

# UNIQUE COASTAL PROPERTIES

Call Hardworking Professional...



**DEBRA BOWE**  
Broker

Cell: 503-440-7474  
Office: 503-325-5111  
Toll Free: 877-949-5111



NEW LISTING

**ELEGANT MID-CENTURY**  
1608 Irving Avenue, Astoria • \$849,000

One of Astoria's finest, classic River view homes. Featuring spectacular views of the Columbia River, Washington Coast and Cityscape, this nearly 4,000 square foot home has been owned by only two families since its construction in 1949 and has been lovingly cared for. Exquisite wood finishes and historic elements of Astoria's history incorporated in its architectural detail. A truly majestic home!



NEW LISTING

**GREAT COMMERCIAL OPPORTUNITY**  
701 W. Marine Drive, Astoria • \$349,000

Exceptional commercial space with W. Marine Drive frontage and 11 designated off street parking spaces. The remodeled, versatile footprint offers room for expansion. This property has served as business headquarters/office space for a number of years and features large reception and staff area, meeting rooms, private offices, two half baths and a large kitchen/break room. So many possibilities!



NEW LISTING

**OCEAN FRONT CONDOMINIUM**  
2136 Beach Drive #152, Seaside • \$149,000

Exceptional opportunity to enjoy ocean front living in Seaside. This single level, second story condominium in The Tides Condominiums is an extremely well-maintained unit and is a popular vacation rental, featuring expansive, unobstructed views of the Mighty Pacific Ocean. Adjacent to the beach access and the Seaside Promenade, what a perfect getaway or income producer. Pool, onsite management.



NEW LISTING

**CLASSIC BEACH HOME**  
1068 Summit Avenue, Gearhart • \$365,000

Privacy beckons! This west Gearhart contemporary style home has been beautifully renovated and is situated on a .57 acre, private lot with creek frontage. Near downtown Gearhart, this reverse floor design is light-filled with custom finishes, and features 3-4 bedrooms, 2.5 baths, exquisite hardwood floors and tile, an open floor plan that flows to the spacious south deck. Artistic touches.



NEW LISTING

**MILES CROSSING ACREAGE**  
35019 Hwy 101 Business, Astoria • \$149,500

Nearly three acres of residential acreage available to build your dream home. Level, road access, outbuilding in poor condition. No water or sewer connected yet to the property, but is at highway. Call listing broker for details about this great building opportunity.



**ONE OF ASTORIA'S FINEST**  
1656 Irving Avenue, Astoria • \$999,500

This John Wick's designed Craftsman/Prairie style home with nearly 4,500 square feet of quality living space offers a panoramic view of the Mighty Columbia. Large, formal rooms. Chef's kitchen. Media room. Paul Caruana-renovations.



NEW LISTING

**EXCEPTIONAL CRAFTSMANSHIP**  
89329 Pinehurst Rd, Gearhart • \$1,095,000

Jensen-designed oceanfront contemporary built by Paul Caruana. Expansive views from most rooms in this nearly 4,000 sq ft home located in Gearhart's premier gated development, Pinehurst. Custom finishes throughout include cherry floors, tile/stone detail, 3 gas fireplaces, an elegant master suite, and more.



**CUSTOM PACIFIC BELLEVUE SPLIT LEVEL**  
90822 Kennedy Rd Warrenton • \$595,000

Located in the gated community of Pacific Bellevue, this custom Ben Johnson built ocean view home features a split level design, a quality finish aesthetic throughout and light-filled rooms. Formal living and dining, an inspired chef's kitchen, 4 bedrooms, including a spacious master suite with fireplace sitting room, spa bath and large walk-in closet. Decks to take in the views.



**ENCHANTING ONE-OF-A-KIND**  
43804 Sylvandale Ln, Astoria • \$849,000

On 9.5 secluded acres, the elegant custom home offers 3 luxury levels, gourmet kitchen, fireplace, wood stove, sauna, guest suite, office, expansive decks, geothermal heating/cooling system. Plus -3200 sf shop, greenhouse and storage building. 1000 sf additional storage bldg.



**COUNTRY LIVING AT IT'S BEST**  
92748 Sunrise Dr., Astoria • \$469,950

Columbia River view, 3 bd, 2.1 ba, Ben Johnson custom home on private, estate-sized lot. This exceptional home reflects an artist's influence and aesthetic and will captivate. Formal living and dining, spacious family room, chef's kitchen and more!



**UNFORGETTABLE WATERFRONT**  
396 31st St, Astoria \$989,000

Experience waterfront living in historic Astoria at its finest. This Columbia Riverfront home was custom designed and built for its owner by craftsman Rich Elstrom, blending the best of both indoor and outdoor living experiences. Two levels feature the finest finish detail, including an open upper level floor plan with tall ceilings and walls of windows and a more intimately designed main floor bedroom and office wing.



**ABSOLUTELY CHARMING**  
201 W Franklin Ave, Astoria • \$269,950

Columbia River view craftsman property in Astoria's historic Uniontown District, this beautifully updated and cared for home features formal living and dining, spacious kitchen and eating area, two full baths, updated, three bedrooms, main floor utility, full basement and a great backyard deck. Carport and bonus offstreet parking. Fenced yard.



SALE PENDING

**AFFORDABLE CRAFTSMAN**  
1454 6th Street, Astoria • \$195,000

This two bedroom Craftsman in the Peter Pan neighborhood with historic architecture, wood floors, full basement and fenced backyard would be a perfect full time residence, rental property or cozy getaway.



SALE PENDING

**GOONIES NEIGHBORHOOD VICTORIAN**  
685 38th Street, Astoria • \$268,900

Classic Uppertown Victorian in the "Goonies" neighborhood. This historic home has been lovingly cared for and features formal living and dining, wood floors, a spacious kitchen with 1945 classic stove, enclosed back porch and storage, three bedrooms, one bath. Custom reproduction wood windows by Bergerson with new plantation shutters throughout, atrium/sunroom and a large, yard/garden area.



**RIVER VIEW BUILDING LOT**  
840 Lexington Avenue, Astoria • \$65,000

Outstanding Columbia River and City views from this top of the hill Central Astoria. .23 acre building site. Located in a neighborhood of classic mid-century and craftsman homes, this is a perfect location to build your dream house.



**THE BEST OF ALL WORLDS**  
W. Jerome, Astoria • \$225,000

Absolutely one of a kind opportunity for the savvy developer or buyer looking to acquire an estate sized lot in one of Astoria's finest neighborhoods. Already a planned subdivision with completed surveys and staged for utilities, this extraordinary parcel offers the potential for 9 building sites. Views of Young's Bay, privacy.



**OPPORTUNITY KNOCKS**  
Lisbon near Skyline, Astoria • \$65,000

This unimproved .41 acre residential building site is located in one of Astoria's finest neighborhood. Build your dream home, or explore division into two sites and let your imagination and interests follow. Access will require improvement of platted City street. Seller recommends contact with City of Astoria for building details.



**MOST DESIRABLE LOT**  
Mill Pond Ln, Astoria • \$299,975

Breathe taking building opportunity in Astoria! Build your dream home from this two lot combined River adjacent building site, with spectacular views of the waterfront, passing ships and sunsets. This is absolutely the most desirable lot in the MILL POND VILLAGE, and much of the heavy lifting for construction has already been completed by the owner.



**WEST HILLS COLUMBIA RIVER VIEW LOT**  
1st & Exchange, Astoria • \$65,000

Two unimproved lots overlooking the Columbia River in the historic Uniontown area of Astoria can be developed as a single building site. Let your imagination run wild as you design your dream home. Privacy and a sweeping vista can be yours!

**Windermere**  
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PACIFIC LAND CO.

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