

# UNIQUE COASTAL PROPERTIES

Call Hardworking Professional...



**DEBRA BOWE**  
Broker

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877-949-5111



NEW LISTING

**CLASSIC ASTORIA VICTORIAN**  
500 38th Street, Astoria • \$305,000

Exceptional renovated Victorian in Astoria's "Goonies" neighborhood featuring views of the Columbia River and East Mooring Basin. Elegant, spacious rooms with high ceilings define this one of a kind property. Exquisite wood finish detail, renovated kitchen, utility on main, 3 spacious bedrooms, 2.5 bathrooms, large yard and garden. Bonus office in basement not included in square footage count.



NEW LISTING

**EAGLE RIDGE CONTEMPORARY WITH BAY VIEW**  
1889 SE 3rd Street, Astoria • \$399,000

Breathtaking views of Young's Bay & Saddle Mountain from this 2 story contemporary home in Eagle Ridge. Featuring a gracious open design, this Stan Johnson custom home offers a chef's kitchen w/nook, living, dining, office/den, master suite, full bath & utility on the main level. Lower level provides two additional bedrooms & a third full bath. View decks & outside gazebo, perfect for entertaining.



NEW LISTING

**SVENSEN HOME WITH ACREAGE**  
39688 Grove Lane, Astoria • \$280,000

Contemporary two level country home situated on 1.6 acres and featuring 4-5 bedrooms, 2 full baths, bonus rooms, large barn and additional outbuildings. Quiet neighborhood with easy access to Highway 30. House needs TLC but has great potential. Call for details.



**OWN A PIECE OF ASTORIA'S HISTORY!**  
218 W. Marine Dr., Astoria • \$320,000

Located in Uniontown with street frontage, this property, constructed in 1900 and extensively remodeled over the years, has served as a popular eating establishment and lounge and features two dining areas, space for entertainment, a full service kitchen, food prep and storage areas, office and utility/storage.



**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!



**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!



**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.



**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.



**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 ITS 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!



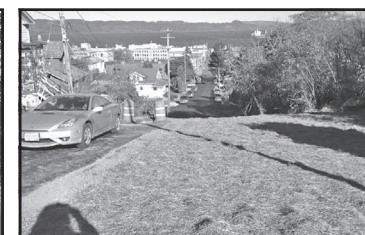
**UNFORGETTABLE WATERFRONT**  
396 31st St, Astoria \$989,000

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.



**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.



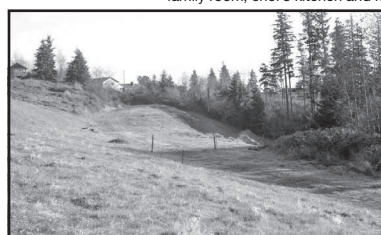
**CENTRAL ASTORIA RIVER-VIEW LOT**  
Grand Ave. Adj. to 936, Astoria • \$57,500

This Columbia River view lot in Central Astoria is located in a neighborhood of significant, historic homes and features a panoramic view of the River and Astoria Cityscape. Near downtown, close to shops, galleries, restaurants, museums and the Astoria Riverwalk. 50X100 site. Call for details.



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

Outstanding Columbia River and City views from the 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 • \$289,000

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**  
REAL ESTATE  
WINDERMERE/PACIFIC LAND CO.

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