

# **\$239,000 - 14755 Armstrong Woods Road No.18, Guerneville**

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MLS® #325018177

**\$239,000**

2 Bedroom, 1.00 Bathroom, 528 sqft  
Residential on 0.00 Acres

N/A, Guerneville, CA

Welcome to Redwood Grove, a new & captivating Tiny Home community nestled among the stunning redwoods, just 1 mile from downtown Guerneville. This modern home showcases exquisite craftsmanship and a smart, cozy layout. The spacious living area features bay windows, a vaulted ceiling with ceiling fan, creating an inviting atmosphere. The kitchen is a chef's delight, complete with a full-sized oven, vented microwave hood, elegant stone counters, a charming farm-style sink, and a dishwasher. An inviting eating alcove is perfect for mealtime overlooking the private patio. The main bedroom fits a queen-sized bed and offers built-in cabinets and a large closet, while the upper loft serves as a second bedroom or workspace, complemented by built-ins. The stylish three-piece bathroom includes a stone counter vanity and tiled shower. Enjoy the convenience split mini system for heating & cooling; interior washer/dryer hookups and a generous private paved patio. One-car parking completes this delightful home, ideal for full-time living or as a River getaway, with short-term rental potential (permit & TOT in place as per seller). Immerse yourself in the beauty of the nearby Russian River and the allure of Sonoma County. Note: land NOT included in sale; space rent is \$975/month.

Built in 2024



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 325018177               |
| Price          | \$239,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 528                     |
| Acres          | 0.00                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 14755 Armstrong Woods Road No.18 |
| Area        | Russian River                    |
| Subdivision | N/A                              |
| City        | Guerneville                      |
| County      | Sonoma                           |
| State       | CA                               |
| Zip Code    | 95446                            |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Utilities      | Internet Available, Cable Available |
| Parking Spaces | 1                                   |
| Parking        | Uncovered Parking Space, Guest      |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Cathedral Ceiling(s)                                                                                                     |
| Appliances        | Microwave, Free-Standing Refrigerator, Free-Standing Gas Range, Free-Standing Gas Oven, Dishwasher, Washer/Dryer Stacked |
| Heating           | See Remarks, Electric                                                                                                    |
| Cooling           | Wall Unit(s), Ceiling Fan(s)                                                                                             |
| # of Stories      | 2                                                                                                                        |
| Stories           | Two                                                                                                                      |

## Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 2nd, 2025 |
| HOA Fees       | 975                |
| HOA Fees Freq. | Monthly            |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Agent  | Carlos D Cabarcos   |
| Listing Office | Vanguard Properties |

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