

Residential Client Detail Report

Listings as of 07/26/2022 at 9:18am

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MLS#: 321094137 Closed 17506 Summit Ave, Guerneville, CA 95446-9099 Russian River \$799,000



Single Family Residence **LD:** 09/30/21 **OMD:** 10/01/21 **DOM:** 66
Cross Street: Woods Ave **D/S:** Russian River
BIK/Lot/APN: 072-173-017-000 **Zoning:** **Yr Blt:** 2016
BD: 6 **BA:** 4(4/0) **#Rms:** 0 **Pk:** 5 **Pk Tp:** **Pk Access:**
~SqFt: 2632/Assessor Agent-Fill **\$/SqFt:** 292.36 **Lot SqFt:** 5850
Association: No **Association Fee:** \$ **Association Fee Freq:**
Association Name: **Association Phone:**
Builder/Architect: **# of Units:** 0
Special Listing Conditions: Offer As Is

[See Additional Pictures](#)

[Map View](#)

Pending Date: 12/06/21 **Closed Date:** 12/09/21 **Closing Price:** \$769,500

Directions to Property: Drive west past the town of Guerneville on Hwy 116 and take a right on Old Monte Rio Rd. Take another right on Park Ave and then an immediate left on Summit Ave. House is on the right hand side.

Public Remarks: High on Summit, above the town of Guerneville, sits this substantial contemporary home among the Redwoods. The main living room boasts 10' ceilings and opens onto a balcony offering peaceful forest views that give it a light and open feeling. This treehouse has custom concrete countertops, in kitchens and bathrooms, farmhouse sinks and glass front doors. This home was built in 2016 and is well above the flood zone, close to town, and on sewer. It's just a short drive to shopping, dining, wineries, the river, Armstrong Woods and the coast.

Water Source	Water District	Appliances	Microwave,Hood Over Range,Free Standing Refrigerator,Free Standing Gas Range,Free Standing Gas Oven,Disposal,Dishwasher
Architectural Style	Contemporary	Window Features	Window Coverings
Bath Features		Current Rent	\$
Dining Room Features		Disclosures/Documents	
Distance From Shopping		Distance to Public Transportation	
Driveway/Sidewalks	Shared Driveway	Electric	
Entry Level	0	Fencing	
Green Verification Rating		Heating	Wall Furnace,Gas
Laundry Features	Washer Included,Dryer Included	Upper Level	Full Bath(s),Bedroom(s)
Lot Features	Other	Main Level	Living Room,Kitchen
Stories	2	Parking Features	Uncovered Parking Spaces 2+
Parking Fee \$	\$	Subtype Description	Attached
Patio & Porch Features	Uncovered Patio	Possession	Subject To Tenant Rights,Close Of Escrow
Security Features		Sewer	Public Sewer
Showing Instructions	Do Not Disturb,Appointment Only	Stories	2

Open Houses

Date	Hosted	Time	Comments
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Dimensions: Living: Dining: Family: Kitchen: Master Bed: