

Notes on the Freestone Retreat Unitarian Universalist Church of Berkeley Asset Management Alternatives

Introduction

I made an inspection of the subject property on July 11, 2015. Parcel 4 [Dome Lot] is a good example of prime, remote Sonoma County real estate. Parcels 1 & 2 are steep, wooded and with limited development potential [see attached map].

The infrastructure serving the three properties is dated and sub-standard. The Dome Lot septic system is likely failed and barely operational. The water system does not provide fire protection. The access road does not meet basic fire road standards and is unsafe to travel in a standard vehicle. An unrecorded electrical easement seems to bisect the Dome Lot. Parcels 1 & 2 may or may not have water and septic capabilities.

The Dome structure is a poorly designed, poorly built, non-substantial building. I do not agree with the conclusions of the Durand Inspection Report. The building has code violations too numerous to mention, both when it was built and today. The geodesic structure is unresolved/incomplete, which puts undue stress on the poorly designed and poorly built stem wall between the roof and floor. The floor and foundation appear to be in fair condition. The deck was poorly built and is in a failed condition. Mold is apparent in some bedrooms.

I feel that the church exposes itself to liability by offering this property as a place to stay.

Status Quo

The Status Quo alternative is to follow the repair list in the “Freestone Repair Plan, dated 7-13-15” spreadsheet [attached]. HartWest would not be involved in this alternative as we feel it is neither safe nor viable and does not lead to a code-compliant facility. The Church would continue to use the property as it has for the past 30 to 40 years.

Substantial upgrade

In this alternative, the Church attempts to bring the Dome Lot and Structure up to code. HartWest could be involved if the goal is to create a code-compliant facility however we have no idea the cost and time involved other than it is substantial.

New Facility

Another alternative is to build a new code-compliant Retreat that would be comfortable to visit and could be marketed to other users. As an example program, we use 2,500 sq. ft. with (2) double queen rooms; (2) bunk rooms; compartmentalized bathrooms, which sleeps 12 in beds. There would be common living and deck areas, an upgraded road, a new septic system, improved water supply and full county approvals for the proposed use. The budget for a facility like this in such a remote location could be on the order of magnitude of \$1,325,000 and take two years to complete [pro-forma attached].

It is conceivable that this facility could gross on the order of \$150,000 per year in fees, but it is beyond the scope of these notes to calculate operating costs. In addition to cost, this alternative would require a substantial effort on the part of the members of the congregation. HartWest would be available to discuss and/or assist with this alternative, or variations thereof.

Sell property

A fourth alternative is the sell the Dome Lot and Parcels 1 & 2 as a package. The attached Comparative Market Analysis and Listing Agreement indicate that the Church could receive about \$1,000,000 provided Parcels 1 & 2 are included. For such a property, you will find that a good Realtor will set an attractive price and then the market will determine the value. You should expect about six months of preparation, marketing and negotiation to reach a closed deal. You would need to determine how much improvement would be made to the road and other infrastructure since access to the site is currently unsafe.

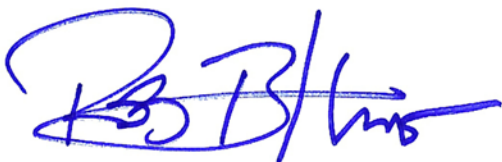
Disposition of Parcels 1 & 2

If you select an alternative where you keep the Dome Lot, selling Parcels 1 & 2 for \$90,000 to the adjacent owner may be as good as a deal as you are going to get. If you are going to sell the Dome Lot, then Lots 1 & 2 add far more value to the Dome Lot than \$90,000, and should be combined for the sale. This is because there is an opportunity to transfer density from Lots 1 & 2 over to the Dome Lot to create a clustered luxury housing project. The Church is not a real estate developer, and so rather than suggesting they take on this opportunity, the package would be sold with this significant development potential.

There is a problem ahead in that the owner of Parcel 3, Paco, may not be aware of a 50-foot wide water rights easement that may substantially devalue his property. This easement needs to be mapped, disclosed and resolved before any alternative is selected.

In the interest of time and fee, there is much more that is not written above. Please let me know if you would like to discuss these alternatives further.

Thanks,



Rob Hart

UUCB FREESTONE PROJECT LIST - ver 3-29-2015

{Prepared by UUCB}

2015 Project List	Est. Cost	Comments
Make permanent road repairs (soil cement wearing coarse and drainage improvements.)		Need to verify the amount of cement proposed per cubic yard of base material. Also thickness and limits of this new wearing coarse. Would be good to also divert water from west side to east side of the steep entrance grade roadway section, in 12" culvert pipes to mitigate the erosion being caused on parcel 049 due to too much water being handled on west side. Also need to redirect water back to a ditch along the bottom portion of this section of road instead of letting it wander into parcel 049 causing erosion.
Pest Report Maintenance Section 1 repairs (also includes the structural strengthening of adding corner straps and hold downs.)	\$45,000	
Section 2 Misc Repairs "Referred" to in Pest Control Report to include the following:		
Item 1A - general exterior weather proofing (re-caulking) and repairs/replacemnt of trim.	\$10,000	Not sure what this entails but I assume replacement of deteriorated trim, flashing and shingles, and recaulking joints in siding and trim.
Item 1B - Misc repairs to roof coverings, flashings, gutters and sealing around penetrations.	\$500	By church labor
Item 2A - Repair/replace shower grout.	\$500	
Item 3A - Repair/repaint interior water stained areas	\$500	By church labor.
Item 3B - Repair and replace sheetrock at base of bedroom and bathroom walls.	\$500	By church labor
Item 4B - Divert exterior drainage away from dome to minimize substructure moisture.	\$1,000	Install french drainage at back of dome annex.
Replace dome windows with new double pane.	\$3,500	Suggest only replacing the rectangular glazing and eliminating the triangular windows.
Replace ex sliding glass door with smaller door and larger window above.	\$6,500	
Complete BBQ deck reconstruction	\$500	By church labor.
Complete second shower (tile and fixtures)	\$2,500	
Install quiet high capacity exhaust fan in bathroom one.	\$350	
Complete replacement of deck boards.	\$500	Materials only, labor by church.
Install deck handrail posts bottom kicker struts.	\$50	By church labor
Perform septic system maintenance	\$750	Don't think this has been done in last 20 + years if ever. County recommends tank cleaning every couple of years.
Total 2015 Work	\$72,650	
Future Year's Project List		
Pave roadway	??	
Replace roof. (Dome and Annex)	\$30,000	Verbal quote from Eric Gordan, Gordan Roofing
Paint dome/annex exterior.	\$10,000	Consider replace cement planks with shakes when dry rot repairs are made.
Install high efficiency heating system	\$10,000	Will require reinstallation of propane tank. Assume cost of tank is borne by gas co.
Insulate dome with closed cell spray on insulation (3" +).	\$15,000	
Sheetrock dome interior	\$10,000	
Replace dome flooring.	\$5,000	Linoleum or Marmollium
Replace annex carpeting.	\$5,000	
Complete celebration area.	\$10,000	Not sure what was planned to finish off this area as far as landscaping and hardscape to make it more inviting.
Provide ADA accessibility.	\$10,000	To front door and corner bedroom.
Replace deck railing 2x2s with cable railing	\$1,500	Cable railing will maximize views. By church labor.
Install patios and terraced landscaping at back of annex	\$10,000	Per original plans. Provides for more useable personal space.
Miscellaneous interior finishes upgrading	\$15,000	
Miscellaneous interior finishes upgrading		
Total Future Year's Work	\$131,500	

DIRECT COSTS		ORIGINAL BUDGET	PREVIOUS REVISIONS	REVISIONS THIS PERIOD	TOTAL REVISIONS	CURRENT BUDGET	Units	\$/unit	Remarks
various	General Requirements	60,000	-		-	60,000	12	5,000	
19100	Contractors insurance	11,179	-		-	11,179	1.5%	745,250	
01600	Waste management, temp facilities	15,000	-		-	15,000	1	15,000	
19400	Contractor's overhead & profit	74,525	-		-	74,525	10%	745,250	
01800	Erosion Control	5,000	-		-	5,000	1	5,000	
02221	Demolition	25,000	-		-	25,000	1	25,000	
02300	Earthwork	25,000	-		-	25,000	1	25,000	prep bldg pad
02510	All-weather road to home site	7,500	-		-	7,500	1,500	5.0	grading
	Repair steep roads	45,000	-		-	45,000	6,000	7.5	concrete
02510	Guest parking lot	-	-		-	-	-	10.0	Phase 2
	Trails	-	-		-	-	-	5.0	Phase 2
02660	Water mains to tank	-	-		-	-	-	15	done
	Water mains to house	6,250				6,250	250	25	
02660	Water Services & pumps	5,000	-		-	5,000	2	2,500	
02665	Water hydrants, fittings	7,500	-		-	7,500	1	7,500	
	Water tanks & pads	18,000	-		-	18,000	3	6,000	15,000 gal
02730	Sewer main	5,000	-		-	5,000	50	100	
02731	Sewer Services & pumps	5,000	-		-	5,000	2	2,500	
	Septic system	35,000	-		-	35,000	1	35,000	
	Septic tanks	3,500	-		-	3,500	1	3,500	
02720	Drainage mains	25,000	-		-	25,000	250	100	
02721	Drainage inlets, fittings, traps	10,000	-		-	10,000	4	2,500	cistern
02610	Joint Trench & utilities	5,000	-		-	5,000	50	100	re-route
	Transformer and electrical systems	-	-		-	-	-	50,000	new transformer
	Retaining walls	-	-		-	-	-	100	Phase 2
02900	Landscaping	-	-		-	-	-	25,000	Phase 2
02900	Paths and hardscape	-	-		-	-	-	10,000	Phase 2
	Unit Construction - retreat	462,500	-		-	462,500	2,500	185	conditioned
	Unit Construction - Cistern	-	-		-	-	-	1	Phase 2
	Unit Construction - covered	50,000	-		-	50,000	1,000	50	Decks
	Photovoltaic	-	-		-	-	-	75,000	Phase 2
	Other alternative energy	-							Phase 2
	Early planting & irrigation	-						50,000	Phase 2
19005	Other Direct Costs	45,298	-		-	45,298			5%
Total Direct Cost		951,251	-	-	-	951,251	2,500	380.50	

INDIRECT COSTS		ORIGINAL BUDGET	PREVIOUS REVISIONS	REVISIONS THIS PERIOD	TOTAL REVISIONS	CURRENT BUDGET	Units	\$/unit	Remarks
00105	Archaeology	3,500	-		-	3,500			
00110	Geotechnical Engineer	12,000	-		-	12,000			
00120	Surveyor	15,000	-		-	15,000			
00125	Civil & Septic Engineering	45,000	-		-	45,000			
	Water Engineering	-				-			included above
	Electrical Engineering	-				-			
00200	Architect & Structural Engineer	75,000	-		-	75,000			
	Landscape Architect	-	-		-	-			Phase 2
00210	Consulting Design, renderings	-	-		-	-			not included
00300	Business Plan and Master Plan	5,000	-		-	5,000			
00210	Interior Design & Consultants	-	-		-	-			not included
00400	Project Management & Administration	15,000	-		-	15,000			75% by owner
00400	Entitlements	5,000	-		-	5,000			75% by owner
	Web Site	-	-		-	-			not included
	Community Relations	-	-		-	-			by owner
	Construction Management	15,000	-		-	15,000			75% by owner
00410	Special Inspection & Testing	25,000	-		-	25,000			
00420	Reimbursable Expenses	15,000	-		-	15,000			plans & prints
00440	Traffic Engineer	-	-		-	-			not included
00450	Biology Consultant	3,500	-		-	3,500			
00460	Legal Fees	-	-		-	-			not included
00470	Energy, Telcom Consultants	-	-		-	-			
00310	Arborist	2,500	-		-	2,500			
00510	PG&E & telcom fees	25,000	-		-	25,000			
00550	County Permits & Fees *	50,000	-		-	50,000			
	County Impact Fee *	-	-		-	-			not applicable
00540	School Fees BP	-	-		-	-			not applicable
00520	Water associated fees *	-	-		-	-			not applicable
00530	Septic associated fees *	7,500	-		-	7,500			
00900	Other Indirect Costs	47,850	-		-	47,850			15%
Total Indirect Cost		366,850	-	-	-	366,850	2,500	146.74	
TOTAL PROJECT COST		1,318,101	-	-	-	1,318,101	2,500	527.24	

* It is not possible to accurately predict enetitlement costs in California.
No warranty as to the accuracy of these figures is expressed or implied.



Real Estate Services Proposal

Prepared Especially for:
Unitarian Unified Church of Berkeley

For Marketing the Property Located at:
10635 Barnett Valley Road, Sebastopol



Prepared by:

Doug Suma
Realtor

Office: 707-696-1578

Mobile 707-696-1578

Fax 707-869-2884

Email thebestofsonoma@yahoo.com

Berkshire Hathaway - Sonoma
County Properties

301 N. Main Street
Sebastopol, CA 95472

Date: July 17, 2015





July 17, 2015

Unitarian Unified Church of Berkeley
1 Lawson Road
Kensington, CA 94707

Dear Congregation Members:

Thank you very much for giving me the opportunity to present the enclosed proposal to market your property. I appreciate the time you spent with me reviewing the features of the property.

While having a spectacular view site for a home, it does present several significant challenges for a new owner. Road access, ample water supply, and septic issues to name a few.

Based on recent sales and currently active listings, I would list this property in the range of \$975,000 - \$999,000.

I will be happy to meet and present a comprehensive marketing plan to you should you want to proceed. You will receive competent and professional service when you select me and Berkshire Hathaway - Sonoma County Properties to represent you.

Sincerely,

Doug Suma
Realtor, REALTOR®



Subject Property Profile for



10635 Barnett Valley Road, Sebastopol



The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your home.

Orig Price:
Year Built:
Style:
Constr:
Half Baths:
Fireplace:
Gar/Prkng:
Floors:
View:

City:
SqFt:
Stories:
Bedrooms:
Heat/Cool:
Fireplace:
Gar/Prkng:
Other Rm:
Lot Desc:

Area:
Lot Size:
Exterior:
Full Baths:
Heat/Cool:
Gar Spaces:
Floors:
View:
Pool:



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Comparative Market Analysis Summary



Currently On The Market

<u>Address</u>	<u>Style</u>	<u>Beds</u>	<u>Fbath</u>	<u>Hbath</u>	<u>Year</u>	<u>Sqft</u>	<u>Sold Price</u>	<u>List Price</u>
4774 Hessel Road, Seba								\$915,000
12421 Bodega Highway	Traditional	3	2	0	1946	2754		\$1,295,000
<i>Average of 2 Properties: \$1,105,000 Min: \$915,000 Max: \$1,295,000 Median: \$1,105,000</i>								

Recently Sold

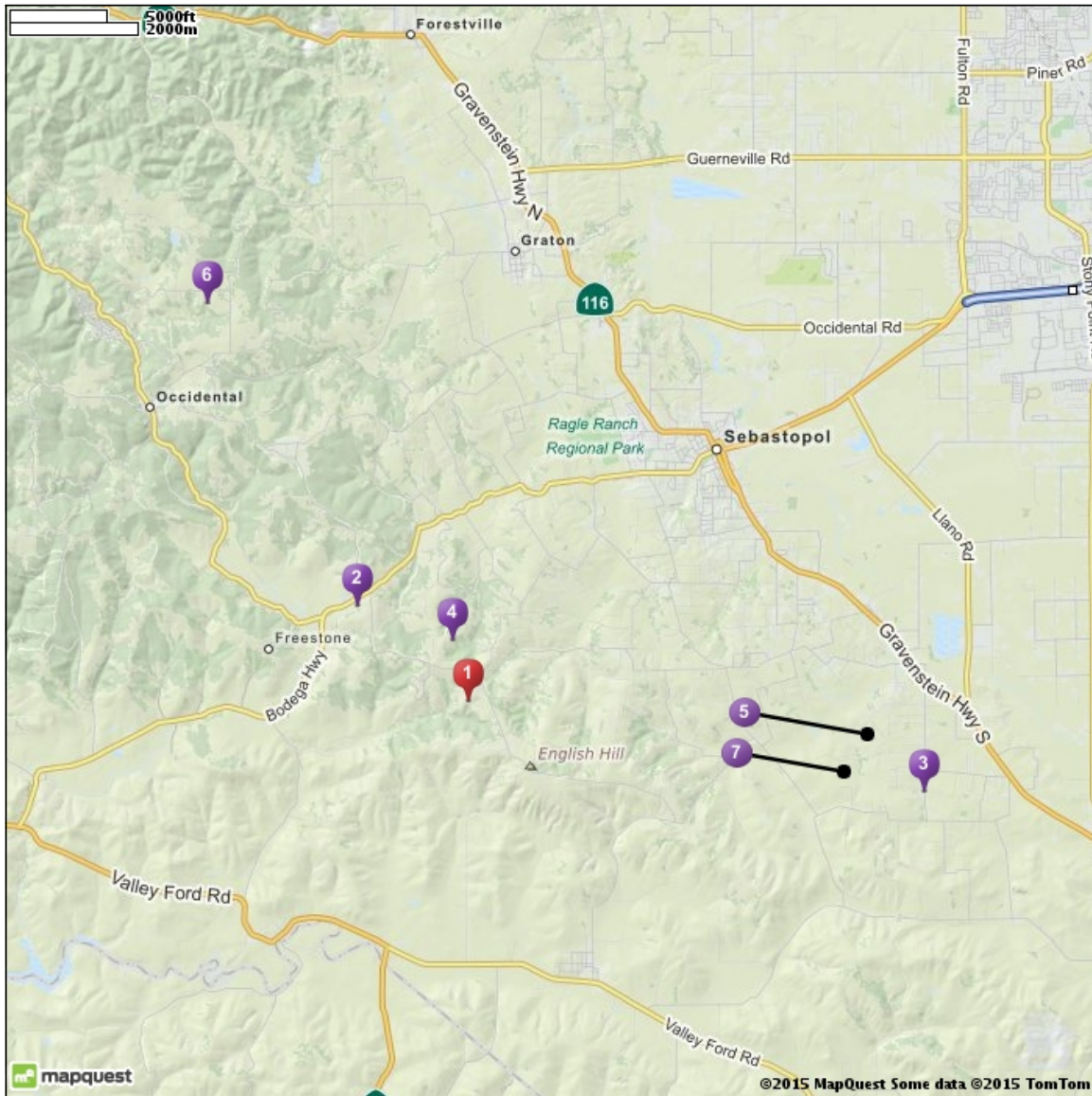
<u>Address</u>	<u>Style</u>	<u>Beds</u>	<u>Fbath</u>	<u>Hbath</u>	<u>Year</u>	<u>Sqft</u>	<u>Sold Price</u>	<u>List Price</u>
5028 Turner Road	Ranch	3	2	0	1910	1947	\$1,100,000	\$1,050,000
3105 Burkhart Lane	Contemporary	4	3	0	1988	2964	\$1,217,577	\$1,195,000
5825 McFarlane Road	Rustic	4	2	0	1956	2120	\$1,265,000	\$1,195,000
4080 Heather Lane	Contemporary	3	3	0	1976	2809	\$1,410,000	\$1,395,000
6033 Volkerts Road	Farmhouse	3	2	1	1998	2192	\$1,450,000	\$1,395,000
<i>Average of 5 Properties: \$1,288,515 Min: \$1,100,000 Max: \$1,450,000 Median: \$1,265,000</i>								



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Map of Comparable Properties



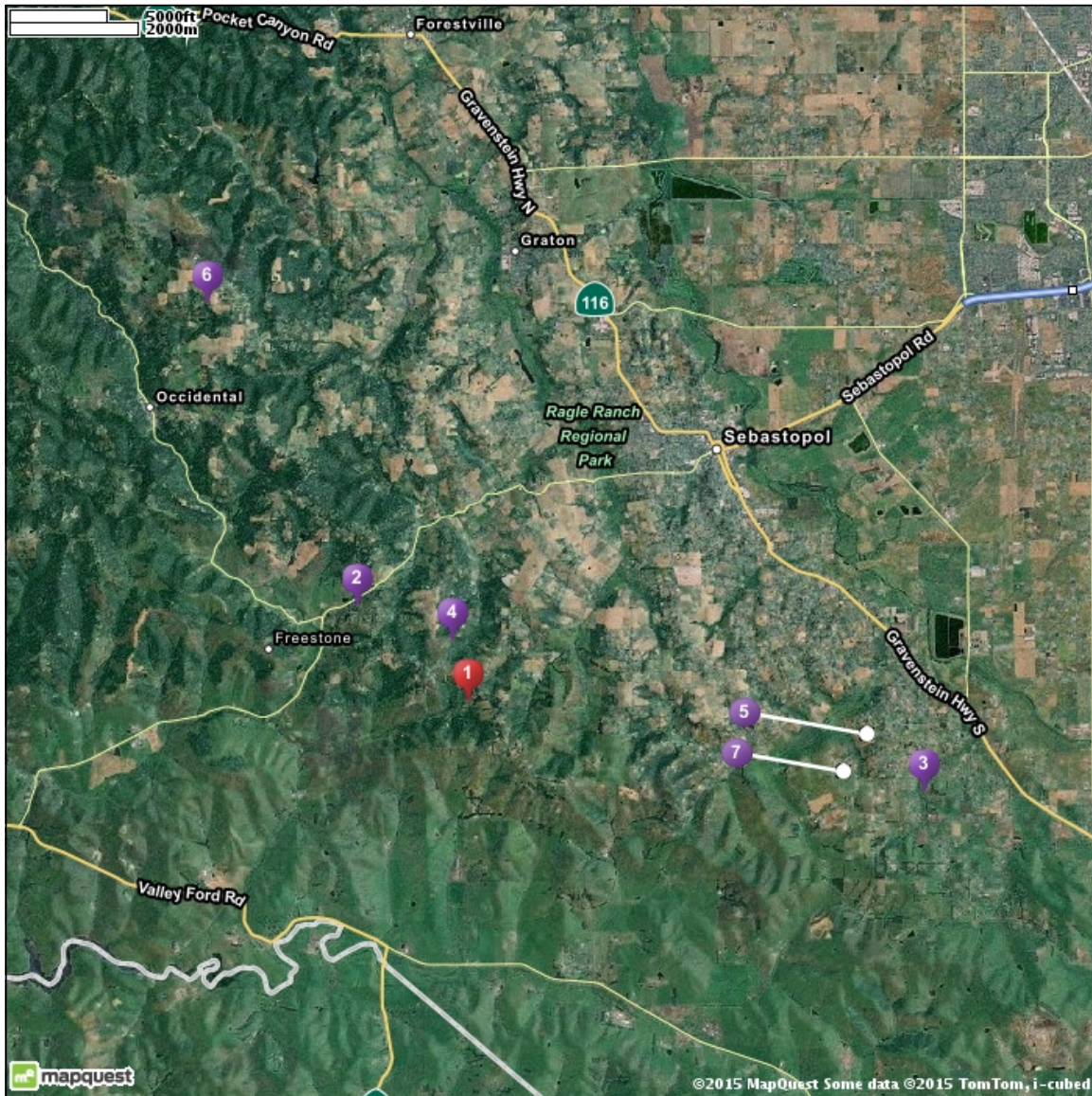
Ref #	Status	Address
1	Subject Property	10635 Barnett Valley Road, Sebastopol
2	Currently On The Market	12421 Bodega Highway
3	Recently Sold	5028 Turner Road
4	Recently Sold	3105 Burkhart Lane
5	Recently Sold	5825 Mcfarlane Road
6	Recently Sold	4080 Heather Lane
7	Recently Sold	6033 Volkerts Road
Not Mapped	Currently On The Market	4774 Hessel Road, Seba



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Map of Comparable Properties



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comparable properties



Currently On The Market 4774 Hessel Road, Seba

List Price: \$915,000

List\$ SqFt:

Year Built:

Bedrooms:

Full Baths:

Half Baths:

Ht/AC:

Ht/AC:

Fireplc:

Remarks:

Sold\$ SqFt:

SqFt:

Style:

Stories:

Exter:

Constr:

View:

View:

Orig Price:

Area:

Gar Spcs:

Gar/Prk:

Gar/Prk:

Floors:

Other Rm:

Lot:



Currently On The Market 12421 Bodega Highway

List Price: \$1,295,000

List\$ SqFt: \$470

Year Built: 1946

Bedrooms: 3

Full Baths: 2

Half Baths: 0

Ht/AC: Central Heat

Ht/AC: Fireplace(S)

Fireplc: 1 Fireplace

Sold\$ SqFt:

SqFt: 2754

Style: Traditional

Stories: 2 Story

Exter: Wood Siding

Constr: Wood Frame

View: Forest/Woods

View: Greenbelt

DOM: 7

Orig Price: \$1,295,000

Area: Sebastopol

Gar Spcs: 0

Gar/Prk: 5 Or More Car

Gar/Prk:

Floors: Hardwood

Other Rm: Bonus Room

Lot: Upslope

Remarks: Enjoy breathtaking sunset views over the picturesque Freestone Valley from this desirable W. County property boasting lush gardens, open pasture & extreme privacy. Light & bright main home features open floorplan with beautiful hwd floors, spectacular views and its own guest suite. Outbdgs include 2 barns, one 1940 +/- sq.ft. & one 2400 +/- sq.ft.



Recently Sold 5028 Turner Road

List Price: \$1,050,000

List\$ SqFt: \$539

Year Built: 1910

Bedrooms: 3

Full Baths: 2

Half Baths: 0

Ht/AC: Central Air

Ht/AC: Central Heat

Fireplc: Wood Stove

Sold Price: \$1,100,000

Sold\$ SqFt: \$565

SqFt: 1947

Style: Ranch

Stories: 1 Story

Exter: Stucco

Constr: Wood Frame

View: Hills

View: Pasture

DOM: 28

Orig Price: \$1,050,000

Area: Sebastopol

Gar Spcs: 2

Gar/Prk: 2 Car

Gar/Prk: Garage

Floors: Hardwood

Other Rm: Other

Lot: Downslope

Remarks: The hunt is over. Pride of ownership is prevalent in this remodeled, 3 bed/2 bath single level cute as a button ranch farmhouse & meticulously maintained horse property complete with redwood barn and private riding arena. Enjoy northern views of Mt. St Helena from the hilltop deck of your 5 rolling.



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comparable properties



Recently Sold 3105 Burkhart Lane

List Price: \$1,195,000	Sold Price: \$1,217,577	DOM: 51
List\$ SqFt: \$403	Sold\$ SqFt: \$411	Orig Price: \$1,195,000
Year Built: 1988	SqFt: 2964	Area: Sebastopol
Bedrooms: 4	Style: Contemporary	Gar Spcs: 2
Full Baths: 3	Stories: 2 Story	Gar/Prk: 5 Or More Car
Half Baths: 0	Exter: Lap	Gar/Prk: Auto Door
Ht/AC: Baseboard Heater	Constr: Wood Frame	Floors: Part Carpet
Ht/AC: Gas	View: Forest/Woods	Other Rm: None
Fireplc: 1 Fireplace	View: Hills	Lot: County

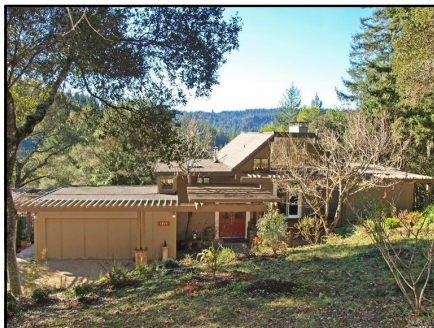
Remarks: Enjoy fabulous easterly views over the breathtaking SR Valley & Mt. St. Helena. This traditionally contemporary custom built hm is inviting, light & airy with its attractive white washed re-sawn wd walls & vaulted ceilings. Boasting 8 acres at the top of the ridge, this property offers extensive lush & mature Japanese gardens w/ masses of colors &.



Recently Sold 5825 McFarlane Road

List Price: \$1,195,000	Sold Price: \$1,265,000	DOM: 33
List\$ SqFt: \$564	Sold\$ SqFt: \$597	Orig Price: \$1,195,000
Year Built: 1956	SqFt: 2120	Area: Sebastopol
Bedrooms: 4	Style: Rustic	Gar Spcs: 4
Full Baths: 2	Stories: 1 Story	Gar/Prk: 4 Car
Half Baths: 0	Exter: Wood Siding	Gar/Prk: Detached
Ht/AC: Central Heat	Constr: Wood Frame	Floors: Part Hardwood
Ht/AC: Fireplace(S)	View: Greenbelt	Other Rm: Guest Suite
Fireplc: 1 Fireplace	View: Hills	Lot: Agricultural

Remarks: Level to gently rolling agricultural parcel located near the end of the road. Older single level ranch home in it's original condition, in need of a remodel, but with good bones. Detached & private legal, non conforming granny unit in need of TLD. Two, 2 car garages. Serene & breathtaking views out over large dairy parcel next door.



Recently Sold 4080 Heather Lane

List Price: \$1,395,000	Sold Price: \$1,410,000	DOM: 20
List\$ SqFt: \$497	Sold\$ SqFt: \$502	Orig Price: \$1,395,000
Year Built: 1976	SqFt: 2809	Area: Sebastopol
Bedrooms: 3	Style: Contemporary	Gar Spcs: 2
Full Baths: 3	Stories: 2 Story	Gar/Prk: 2 Car
Half Baths: 0	Exter: Wood Siding	Gar/Prk: Attached
Ht/AC: Electric	Constr: Wood Frame	Floors: Hardwood
Ht/AC: Fireplace(S)	View: Forest/Woods	Other Rm: Bonus Room
Fireplc: 4 Or More	View: Hills	Lot: Upslope

Remarks: Located in the much desired banana belt region in the W. Sebastopol hills is this uniquely designed, contemporary masterpiece, gracefully incorporating beautiful indoor living areas w/ its many spectacular outdoor living spaces. Features inc. sunlit walls of glass, blt-in bookcases, rich wd floors, 4 fpcls, French doors.



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comparable properties



Recently Sold 6033 Volkerts Road

List Price: \$1,395,000

List \$ SqFt: \$636

Year Built: 1998

Bedrooms: 3

Full Baths: 2

Half Baths: 1

Ht/AC: Central Heat

Ht/AC: Propane

Fireplc: 1 Fireplace

Sold Price: \$1,450,000

Sold \$ SqFt: \$661

SqFt: 2192

Style: Farmhouse

Stories: 1 Story

Exter: Other

Constr: Wood Frame

View: Mountains

View: Pasture

DOM: 30

Orig Price: \$1,395,000

Area: Sebastopol

Gar Spcs: 2

Gar/Prk: 2 Car

Gar/Prk: Garage

Floors: Tile

Other Rm: Sun Room

Lot: Upslope

Remarks: Settle right in to this lovely, open, single level farmhouse styled home on eight plus acres in the Russian River Valley appellation. Generous use of glass, hardwood and tile. Open kitchen living area greatroom with vaulted ceilings. Sun room and screen porch off living room. Skylights. Classic covered porch.



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Currently On The Market



4774 Hessel Road, Seba

List Price: \$915,000



Property Details

Orig Price:
City:
Area:
Year Built:
SqFt:
Lot Size:
Style:
Stories:
Exterior:
Constr:
Bedrooms:
Full Baths:
Half Baths:
Heat/Cool:
Heat/Cool:
Fireplace:
Fireplace:
Gar Spaces:
Gar/Prkng:
Gar/Prkng:
Floors:

Description



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Currently On The Market



12421 Bodega Highway

List Price: \$1,295,000

DOM: 7



Property Details

Orig Price: \$1,295,000

City: Sebastopol

Area: Sebastopol

Year Built: 1946

SqFt: 2754

Lot Size: 8.2500

Style: Traditional

Stories: 2 Story

Exterior: Wood Siding

Constr: Wood Frame

Bedrooms: 3

Full Baths: 2

Half Baths: 0

Heat/Cool: Central Heat

Heat/Cool: Fireplace(S)

Fireplace: 1 Fireplace

Fireplace: Brick

Gar Spaces: 0

Gar/Prkng: 5 Or More Car

Gar/Prkng:

Floors: Hardwood

Description

Enjoy breathtaking sunset views over the picturesque Freestone Valley from this desirable W.County property boasting lush gardens, open pasture & extreme privacy. Light & bright main home features open floor plan with beautiful hwd floors, spectacular views and its own guest suite. Outbldgs include 2 barns, one 1940 +/- sq.ft. & one 2400 +/- sq.ft. w/a legal granny unit upstairs. Don't miss the 390 +/- sq. ft. legal guest cabin.



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Sonoma County
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Recently Sold



5028 Turner Road

List Price: \$1,050,000 **Sold Price:** \$1,100,000 **DOM:** 28



Property Details

Orig Price: \$1,050,000
City: Sebastopol
Area: Sebastopol
Year Built: 1910
SqFt: 1947
Lot Size: 5.0000
Style: Ranch
Stories: 1 Story
Exterior: Stucco
Constr: Wood Frame
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Heat/Cool: Central Air
Heat/Cool: Central Heat
Fireplace: Wood Stove
Fireplace:
Gar Spaces: 2
Gar/Prkng: 2 Car
Gar/Prkng: Garage
Floors: Hardwood

Description

The hunt is over. Pride of ownership is prevalent in this remodeled, 3 bed/2 bath single level cute as a button ranch farmhouse & meticulously maintained horse property complete with redwood barn and private riding arena. Enjoy northern views of Mt. St Helena from the hilltop deck of your 5 rolling, usable acres while sipping your favorite refreshment away from it all. Home is turn-key and a delightful country charmer.



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Recently Sold



3105 Burkhardt Lane

List Price: \$1,195,000 **Sold Price:** \$1,217,577 **DOM:** 51



Property Details

Orig Price: \$1,195,000
City: Sebastopol
Area: Sebastopol
Year Built: 1988
SqFt: 2964
Lot Size: 8.3000
Style: Contemporary
Stories: 2 Story
Exterior: Lap
Constr: Wood Frame
Bedrooms: 4
Full Baths: 3
Half Baths: 0
Heat/Cool: Baseboard Heater
Heat/Cool: Gas
Fireplace: 1 Fireplace
Fireplace: Free Standing
Gar Spaces: 2
Gar/Prkng: 5 Or More Car
Gar/Prkng: Auto Door
Floors: Part Carpet

Description

Enjoy fabulous easterly views over the breathtaking SR Valley & Mt. St. Helena. This traditionally contemporary custom built hm is inviting, light & airy with its attractive white washed re-sawn wd walls & vaulted ceilings. Boasting 8 acres at the top of the ridge, this property offers extensive lush & mature Japanese gardens w/ masses of colors & textures seldom found in W Sonoma County gardens. Gated entrance w/ extreme peace & privacy.



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Recently Sold



5825 McFarlane Road

List Price: \$1,195,000 **Sold Price:** \$1,265,000 **DOM:** 33



Property Details

Orig Price: \$1,195,000
City: Sebastopol
Area: Sebastopol
Year Built: 1956
SqFt: 2120
Lot Size: 10.8600
Style: Rustic
Stories: 1 Story
Exterior: Wood Siding
Constr: Wood Frame
Bedrooms: 4
Full Baths: 2
Half Baths: 0
Heat/Cool: Central Heat
Heat/Cool: Fireplace(S)
Fireplace: 1 Fireplace
Fireplace: Brick
Gar Spaces: 4
Gar/Prkng: 4 Car
Gar/Prkng: Detached
Floors: Part Hardwood

Description

Level to gently rolling agricultural parcel located near the end of the road. Older single level ranch home in it's original condition, in need of a remodel, but with good bones. Detached & private legal, non conforming granny unit in need of TLD. Two, 2 car garages. Serene & breathtaking views out over large dairy parcel next door.



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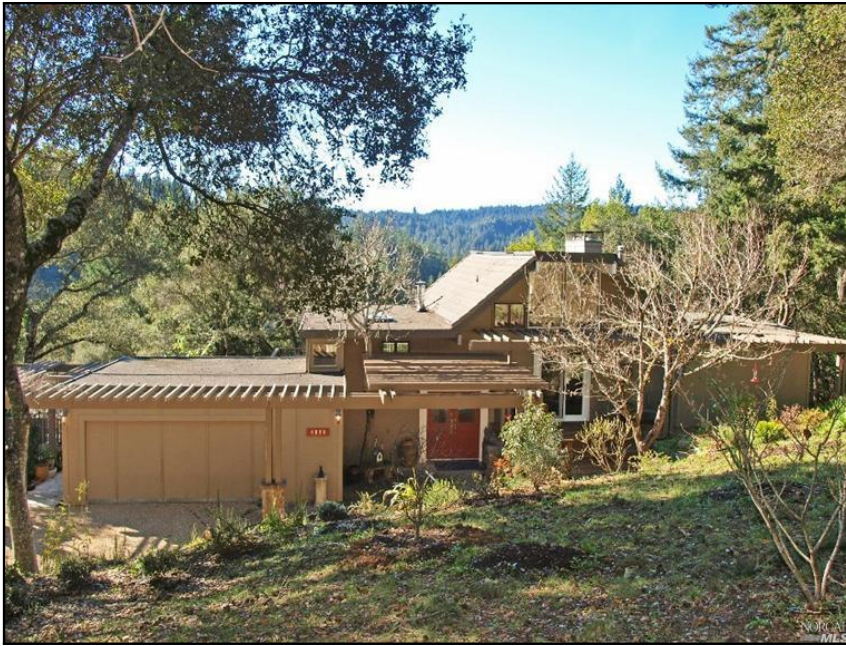


Recently Sold



4080 Heather Lane

List Price: \$1,395,000 **Sold Price:** \$1,410,000 **DOM:** 20

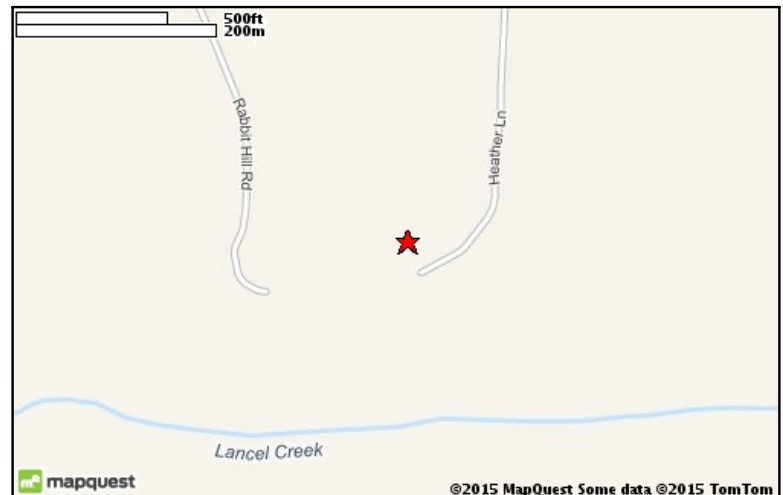


Property Details

Orig Price: \$1,395,000
City: Sebastopol
Area: Sebastopol
Year Built: 1976
SqFt: 2809
Lot Size: 5.7900
Style: Contemporary
Stories: 2 Story
Exterior: Wood Siding
Constr: Wood Frame
Bedrooms: 3
Full Baths: 3
Half Baths: 0
Heat/Cool: Electric
Heat/Cool: Fireplace(S)
Fireplace: 4 Or More
Fireplace: Wood Stove
Gar Spaces: 2
Gar/Prkng: 2 Car
Gar/Prkng: Attached
Floors: Hardwood

Description

Located in the much desired banana belt region in the W. Sebastopol hills is this uniquely designed, contemporary masterpiece, gracefully incorporating beautiful indoor living areas w/ its many spectacular outdoor living spaces. Features inc. sunlit walls of glass, blt-in bookcases, rich wd floors, 4 fplcs, French doors, a magnificent inground pool, a special hobby vineyard, a year round stream, open meadows, native forest & breathtaking views.



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Recently Sold



6033 Volkerts Road

List Price: \$1,395,000 **Sold Price:** \$1,450,000 **DOM:** 30



Property Details

Orig Price: \$1,395,000
City: Sebastopol
Area: Sebastopol
Year Built: 1998
SqFt: 2192
Lot Size: 8.0600
Style: Farmhouse
Stories: 1 Story
Exterior: Other
Constr: Wood Frame
Bedrooms: 3
Full Baths: 2
Half Baths: 1
Heat/Cool: Central Heat
Heat/Cool: Propane
Fireplace: 1 Fireplace
Fireplace: Living Room
Gar Spaces: 2
Gar/Prkng: 2 Car
Gar/Prkng: Garage
Floors: Tile

Description

Settle right in to this lovely, open, single level farmhouse styled home on eight plus acres in the Russian River Valley appellation. Generous use of glass, hardwood and tile. Open kitchen living area great room with vaulted ceilings. Sun room and screen porch off living room. Skylights. Classic covered porch. Artful separate two bedroom cottage with two car garage. Greenhouse. Small tractor barn. Perfect farmstead set-up. First time on market.



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Comparative Market Analysis



10635 Barnett Valley Road, Sebastopol



4774 Hessel Road, Seba



12421 Bodega Highway



5028 Turner Road



3105 Burkhart Lane



Status		A	A	S	S
List Price		\$915,000	\$1,295,000	\$1,050,000	\$1,195,000
List\$ SqFt			\$470	\$539	\$403
Sold Price				\$1,100,000	\$1,217,577
Sold\$ SqFt				\$565	\$411
Contract Date				04/24/15	03/05/15
Sold Date				04/30/15	03/06/15
DOM			7	28	51
Orig Price			\$1,295,000	\$1,050,000	\$1,195,000
City			Sebastopol	Sebastopol	Sebastopol
Area			Sebastopol	Sebastopol	Sebastopol
Year Built			1946	1910	1988
SqFt			2754	1947	2964
Lot Size			8.2500	5.0000	8.3000
Style			Traditional	Ranch	Contemporary
Stories			2 Story	1 Story	2 Story
Exterior			Wood Siding	Stucco	Lap
Constr			Wood Frame	Wood Frame	Wood Frame
Bedrooms			3	3	4
Full Baths			2	2	3
Half Baths			0	0	0
Heat/Cool			Central Heat	Central Air	Baseboard Heater
Heat/Cool			Fireplace(S)	Central Heat	Gas
Fireplace			1 Fireplace	Wood Stove	1 Fireplace
Fireplace			Brick		Free Standing
Gar Spaces			0	2	2
Gar/Prkng			5 Or More Car	2 Car	5 Or More Car
Gar/Prkng				Garage	Auto Door
Floors			Hardwood	Hardwood	Part Carpet
Floors			Tile	Vinyl/Linoleum	Tile
Other Rm			Bonus Room	Other	None
View			Forest/Woods	Hills	Forest/Woods
View			Greenbelt	Pasture	Hills
Lot Desc			Upslope	Downslope	County
Pool			No	No	No



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Comparative Market Analysis



10635 Barnett Valley Road, Sebastopol



5825 McFarlane Road



4080 Heather Lane



6033 Volkerts Road



	10635 Barnett Valley Road, Sebastopol	5825 McFarlane Road	4080 Heather Lane	6033 Volkerts Road	
Status		S	S	S	
List Price		\$1,195,000	\$1,395,000	\$1,395,000	
List\$ SqFt		\$564	\$497	\$636	
Sold Price		\$1,265,000	\$1,410,000	\$1,450,000	
Sold\$ SqFt		\$597	\$502	\$661	
Contract Date		05/10/15	01/26/15	03/30/15	
Sold Date		05/15/15	02/04/15	04/13/15	
DOM		33	20	30	
Orig Price		\$1,195,000	\$1,395,000	\$1,395,000	
City		Sebastopol	Sebastopol	Sebastopol	
Area		Sebastopol	Sebastopol	Sebastopol	
Year Built		1956	1976	1998	
SqFt		2120	2809	2192	
Lot Size		10.8600	5.7900	8.0600	
Style		Rustic	Contemporary	Farmhouse	
Stories		1 Story	2 Story	1 Story	
Exterior		Wood Siding	Wood Siding	Other	
Constr		Wood Frame	Wood Frame	Wood Frame	
Bedrooms		4	3	3	
Full Baths		2	3	2	
Half Baths		0	0	1	
Heat/Cool		Central Heat	Electric	Central Heat	
Heat/Cool		Fireplace(S)	Fireplace(S)	Propane	
Fireplace		1 Fireplace	4 Or More	1 Fireplace	
Fireplace		Brick	Wood Stove	Living Room	
Gar Spaces		4	2	2	
Gar/Prkng		4 Car	2 Car	2 Car	
Gar/Prkng		Detached	Attached	Garage	
Floors		Part Hardwood	Hardwood	Tile	
Floors		Vinyl/Linoleum	Tile	W/W Carpet	
Other Rm		Guest Suite	Bonus Room	Sun Room	
View		Greenbelt	Forest/Woods	Mountains	
View		Hills	Hills	Pasture	
Lot Desc		Agricultural	Upslope	Upslope	
Pool		No	Yes	No	



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Comparative Market Analysis



	10635 Barnett Valley Road, Sebastopol	4080 Heather Lane	Adjustments	3105 Burkhart Lane	Adjustments	6033 Volkerts Road	Adjustments
Sold Price		\$1,410,000	\$1,410,000	\$1,217,577	\$1,217,577	\$1,450,000	\$1,450,000
Sold\$ SqFt		\$502		\$411		\$661	
List Price		\$1,395,000		\$1,195,000		\$1,395,000	
List\$ SqFt		\$497		\$403		\$636	
Contract Date		01/26/15		03/05/15		03/30/15	
Sold Date		02/04/15		03/06/15		04/13/15	
DOM		20		51		30	
Orig Price		\$1,395,000		\$1,195,000		\$1,395,000	
City	Sebastopol	Sebastopol		Sebastopol		Sebastopol	
Area	096027	Sebastopol		Sebastopol		Sebastopol	
Year Built	1986	1976		1988		1998	
SqFt	1970	2809		2964		2192	
Lot Size	11.72	5.79		8.3		8.06	
Style	Geo Dome	Contemporary		Contemporary		Farmhouse	
Stories	1	2 Story		2 Story		1 Story	
Exterior Constr		Wood Siding Wood Frame		Lap Wood Frame		Other Wood Frame	
Bedrooms	3	3		4		3	
Full Baths	2	3		3		2	
Half Baths		0		0		1	
Heat/Cool		Electric		Baseboard Heater		Central Heat	
Heat/Cool		Fireplace(S)		Gas		Propane	
Fireplace	1	4 Or More		1 Fireplace		1 Fireplace	
Fireplace		Wood Stove		Free Standing		Living Room	
Gar Spaces		2		2		2	
Gar/Prkng		2 Car		5 Or More Car		2 Car	
Gar/Prkng		Attached		Auto Door		Garage	
Floors		Hardwood		Part Carpet		Tile	
Floors		Tile		Tile		W/W Carpet	
Other Rm		Bonus Room		None		Sun Room	
View	Extensive	Forest/Woods		Forest/Woods		Mountains	
View		Hills		Hills		Pasture	
Lot Desc		Upslope		County		Upslope	
Pool		Yes		No		No	
	\$1,288,515		\$1,410,000		\$1,217,577		\$1,450,000






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Comparative Market Analysis



	10635 Barnett Valley Road, Sebastopol	5028 Turner Road		5825 McFarlane Road		
			Adjustments		Adjustments	Adjustments
Sold Price		\$1,100,000	\$1,100,000	\$1,265,000	\$1,265,000	
Sold\$ SqFt		\$565		\$597		
List Price		\$1,050,000		\$1,195,000		
List\$ SqFt		\$539		\$564		
Contract Date		04/24/15		05/10/15		
Sold Date		04/30/15		05/15/15		
DOM		28		33		
Orig Price		\$1,050,000		\$1,195,000		
City	Sebastopol	Sebastopol		Sebastopol		
Area	096027	Sebastopol		Sebastopol		
Year Built	1986	1910		1956		
SqFt	1970	1947		2120		
Lot Size	11.72	5		10.86		
Style	Geo Dome	Ranch		Rustic		
Stories	1	1 Story		1 Story		
Exterior Constr		Stucco Wood Frame		Wood Siding Wood Frame		
Bedrooms	3	3		4		
Full Baths	2	2		2		
Half Baths		0		0		
Heat/Cool		Central Air		Central Heat		
Heat/Cool		Central Heat		Fireplace(S)		
Fireplace	1	Wood Stove		1 Fireplace		
Fireplace				Brick		
Gar Spaces		2		4		
Gar/Prkng		2 Car		4 Car		
Gar/Prkng		Garage		Detached		
Floors		Hardwood		Part Hardwood		
Floors		Vinyl/Linoleum		Vinyl/Linoleum		
Other Rm		Other		Guest Suite		
View	Extensive	Hills		Greenbelt		
View		Pasture		Hills		
Lot Desc		Downslope		Agricultural		
Pool		No		No		
	\$1,288,515		\$1,100,000		\$1,265,000	



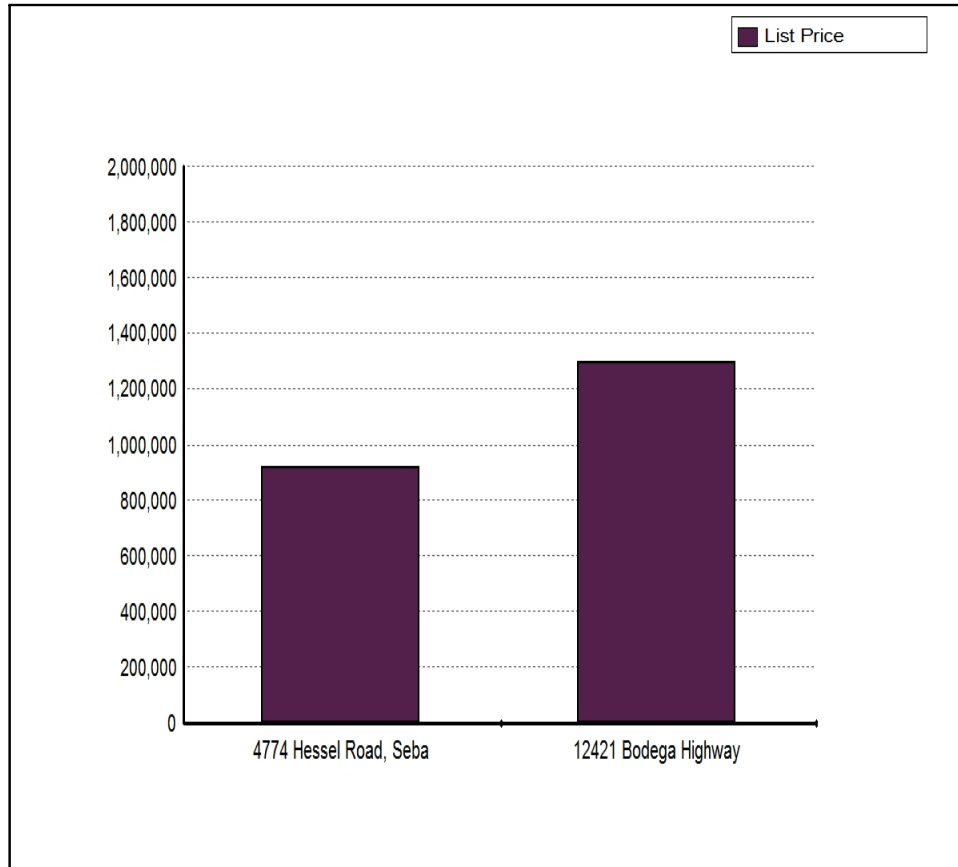
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Comparative Market Analysis Statistics



Graphic Analysis of Currently On The Market Properties



Summary Statistics of 2 Properties:

Average Price: \$1,105,000
High Price: \$1,295,000
Low Price: \$915,000
Median Price: \$1,105,000
Average \$ per SqFt: \$470.00
Average Year Built: 1946
Average Days On Market: 7



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Comparative Market Analysis Statistics



Graphic Analysis of Recently Sold Properties



Summary Statistics of 5 Properties:

Average Price: \$1,288,515
High Price: \$1,450,000
Low Price: \$1,100,000
Median Price: \$1,265,000
Average \$ per SqFt: \$547.20
Average Year Built: 1965
Average Sale Price % List Price: 103.41
Average Days On Market: 32



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Pricing Your Property to Sell



Pricing your property correctly is crucial. You want to sell your property in a timely manner at the highest price possible. Current market conditions determine the value.

Pricing too high or too low can cost you time and money. Realistic pricing will achieve a maximum sale price in a reasonable amount of time.

Analysis of the comparable properties suggests a list price range of:

\$975,000 to \$999,000



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