



“We’re next to the Bridge”  
100 Hwy. 101, Florence, OR



**COAST REAL ESTATE**

**541-997-7777**

**NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF DECEMBER 30TH, 2015**

**NEW**

**VERY WELL BUILT AND MAINTAINED**  
Improved city home with a heated new shop on 1/2 acre. In town, yet it has the feel of being out in a rural area, with a back patio overlooking a wetlands area with lovely birds and wildlife in refuge. Contemporary custom with a retro-split level design and vaulted ceilings; very open and livable. Kitchen countertops are custom concrete. The phrase people use to describe this home is “Oh, so cool.” Plus huge shop! **\$329,000** #11149 MLS#15271262

**NEW**

**EXCELLENT LOCATION NEAR HOSPITAL**  
Wonderful newer home near hospital. Beautifully appointed with stone accents and traditional quality. 2,246 square feet. 3 bedroom, 2.5 bath, heat pump, granite and stainless kitchen, pantry, media room, propane fireplace and central vacuum system. Must see! **\$305,000** #11151 MLS#15530360

**REDUCED**

**THE RESERVE**  
Newer home in The Reserve backs up to a seasonal pond. Roomy home with bonus room over the garage with a full bath. Stainless appliances, gas range and fireplace. **\$335,000** #11117-MLS#15122450

**NEW**

**87671 PARKSIDE DRIVE**  
Very nice doublewide close to North Jetty Road for easy access to the beach. 3 bedrooms, 2 baths, corner lot. Master bedroom separated from the other bedrooms. Great floor plan. Double garage. **\$192,000** #11153 MLS#15615704

**REDUCED**

**LIVE BY THE BEACH!!!**  
So, you want to live by the beach? Don't want to feel crowded like other beach houses? Here's your chance to own almost an acre of property with residential zoning just two short blocks from the beach. Public water and electricity at the street. **\$139,000** #10993 MLS#15217061

**COMMERCIAL INCOME PROPERTY**  
STEADY INCOME! Newer leased commercial condominium in Old Town with national tenant anchor. Retail - Office - Storefront. Excellent location - in the heart of Old Town. Ground level, distinctive Pacific Northwest design and appeal. Includes ADA accessible restroom and storage. Secure, stable income through life of lease. 8.2% cash on cash return. Adjacent unit C available also (vacant) at \$179,900. **\$199,900** #10363 MLS#12107493

**NEWER COMMERCIAL CONDOMINIUM IN OLD TOWN.**  
Retail - Office - Storefront. Excellent location - in the heart of Old Town. Ground level, distinctive Pacific Northwest design and appeal. Includes ADA accessible restroom and storage. Ready for your next business venture. Adjacent unit B available (has long-term lease with national tenant) at \$199,900. **\$179,900** #10363 MLS#12161412

**NEW**

**824 KINGWOOD STREET**  
IN-TOWN LOCATION - TLC REQUIRED. Within walking distance to Old Town. Needs your attention and imagination. Corner lot - .17 acre. 3 bedroom, 2 bath home with good bones. Double car garage, roof top decks. Come see the potential! **\$149,000** #11152 MLS#15151047

**NEW**

**87847 TERRACE VIEW DR.**  
Imagine a home near the beach on a fairly private .34 acre lot with RV parking & covered parking for your boat. Nicely updated with laminate floors throughout, upgraded kitchen & bathroom. Crab & fish cleaning facility, greenhouse, herb garden, chicken coop. The home also features a ductless heat pump, propane for kitchen stove & outside crab pot. This home is ideal for full time owner or weekend getaway. Call for more details! **\$189,900** #11154 MLS#15180017

**NEW**

**VINTAGE OLD TOWN 1950'S BUNGALOW**  
Look at this! Oak floors, brick fireplace, fenced yard, convenient location, ductless heat pump, efficient 2 bedroom, 1 bath, oak kitchen cabinets with corian counters & newer roof. There are a few things left to do, but hurry, this one won't last! **\$154,500** #11150 MLS#15308345

**NEW** **SALE PENDING**

**1220 BAY STREET #202**  
STILLWATER CONDO in Old Town Florence. #202 is a 2nd floor 2 bedroom + den, 2 bath, 1369 square foot waterfront unit w/elevator access & covered water's edge patio. Completely furnished & move-in ready down to the tableware! Set up as the perfect Old Town vacation rental. (Exclude: movies and books.) **\$295,000** #11148 MLS#15517141

**NEW**

**NESTLED IN SEA WATCH**  
This home has everything on your wish list in one total package. South facing sun room off of the family room and master has a pellet stove for chilly days. Huge RV garage, 51' X 23' for those toys, plus exterior RV parking and full hook ups for visiting family and friends. 3 car garage attached. **\$549,000** #11145 MLS#15245723

**NEW**

**BRAND NEW CUSTOM HOME**  
Newly completed custom 3/2 home on Sutton Lake. Over an acre of land to improve & enjoy. One level home with bamboo floors, granite counters, stainless appliances, cherry cabinets, heated tile floor in master bath, formal dining plus great room with wood burning fireplace. Southern exposed, 3-sided covered patio to enjoy entertaining & lazy days at the lake. **\$497,000** #11147 MLS#15405418

**COMMERCIAL PROPERTIES**

**OPPORTUNITY, OPPORTUNITY, OPPORTUNITY**  
Prime commercial building and land in the heart of business corridor. 120 ft. of Hwy. 101 frontage with plenty of parking and great visibility. Solid building ready for your vision whether you are an entrepreneur or investor. Call to learn about owner terms. **\$399,000** #10578 MLS#15263634

**RE-DEVELOPMENT OPPORTUNITY**  
In the heart of Florence's business/commercial district. 130' Highway 101 frontage with older commercial building & 2 old, uninhabitable homes on Laurel Street behind. Many possibilities exist here...combination of commercial live/work space, multi-family, commercial/retail. A rare opportunity. **\$399,000** #10723 MLS#13463033

**DEVELOPMENT OPPORTUNITY**  
Development property in the heart of Florence. 3 1/2 acres next to Sandpines Golf Course. 37th & Oak access point. Heavily wooded and filled with native vegetation for privacy. Ready for your next development project. **\$285,000** #10994 MLS#15426589

**DEVELOPMENT PROPERTIES**

**BEAUTIFUL 6.1 ACRES LOCATED NEAR TOWN**  
Three bedrooms, 1.5 baths, 1404 sq. ft. home with large deck, 2-car garage, pellet stove. Munsel Creek runs through property for a park-like setting. Located in Urban Growth Boundary, buyer to check on development potential. **\$415,000** #10269 MLS#11017001

**32ND STREET**  
Good opportunity to purchase property in town. Possible owner financing with 1/3 down. Multi-family zoning provides for a wide variety of potential uses. **\$189,000** #10998 MLS#15197252



All of us at Coldwell Banker Coast Real Estate wishing you a



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