

Welcome to Marin

2017 Relocation Guide

Golden
Gate

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INTERNATIONAL REALTY

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Moving is one of the biggest decisions of your life. As you consider relocation, Golden Gate Sotheby's International Realty is your steward and gateway to Marin County and beyond. In order to assist your move, we are pleased to present this Relocation Guide where you will find essential, need-to-know information about Marin County, including community descriptions, area resources, schooling and healthcare services, and market statistics. First, let us introduce you to Marin – you are going to love living here.

Located on the north side of the Golden Gate Bridge, 20 minutes from San Francisco's downtown financial district, Marin County is a wonder of nature with protected open space consisting of rolling hills, Mount Tamalpais, beaches and coastal redwood forests. Charming winding roads lead to several intimate towns with luxury waterfront homes and hillside estates. There is no better location for enjoying the experience of small town and multi-cultural city lifestyle than Marin.

The communities of Belvedere, Tiburon and Sausalito include some of the most beautiful real estate properties in the world. Properties here have San Francisco Bay, Golden Gate Bridge, Angel Island and San Francisco skyline views. Mill Valley, Ross and Kentfield offer more secluded, peaceful estates with views of Mount Tamalpais and wooded hillsides. These locations, and numerous others in Marin, are also valued for their outstanding public and private schools which draw home buyers from San Francisco.

Central Marin includes San Rafael, the largest of Marin cities, which is also the seat of County government located in the Frank Lloyd Wright-designed Marin Civic Center. Central Marin includes Corte Madera, Larkspur, San Anselmo and Fairfax, each with their own charm. West Marin consists of quaint rural villages that extend to the Pacific coast. Novato, the second largest city in Marin, is located at the northern border, just before Sonoma County.

Living in Marin County offers unparalleled recreational activities within 10-15 miles of home such as hiking, biking, equestrian centers, tennis clubs and eight golf courses, as well as water sports from kayaking to wind surfing to sailing.

Nearby San Francisco offers world-class culture. Art museums, music venues, and theaters are abundant, including the renowned Museum of Modern Art, Asian Art Museum, San Francisco Opera and San Francisco Symphony, de Young Museum and the Legion of Honor. World-class fine dining, shopping and design also add to the city's cosmopolitan appeal.

You also have the best of central California at your fingertips; the coastline to the west, wine regions of Napa and Sonoma to the north, Lake Tahoe and the Sierra Nevada Mountains to the east, and Monterey and Carmel to the south.

We hope you enjoy this curated guide and we look forward to welcoming you home to Marin!

BEACH CITIES

The Pacific coast of Marin County is truly a remarkable place to reside, with the coastal communities of Bolinas, Muir Beach and Stinson Beach situated in some of the most picturesque surroundings in the area. Muir Beach is a small town of about 150 homes surrounded by the Golden Gate National Recreation Area, diverse wildlife, and beautiful beaches. Stinson Beach includes over three miles of soft sand, parks, the Dipsea Trail, a town market, and a good selection of restaurants and shops. Bolinas is the oldest unincorporated coastal community in Marin County known for its secluded and private atmosphere.

Residents and visitors of each of these cities enjoy breathtaking sunset vistas over the Pacific Ocean, along with surfing, fishing, hiking, exploring the coast and Mount Tamalpais, and many more outdoor activities. Residents have a long history of environmental preservation and progressive thinking.

Community Information:

Bolinas - www.pointreyes.org/bolinas-marin-county.html

Muir Beach - www.nps.gov/goga/planyourvisit/muirbeach.htm

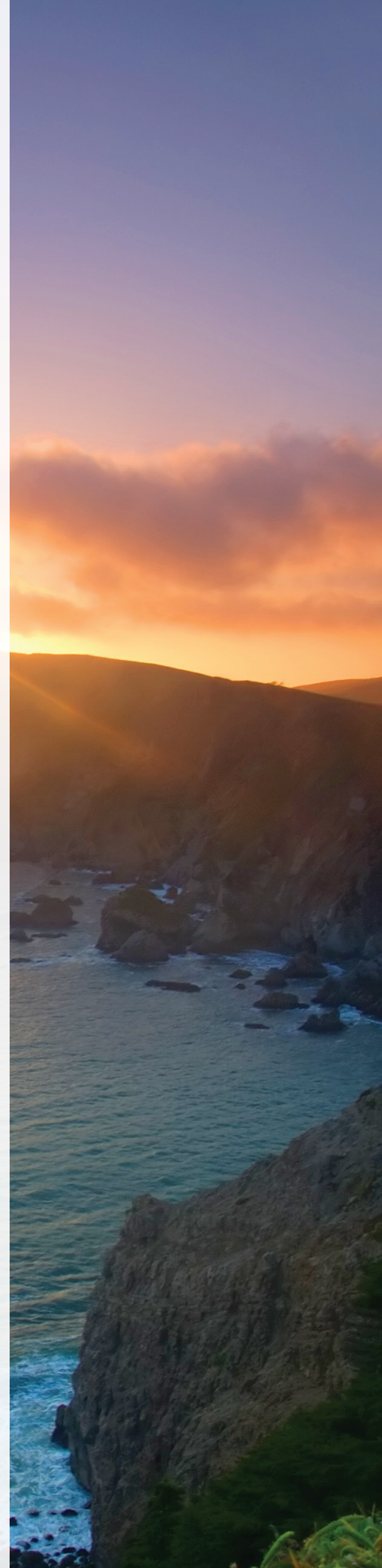
Stinson Beach - www.stinsonbeachonline.com/history.html

BELVEDERE

Meaning “beautiful sight” in Italian, much of Belvedere boasts panoramic views of San Francisco Bay, Angel Island, Alcatraz, Mount Tamalpais, the Golden Gate Bridge, and the world famous San Francisco skyline. Some of the most palatial real estate on the globe is found here in this exclusive enclave, and it is an engaging community with both history and character.

Belvedere, like its neighboring communities Tiburon and Sausalito, was a fishing village, and today is an epicenter for the recreational sailing community. It is adjacent to two famous private yacht clubs; the San Francisco Yacht Club, located in Belvedere Cove, and the Corinthian Yacht Club, situated on Corinthian Island. The two tennis and swim clubs are the Belvedere Tennis Club and the Tiburon Peninsula Club. Belvedere has a very active and involved population of just over 2,000 people that are lucky enough to enjoy the considerable biodiversity, Mediterranean climate, unparalleled schools, and truly remarkable views.

Community Information: www.cityofbelvedere.org





CORTE MADERA

The “Hidden Jewel of Marin County,” as the beautiful town of Corte Madera is often referred to, is a perfect balance between rural and urban living. Wildlife preserves like the Corte Madera Ecological Reserve, Shorebird Marsh and the Ring Mountain Preserve are minutes away from upscale shopping centers such as The Town Center and The Village at Corte Madera. The town’s feet are splashed by the San Francisco Bay tides in the east, and its back rests on Mount Tamalpais in the west.

Residents take advantage of their good fortune. Hiking, biking, picnicking, kayaking, and boating are amongst the most popular activities, and the Mediterranean climate allows the people to enjoy the outdoors all year round. Corte Madera is also home to some of the best schools and most coveted real estate in the county. The Larkspur-Corte Madera School District is a major advantage of living in the area and is nationally distinguished.

Community Information: www.ci.corte-madera.ca.us

FAIRFAX

Fairfax is a close-knit, family friendly community with a history that continues to shape its culture. Surrounded by extensive open space, the town is a hiking and mountain biking Mecca. It is preserved through the local advocacy of environmental sustainability and community building. The quaint downtown has many stores, charming restaurants, and the most vibrant nightlife in Marin County. Many events take place year round as well.

Buying a home in Fairfax is reasonable by Marin standards. It is situated among the picturesque sylvan setting of Northern California, enjoys a Mediterranean climate, and is considered the most progressive of Marin’s eleven incorporated cities, yet home prices in Fairfax are under the median prices for the rest of the county. The town is also included in the distinguished Ross Valley School District.

Community Information: www.town-of-fairfax.org

GREENBRAE

Greenbrae is a small community situated in the heart of Marin County. Its neighborhoods are bordered by downtown Larkspur to the south, Larkspur Landing to the east, the unincorporated area of Kentfield to the west, and the city of San Rafael to the north. Part of Greenbrae is an unincorporated community of Marin while the remaining area is inside the town limits of Larkspur. Homes can be found directly on the bay waters to the east or on the Mt. Tamalpais hillside to the west.

Minutes away from the East Bay and San Francisco, Greenbrae enjoys great weather all year round and outdoor recreation is easily accessible. The Greenbrae Marina along the Corte Madera Creek welcomes visitors to walk along its banks where rowers and boaters enjoy the water. There is great shopping at the Bon Air shopping center, and nearby Larkspur Landing which hosts weekly farmers markets, food trucks, live music, and events for the entire family. Marin General Hospital and UCSF Medical Center satellite offices are located in Greenbrae as well. The nationally recognized schools, thriving local economy and active, engaging population also make Greenbrae a highly sought after location.

Community Information: www.ci.larkspur.ca.us

LARKSPUR

Larkspur is one of the most charming towns in all of Marin County with a population of 12,000 and some of the best schools in the country. Located less than 15 miles from San Francisco, Larkspur rests in the center of the county. Marin's main ferry terminal is located in the Larkspur Landing area on the San Francisco Bay, which makes for an easy commute for passengers headed to the Financial District in San Francisco. There is also a scenic downtown, which is officially listed on the National Register of Historic Places. The main street, Magnolia Avenue, is lined with small boutique shops and an assortment of fine restaurants.

Larkspur Landing is a regional commercial hub featuring the Marin Country Mart which is centered around a lovely outdoor seating area with gorgeous views of the Bay. In addition to fine dining and retail, there is also live music on Friday nights and a farmers market on Saturdays, making this a local hotspot adding to Larkspur's appeal.

Community Information: www.ci.larkspur.ca.us





MILL VALLEY

Nestled in the foothills of towering Mount Tamalpais, Mill Valley is an intimate community whose beauty is only matched by its rich history. Today, there are municipally maintained open-space reserves, parks, and coastal habitats, and these areas, along with the Mediterranean climate, allow residents to enjoy outdoor recreation all year round. Downtown Mill Valley revolves around Lytton Square, the business district that is home to art galleries, trendy fashion boutiques, open-air coffee shops, and more. Festivals, parades, and events of all kind take place in this central plaza.

In 2005, *CNN/Money* and *Money* magazine ranked Mill Valley tenth on its list of the 100 Best Places to Live in the United States. Not dissimilar to other Marin County communities, Mill Valley has retained elements of its artistic culture of the past. It continues to be a progressive population that protects its environment and is very involved in the arts.

Community Information: www.cityofmillvalley.org

NOVATO

The city of Novato is a contemporary town, yet retains the charm of its past. In downtown Novato you can see historical buildings including the Novato History Museum, City Hall, and Druid's Hall. Downtown hosts a weekly farmers market with local produce, products and live music. This central business district is quaint and has boutique shops and delicious restaurants. Vintage Oaks shopping center also includes more than 50 stores.

Novato enjoys more than 3,600 acres of open space. There is Stafford Lake Park for fishing, hiking, biking, and camping, and Scottsdale Marsh, Deer Island Preserve, and Pacheco Pond Wildlife Area for wildlife observers. Novato is a family friendly, affordable town located in idyllic northern Marin County. It is minutes away from Sonoma and Napa Wine country, and very close to major cities across the Bay Area.

City Information: www.novato.org

ROSS

Ross is nestled among lush, tree covered hills, winding creeks, and graciously landscaped streets and gardens. In the 1800s, expansive estates were built by wealthy San Franciscans as holiday homes. Many of these mansions remain and Ross still represents the pinnacle of luxurious living. The Town Council strives to preserve and enhance its historical, low-density character and identity. It is also home to some of the world's most dazzling estates. Because of the strict zoning restrictions that limit development in Ross, each property's personality is unobstructed; there are less than 900 housing units. There is a mélange of architectural artistry and each of these exquisite residences are luxuriously appointed, embracing every fine amenity. It is spacious, extremely safe, and has schools that continually rank amongst the highest in the nation.

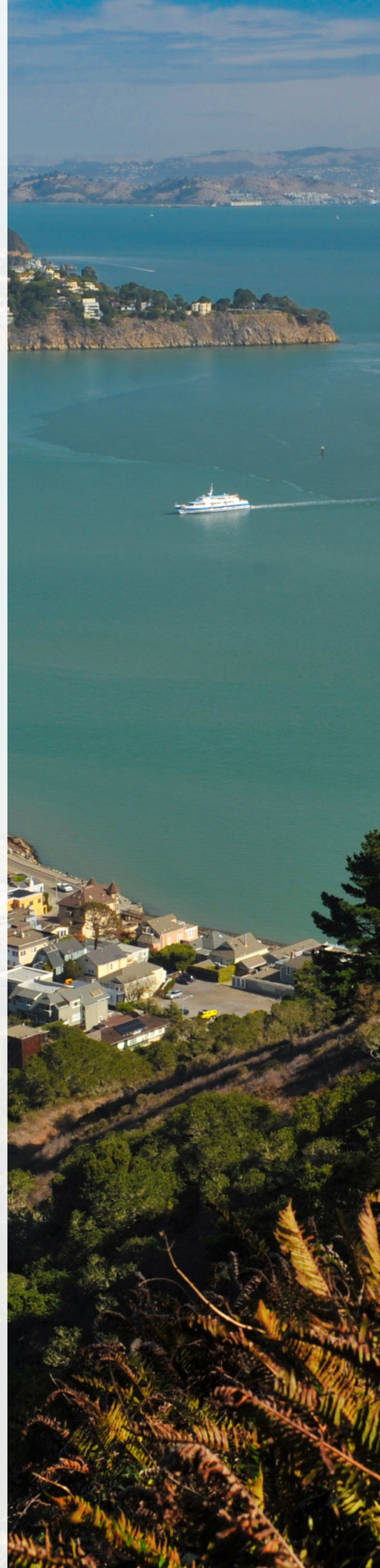
Community Information: www.townofross.org

SAN ANSELMO

The town of San Anselmo is in the Ross Valley, nestled below hills and mountains just 14 miles north of San Francisco's Golden Gate Bridge. Situated between the larger city of San Rafael to the east, Ross to the south, and Fairfax to the west, there is easy accessibility to outdoor recreational activities, yet the town is minutes away from major cities across the Bay Area. The lush landscape, great weather all year round, and central location make San Anselmo a highly sought after destination.

This quaint community is home to an excellent school district, thriving downtown area, and has a rich history. San Anselmo Avenue, the main business street, has many boutique shops that define the town's character. *Sunset Magazine* named San Anselmo the "Best in the West" for antique shopping. The town is also renowned for its annual outdoor Art and Wine festival and summer-time film nights in the park.

Community Information: www.townofsananselmo.org





SAN RAFAEL

The city of San Rafael is the oldest, largest, and most culturally diverse city in Marin, and is the county seat. With parklands and open space accounting for nearly 30 percent of the city's land, there is a thriving natural environment to enjoy outdoor recreation. Along with this lush landscape, there is also a lively business district and shopping in the downtown area.

San Rafael has many turn-of-the-century buildings that have been restored and are beautiful remnants of times past, including the Marin History Museum, the Falkirk Cultural Center, and the 106-year-old Dominican University. An enduring symbol of the town, the Mission San Rafael Arcangel was founded in 1817 as part of California's mission chain and is a replica of the original mission. The Marin Civic Center, designed by Frank Lloyd Wright, is an architectural treasure and a nationally designated historical landmark. The 57,713 people that live in San Rafael enjoy the temperate climate throughout its 22.4 square miles.

City Information: www.cityofsanrafael.org

SAUSALITO

Once a tranquil fishing village, Sausalito has transformed into the epitome of present day luxury, shaped as much by the residents that have called this town home, as by the bay waters lapping at its shores. Spanish explorers christened the land Sauzalito, meaning "small willow grove" in Spanish. Much later, with the advent of the ferry service to San Francisco, the town became a Victorian village escape for San Franciscans. Painters, dancers, writers, musicians, bohemians, hippies, and house-boaters then contributed to the culture of Sausalito.

Present day Sausalito is a backdrop for a modern travelogue. There is a historic downtown with yacht harbors, boutique shops, original art galleries, restaurants and hotels built out over the water, and a grand promenade with breathtaking views of the San Francisco Bay, Angel Island, Alcatraz, the Golden Gate Bridge, and the world famous skyline of San Francisco. Events around town include the renowned art festival, jazz concerts, and Fourth of July parade. It is home to some of the most coveted real estate in the world.

Community Information: www.ci.sausalito.ca.us

TIBURON

The picturesque bayside town of Tiburon occupies most of the Tiburon Peninsula, which reaches south towards San Francisco Bay and is surrounded on three sides by water. It features some of the most magnificent real estate available in the world. Many of the estate homes have breathtaking views of the Golden Gate Bridge, San Francisco Bay, San Pablo Bay, Angel Island, Alcatraz, and the world famous skyline of San Francisco.

Main Street in downtown Tiburon is reminiscent of quaint fishing villages and offers numerous small boutiques and fine dining restaurants that cater to both local residents and tourists. The unsurpassed beauty, exclusive lifestyle, and award winning schools make Tiburon one of the country's best places to live.

Community Information: www.townoftiburon.org

WEST MARIN

Some of the most breathtaking views in North America can be found in the majestic landscape we call West Marin. Encompassing 350,000 acres of rolling hills and dramatic coastline, it is an enchanting destination with a population that is determined to preserve its natural beauty. Within and around the towns of Point Reyes Station, Marshall, Inverness, Olema, Tomales, Nicasio and the San Geronimo Valley, residents and visitors enjoy hiking along the coast or through the woods within the Point Reyes National Seashore.

There are beaches to explore, bicycling paths, picturesque picnic areas, horseback riding, golf, and kayaking on Tomales Bay. It is truly a remarkable place to reside. The string of coastal and agricultural communities also enjoys an abundance of fresh produce, locally grown and produced meat, cheeses and other culinary delights. Residents have a long history of environmental preservation and progressive thinking. It is a safe, gorgeous setting to raise a family and a good investment when purchasing real estate.

Community Information: www.pointreyes.org



SAN FRANCISCO

	SINGLE FAMILY HOMES	CONDOS / TIC
No. Units Sold	2,208	2,778
% Change in Sales from 2015	-3%	-3%
Minimum Sale Price	\$365,000	\$157,140
Median Sale Price	\$1,325,000	\$1,080,000
Average Sale Price	\$1,708,680	\$1,233,851
Change in Avg. Sold Price from 2015	4%	-1%
Maximum Price Sold	\$21,800,000	\$13,000,000
Average Price/Sq. Ft.	\$863	\$846
Average Days on Market	33	39

DISTRICT	NO. UNITS SOLD SINGLE FAMILY HOMES	AVERAGE PRICE SINGLE FAMILY HOMES	MAXIMUM PRICE SINGLE FAMILY HOMES	NO. UNITS SOLD CONDOS / TIC	AVERAGE PRICE CONDOS / TIC
I	180	\$2,129,167	\$17,800,000	142	\$1,132,632
2	396	\$1,280,352	\$3,850,000	52	\$1,028,352
3	193	\$1,076,696	\$2,100,000	53	\$873,458
4	316	\$1,554,928	\$4,280,000	25	\$679,181
5	315	\$2,314,610	\$6,850,000	394	\$1,304,851
6	35	\$2,454,343	\$5,500,000	317	\$1,109,178
7	102	\$5,706,051	\$21,800,000	295	\$1,779,259
8	14	\$4,651,421	\$9,750,000	465	\$1,279,015
9	247	\$1,496,811	\$3,795,000	957	\$1,163,235
IO	410	\$857,333	\$1,700,000	78	\$660,153



MARIN COUNTY UTILITIES AND SERVICES

Gas and Electric Service

To set up utility services, contact the following companies:

- **Pacific Gas and Electric (PG&E)** service requests
(800) 743-5000
- **Marin Clean Energy (MCE)**. When you open a PG&E account you are automatically enrolled in the MCE Light Green program, which uses 50% renewable energy. The cost is an additional \$0.079 per kilowatt hour. You have 60 days to opt out of the MCE program. For an additional \$0.01 per kilowatt hour, you can subscribe to 100% renewable energy (Deep Green program) by calling MCE at (888) 632-3674.
- **Marin Municipal Water District** service requests
(415) 945-1400
- **North Marin Water District** (Novato)
(415) 897-4133

[All of the above services apply to the communities of Belvedere, Corte Madera, Fairfax, Greenbrae, Larkspur, Mill Valley, Novato, San Anselmo, San Rafael, Sausalito, Tiburon, and the Beach Cities.]

Disposal Companies

- **Mill Valley Refuse** – (415) 457-9760 – serving Belvedere, Corte Madera, Mill Valley, Tiburon
- **Tamalpais Community Service District** – (415) 388-6393 – serving Tam Valley (unincorporated area of Marin, between the city of Mill Valley and the Sausalito/Marin City area)
- **Bay Cities Refuse** – (415) 332-3646 – serving Sausalito, Marin City
- **Marin Sanitary Service** - (415) 456-2601 – serving Fairfax, Greenbrae, Kentfield, Larkspur, Ross and Ross Valley, San Anselmo, San Rafael

- **Novato Disposal Service** – (415) 897-4177 – serving Novato
- **The Ratto Group** – (707) 585-5222 – serving Stinson Beach, Bolinas, West Marin
- **Marin Recycling Center** – (415) 453-1404 – providing bulk disposal and recycling

Telephone, Television, Internet Service

- **AT&T** – (800) 288-2020 for residential service
- **Comcast** – (800) 945-2288
- **DirectTV satellite** – (888) 866-3008 for new Customers
- **Dish TV satellite** – (800) 861-0697
- **www.exede.com** – (855) 627-2553

[When ordering satellite TV service, it is recommended that you request a written quote before subscribing.]

Department of Motor Vehicles

Upon relocation, make sure to contact the California Department of Motor Vehicles (DMV) to obtain a California driver's license, register your car, or change your address:

- **Corte Madera**
75 Tamal Vista Blvd.
Corte Madera, CA 94925
(800) 777-0133
- **Novato**
936 7th Street
Novato, CA 94947
(800) 777-0133





BAY AREA RESOURCES

Healthcare and Wellness

- **Kaiser Permanente San Rafael Medical Center**
99 Montecillo Rd, San Rafael, CA 94903
(415) 444-2000
- **Kentfield Rehabilitation & Specialty Hospital**
1125 Sir Francis Drake Blvd, Kentfield, CA 94904
(415) 456-9680
- **Marin General Hospital**
250 Bon Air Rd, Greenbrae, CA 94904
(415) 925-7000
- **Sutter Health Novato Community Hospital**
180 Rowland Way, Novato, CA 94945
(415) 209-1300

Transportation

- **Highway 101**
Main thoroughfare linking Marin County to San Francisco in the south and Sonoma County to the north.
- **Golden Gate Ferry**
Ferry service offered to and from Larkspur and San Francisco (40 minutes each way) and to and from Sausalito and San Francisco (25 minutes each way). There is also a ferry service for San Francisco Giants baseball games.
goldengateferry.org
- **Golden Gate Transit**
Elaborate transit system with 55 bus routes interconnecting communities of Marin County as well as routes to San Francisco and Sonoma County.
goldengatetransit.org
- **SMART Train**
Highly anticipated commuter speed train connecting Marin County to Sonoma County. Slated for delivery late 2016.

- **Golden Gate Bridge**

Links Marin County to San Francisco. One-way FasTrak toll is \$6.25 and charged on the southbound route.

goldengate.org/tolls

- **Richmond - San Rafael Bridge**

Links Marin County to the East Bay. One-way bridge toll is \$5 and collected on the eastbound route.

www.batolls.info

- **FasTrak**

This electronic toll collection system lets drivers pay tolls on California's bridges and toll roads without stopping.

www.bayareafastrak.org/en/home

- **Marin Airporter**

Shuttle service providing transportation between San Francisco Airport (SFO) and Marin County.

www.marinairporter.com

Publications

- **Marin Independent Journal** – Daily Marin newspaper

marinij.com

- **Marin Magazine** – Monthly lifestyle publication

marinmagazine.com

- **San Francisco Chronicle** – Daily newspaper for the whole Bay Area

sfgate.com

- **Pacific Sun** – Weekly free newspaper for Marin

pacificsun.com

- **The Ark** – Weekly Belvedere and Tiburon local newspaper

thearknewspaper.com

