD:** **COE:** **SP:** **TIC:** No **Fixer:** Yes **2nd Unit:** No

This is a 2 Bed / 1 Bath Home that is Ready for a Buyer Looking to Put their Ideas into Making this Home Their Own! Covered Front Porch. Private Patio. Nice Size area for a Buyer to Personalized the Kitchen. Views of Trees & Hills.

DIR: River Rd to Rio Nodo Rd. Go to Canyon Seven & Make a Left. Go to Canyon Six & Make a Right. **UBL:** **Subd:** **TBM:** 361, D1 21122754

9211 Rio Dell Ct



XSt: RIVER RD **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 16/16 **LP:** \$67,900
BD: 0 **BA:** 1 **RMS:** **FP:** No **Pool:** No **SqFt:** 312 B **Lot Sz:** 8712/0.200 **OLP:** \$67,900
Stories: 1 Story **YB:** 1963 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 082-081-068 **HOA/\$:** No
OMD: 09/12/11 **PD:** **COE:** **SP:** **TIC:** No **Fixer:** **2nd Unit:** No

Quaint bungalow w/ open concept floor plan, wood stove, loft area for bedroom, 1 bath, decking, privacy, ready for new owner

DIR: RIVER RD TO RIO DELL CT **UBL:** **Subd:** **TBM:** 362, D5 21124467

21480 Starrett Hill Dr



XSt: Main Street **Monte Rio / B0700** **A** **Single Family** **DOM/CDOM:** 15/15 **LP:** \$115,500
BD: 2 **BA:** 1 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1152 T **Lot Sz:** 2178/0.050 **OLP:** \$115,500
Stories: 2 Story **YB:** Unknown **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 095-152-032 **HOA/\$:** No
OMD: 09/13/11 **PD:** **COE:** **SP:** **TIC:** No **Fixer:** **2nd Unit:** No

This diamond in the rough is a 2 bedroom/ 1 bath home in the river area. Remodel started. Newer windows and kitchen cabinets. Walking distance to the river

DIR: Bohemian Highway to Fir Road to Main Street to Starrett Hill Drive **UBL:** **Subd:** **TBM:** 381, A1 21124544

16318 5th St



XSt: Church **Guerneville / B0700** **A** **Single Family** **DOM/CDOM:** 104/104 **LP:** \$124,900
BD: 3 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1404 T **Lot Sz:** 2178/0.050 **OLP:** \$169,000
Stories: 2 Story **YB:** 1945 **#Gar Sp:** 0 **#CP Sp:** 0 **APN:** 070-020-024 **HOA/\$:** No
OMD: 06/16/11 **PD:** **COE:** **SP:** **TIC:** No **Fixer:** **2nd Unit:** No

income producer! duplex with 2 bds/1ba up & 1bd/1ba down nice upgrades to kitchen & ba upstairs plus large living living room w/ woddstove. backs to open space for privacy.

DIR: River Road to Church to 5th St. Property is actually on Church past 5th. Bright peacock blue **UBL:** **Subd:** **TBM:** 361, B3 21116583

Client 5-Up Residential

10180 Martinelli Rd



XSt: River Road/Old River rd Forestville / B0700 **N** A Single Family DOM/CDOM: 5/5 LP: \$159,900
 BD: 3 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 1456 T Lot Sz: 23522/0.540 OLP: \$159,900
 Stories: 1 Story YB: 1961 #Gar Sp: 0 #CP Sp: 0 APN: 082-143-052 HOA/\$: No

OMD: 09/23/11 PD: COE: SP: TIC: No Fixer: Yes 2nd Unit: No

Opportunity Knocks!!! Rural location within just minutes of all City amenities!!! This single level home offers; 3 bedrooms 2 baths, private drive way, open living area and much more, must see to appreciate! Bring your tools!!! With some TLC this property could be a great rental or second home vacation location!!! Within walking distance to the river area!!!

DIR: Go west on River Road south on Martinelli Rd UBL: Subd: TBM: 362, C4 21125514

10843 Summerhome Park Rd



XSt: RIVER DR Forestville / B0700 A Single Family DOM/CDOM: 118/118 LP: \$174,900
 BD: 2 BA: 1 RMS: 4 FP: Yes Pool: No SqFt: 960 T Lot Sz: 4792/0.110 OLP: \$222,500
 Stories: 2 Story YB: Against Co. Policy #Gar Sp: 1 #CP Sp: 0 APN: 081-120-032 HOA/\$: No

OMD: 06/02/11 PD: COE: SP: TIC: No Fixer: 2nd Unit: No

COZY Forestville home in Russian River area, open concept floor plan, nicely updated, w/ wood type flooring, modern tile baths w/ cherry colored cabinets, decking, spacious yard, ready for new owner

DIR: RIVER RD TO RIVER DR TO SUMMERHOME PARK RD UBL: Subd: TBM: 362, A4 21115624

5820 Austin Creek Rd



XSt: Hahn Cazadero / B0700 A Single Family DOM/CDOM: 28/28 LP: \$179,900
 BD: 3 BA: 2 RMS: FP: Yes Pool: No SqFt: 1390 T Lot Sz: 6970/0.160 OLP: \$179,900
 Stories: 2 Story YB: 1978 #Gar Sp: 0 #CP Sp: 0 APN: 106-040-052 HOA/\$: No

OMD: 08/31/11 PD: COE: SP: TIC: No Fixer: 2nd Unit: No

Cazadero cabin with decks all the way around. One bedroom upstairs and 2 downstairs. Laundry room and off street parking. Perfect getaway.

DIR: Cazadero to Hahn to Austin Creek. (Austin Creek washed out from Cazadero Rd - dont go that way) UBL: Subd: TBM: 360, E6 21123914

7484 Mirabel Rd



XSt: River Rd Forestville / B0700 A Single Family DOM/CDOM: 49/252 LP: \$190,000
 BD: 2 BA: 1 RMS: FP: Yes Pool: No SqFt: 952 T Lot Sz: 16988/0.390 OLP: \$207,000
 Stories: 1 Story YB: 1940 #Gar Sp: 0 #CP Sp: 0 APN: 083-151-014 HOA/\$: No

OMD: 08/10/11 PD: COE: SP: TIC: No Fixer: 2nd Unit: No

Great forestville property on .39 acre with a very deep backyard.

DIR: River Road to Mirabel UBL: Subd: TBM: 362, E6 21121708

14094 Sosna Way



XSt: River Road Guerneville / B0700 A Condo/Coop DOM/CDOM: 85/85 LP: \$202,500
 BD: 2 BA: 2 RMS: 4 FP: Yes Pool: No SqFt: 969 T Lot Sz: 610/0.014 OLP: \$245,000
 Stories: 3 Story YB: 1985 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-019 HOA/\$: Yes/\$375.00/Mo

OMD: 07/05/11 PD: COE: SP: TIC: No Fixer: 2nd Unit: No

Cute 3 story condo on the river! Living room cute little wood stove with vaulted ceilings. Stacked washer & dryer in kitchen, cute rear yard with deck.

DIR: River Rd toward Guerneville/Calistoga, left onto Mark West Springs/River Rd - follow River to Sosna UBL: Subd: TBM: 361, A5 21118363

Client 5-Up Residential

8050 Mirabel Ave



XSt: River Rd Forestville / B0700 A Single Family DOM/CDOM: 68/68 LP: \$207,500
 BD: 3 BA: 2 RMS: FP: No Pool: No SqFt: 1232 T Lot Sz: 3920/0.090 OLP: \$225,000
 Stories: 1 Story, 2 S YB: 2001 #Gar Sp: 0 #CP Sp: 0 APN: 082-039-016 HOA/\$: No
 OMD: 07/22/11 PD: COE: SP: TIC: No Fixer: 2nd Unit: No

This is a newer 3 bedroom 2 bath manufactured home on a level lot in Mirabel Heights. Light & bright.

DIR: Highway 101 to River Rd to Mirabel Ave UBL: Subd: TBM: 362, E5 21120014

11987 Ridge Dr



XSt: Canyon Drive Guerneville / B0700 N A Single Family DOM/CDOM: 6/6 LP: \$229,000
 BD: 2 BA: 2 RMS: FP: Yes Pool: No SqFt: 1752 T Lot Sz: 26572/0.610 OLP: \$229,000
 Stories: 2 Story YB: 1932 #Gar Sp: 0 #CP Sp: 0 APN: 085-125-016 HOA/\$: No
 OMD: 09/22/11 PD: COE: SP: TIC: No Fixer: 2nd Unit: No

Nesseled on small lane, this large fixer cabin sits on a large lot. There is a large, usable yard area that has a large brick patio. House needs TLC.

DIR: Hwy 116 to Canyon Drive to Ridge. Signs do not indicate transition from Canyon-Ridge. Add on ret. wall UBL: Subd: TBM: 361, G5 21125591

17263 Verba Ln



XSt: Sosna Guerneville / B0700 A Condo/Coop DOM/CDOM: 76/76 LP: \$247,500
 BD: 3 BA: 3 RMS: FP: Yes Pool: No SqFt: 1392 T Lot Sz: 610/0.014 OLP: \$299,900
 Stories: Tri Level YB: 1989 #Gar Sp: 0 #CP Sp: 2 APN: 072-370-039 HOA/\$: Yes/\$375.00/Mo
 OMD: 07/14/11 PD: COE: SP: TIC: No Fixer: 2nd Unit: No

This is the only gated community in Guerneville. Set in the redwoods with a clubhouse, place to store kayaks, a private dock and beautifully landscaped grounds. This subdivision meanders and is unique. A huge grand old growth redwood tree trunk sits just outside the unit beautifully setting off the gorgeous landscaping. A wood burning stove, 3 bedrooms and 3 bathrooms with 1,392 square feet of living space. Cork flooring upstairs.

DIR: Hwy 116 just West of Guerneville. Flags and entry gate on the left heading out of Guerneville. UBL: Subd: TBM: 361, A5 21119210

15340 Canyon 3 Rd



XSt: Canyon 2 Guerneville / B0700 A Single Family DOM/CDOM: 113/193 LP: \$285,000
 BD: 3 BA: 2 RMS: 7 FP: No Pool: No SqFt: 1659 A Lot Sz: 4792/0.110 OLP: \$285,000
 Stories: Multi Level YB: 2006 #Gar Sp: 2 #CP Sp: 0 APN: 070-230-071 HOA/\$: No
 OMD: 06/06/11 PD: COE: SP: TIC: No Fixer: No 2nd Unit: No

Great Russian River area 3 bedroom home with master on separate level. Home is only 5 years old and in good condition. Kitchen has granite tile, living area is open, spacious, has hardwood floors. Attractive deck off dining/living area with room for BBQ, great place to relax as well. All bedrooms are spacious and have good closet space. Laundry room on 2nd level. Garage is spacious and has interior access. New home going in across street

DIR: River road to Canyon 2, follow canyon 2 to green sign at Canyon 3 Right on Canyon 3 to house UBL: Subd: TBM: 341, D7 21115482

6145 Austin Creek Rd



XSt: Cazadero Hwy Cazadero / B0700 A Single Family DOM/CDOM: 35/502 LP: \$319,900
 BD: 3 BA: 2 RMS: 6 FP: Yes Pool: No SqFt: 1338 T Lot Sz: 35719/0.820 OLP: \$338,500
 Stories: Tri Level YB: 1950 #Gar Sp: 2 #CP Sp: 0 APN: 106-070-005 HOA/\$: No
 OMD: 08/24/11 PD: COE: SP: TIC: No Fixer: 2nd Unit: No

Great get away destination close to the town of Cazadero. Home has 3 bedrooms with master loft and large master bath. Large fireplace in spacious vaulted living area. Small library, formal dining area with double doors to deck area. Remodeled kitchen with 2 sinks and center work area. Home sits above all other homes in the area. A large drive in courtyard with grill area and fireplace a great place for entertaining. Very nice detached office.

DIR: Cazadero Hwy to the town of Cazadero, turn around and turn Rt on Austin Creek Rd. 1/4 Mile. UBL: Subd: TBM: 340, B6 21122885

Client 5-Up Residential

Listings as of: 09/28/2011 1:23 pm

Page: 4

8170 Mirabel Rd

XSt: River Road **Forestville / B0700** **A** **Single Family** **DOM/CDOM:** 46/46 **LP:** \$385,000
BD: 4 **BA:** 2 **RMS:** **FP:** Yes **Pool:** No **SqFt:** 1786 N **Lot Sz:** 9148/0.210 **OLP:** \$385,000
Stories: 1 Story **YB:** 2005 **#Gar Sp:** 2 **#CP Sp:** 0 **APN:** 082-042-012 **HOA/\$:** No
OMD: 08/13/11 **PD:** **COE:** **SP:** **TIC:** No **Fixer:** **2nd Unit:** No



Beautiful manufactured home with 2x6 wall construction and a massive concrete foundation system-see photos for detail. 4 bedrooms, 2 baths, 1,786 square feet. Full access under with a 2-car garage and additional workshop/storage space. Full-width front porch plus back deck-perfect for your BBQ or gas grill.

DIR: River Road or Hwy 116 to Mirabel. Home is located near River Road.

UBL: **Subd:** **TBM:** 362, E5 21121960

Presented by : Brendan Coen Lic: 01441515 / Frank Howard Allen-Guerneville Lic: 00455770
Information has not been verified, is not guaranteed, and is subject to change.
Copyright © 2011 Bay Area Real Estate Information Services, Inc. All rights reserved.
Copyright ©2011 Rapattoni Corporation. All rights reserved.
U.S. Patent 6,910,045