

16590 HWY 116 GUERNEVILLE, CA 95446

OFFERING PRICE
\$5,200,000



707-318-8829

SURREY-RESORT
Russian River


ROXANNE MERCER
Real Estate



REIMAGINE CAMPING TO GLAMPING !!

STAY

Breathe in nature at one of our 22 glampsites with tents on raised decks. Each features posh beds for all the comforts of home while you rest in the wild. Nearby bathrooms and showers, personal outdoor fire pits, and breathtaking views will give you a whole new connection to the great outdoors.

PLAY

Rejuvenate in our massive pool ringed with cabanas. Shape yourself in our spacious gym. Play tennis or pickleball then renew in the spa. Or join us for a variety of daily community events. Access all the ways to play at Surrey when you stay with us. Or you can treat yourself to one of our day passes. Sign-up for a membership and you can play with us whenever you'd like.

GATHER

Host the perfect wedding, arrange a family gathering, hold a corporate event, or throw a bachelor/bachelorette party. Or focus on wellness with a yoga or meditation retreat. Just let us know what you're planning and we'll work closely with you to make it unforgettable.



Zoning & Parcel HIGHLIGHTS

16590 HWY 116, GUERNEVILLE, CA 95446
PARCEL NUMBER: 070-010-027

Jurisdiction	Unincorporated Sonoma County	Inspector-Code Enforc.	Andrew Lee
Zoning	K, F2 LG/116 LG/RRC RC50/25 SR VOH	Inspector-Code Enforc. Cannabis	Jesse Cable
Land Use	RVSC	Inspector-Well & Septic	North West District
Air Quality Control Board	Nor. Sonoma County Air Pollution Control District	Land Size-Acres	3.31
ALUC Referral Area	No	Landslides	Many Landslides, Surficial Deposits
Assessor Use Code	0640 [Club/Lodge Hall]	Lat/Long(Parcel Center)	38.502668, -123.004169
CA Tiger Salamander	No	Liquefaction	High Susceptibility
F1-Floodway	No	Local Development Guideline	Russian River Corridor Design Guideline
F2-Floodplain	Yes	NRCS Soils	HkG, YSA
Farmlands	Urban & Built-up Land	Planning Area	4-Russian River
Fire District	Russian River FPD	Seismic Design Category	SDC D
Fire Protec. Response Area	SRA-State	Tax Rate Area	093044
Groundwater Availability	Zone I-Major groundwater Basin	Water Quality Board	North Coast Region
Inspector-Building	Dominick Sebastiani	Williamson Act Land	No



GUERNEVILLE

A FREE-SPIRITED RESORT TOWN

Guerneville has long been a weekend getaway and summer vacation spot for San Franciscans since the 19th century and in recent years has also become a popular destination for the city's gay and lesbian community. Today, this Central Sonoma County resort town continues to attract vacationers to its riverside location for free-spirited fun among the serene beauty of the surrounding redwoods. Although the largest town on the Russian River, Guerneville remains peaceful and down-to-earth

KNOWN FOR

Guerneville's quaint Main Street is home to eclectic shops, art galleries, restaurants, bars and the local farmers' market. After a stroll along the main drag, head to Johnson's Beach to enjoy riverside sunbathing or spend the day floating, paddling, or kayaking in the cool Russian River water. Guerneville also has some of the best nightlife in the area. The scene is thriving and there is a lot of fun to be had among the local clubs, dives, and gay bars.



DRIVING HERE

Just a 90 minute drive from San Francisco over the scenic Golden Gate Bridge



FLYING HERE

The Sonoma County Airport is centrally located and just a short drive to any city in Sonoma Wine Country. (STS)

AVG MEAL PRICE \$12.50	MON	TUES	WED	THURS	FRI	SAT	SUN	7 DAY PER WEEK OPEN
BREAKFAST	5	5	8	8	12	25	25	JAN-MARCH 3 DAYS PER WEEK
LUNCH	7	7	10	10	10	30	30	APRIL, OCT, NOV DEC. -4 DAYS PER WEEK
DINNER	7	7	8	20	15	20	20	MAY-SEPT OPEN 7 DAYS PER WEEK.
AVG WINE \$15 AVG BEER \$5	MON	TUES	WED	THURS	FRI	SAT	SUN	THURSDAY LOCALS NIGHT
WINE	10	10	15	100	200	200	30	
BEER	20	20	30	50	100	100	60	
GLAMPING AVG NIGHT \$228	APRIL	MAY	JUNE	JULY	AUGUST	SEPT	OCT	
#Nights X #Sites X \$/night	10 X 20 X \$228	15 X 20 X \$228	15 X 30 X \$228 PLUS 40K GROVE	7 X 30 X \$228 PLUS 110K GROVE	22 X 30 X \$228	18 X 20 X \$228	10 X 15 X \$228	

- Average cost of wine = \$5.00/glass
- Average cost of each beer \$1.37 (including tax per glass)
- Cost of goods for Cafe = 35% of income
- Bar hours 12:00pm -8:00pm 1 shift
- Café hours 7:00am -8:00pm 2 shifts

- Day use passes Saturday and Sunday only - 50 passes per day.
- 30 Gym Memberships
- Cabana average of \$139 per Cabana 3 cabana's per day Saturday and Sunday only 4 months per yer
- Labor \$15:00 /hr

LEARN MORE
707-318-8829

Roxanne Mercer
Broker Owner

707-318-8829

advice@myroxanne.com

myroxanne.com

DRE#01229827

Roxanne Mercer Real Estate

P.O.Box 2351 Santa Rosa CA 95404

