

# UNIQUE COASTAL PROPERTIES

Call Hardworking Professional...



**DEBRA BOWE**  
Broker

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



**NEW LISTING**  
**CLASSIC ASTORIA RIVER-VIEW CRAFTSMAN**  
3204 Grand Avenue, Astoria • \$289,950  
Uppertown renovated Craftsman with nearly 2,400 square feet of living space and a detached 2-bay garage on .38 acres.



**NEW LISTING**  
**RIVERFRONT TOWNHOME**  
2940 Exposition Lane, Astoria • \$515,000  
Exceptional three-level Columbia riverfront townhouse in Astoria's Columbia landing. Custom finishes throughout! This is your dream home!



**NEW LISTING**  
**RENOVATED ASTORIA CRAFTSMAN ON PRIVATE .23 ACRE LOT**  
667 4th St., Astoria • \$287,000  
Own a piece of Astoria's history. This fabulous 1905, two story renovated Craftsman home features both classic design and construction with modern amenities. Situated on a private .23 acre lot near downtown Astoria. Formal living and dining on the main floor with a den, new chef's kitchen and full bath. The second level features two light-filled bedrooms and a large bathroom. Plenty of room for storage and workshop space in the basement.



**ONE OF ASTORIA'S FINEST**  
1656 Irving Avenue, Astoria • \$925,000  
This John Wick's designed Craftsman/Prairie style home offers 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 PRICE**  
**ENCHANTING ONE-OF-A-KIND**  
43804 Sylvandale Ln, Astoria • \$775,000  
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.



**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!



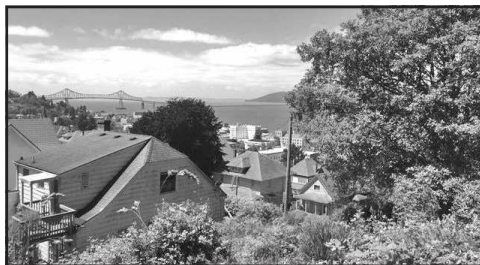
**NEW PRICE**  
**RIVERVIEW MID-CENTURY MODERN**  
1150 Jerome, Astoria • \$325,000  
Columbia River view two story Mid-Century ranch home situated in one of Astoria's finest neighborhoods. Open floor plan design. Three bedrooms on the main floor and a fourth on the lower level. Spacious north-facing deck. Loads of storage and a small, detached building with excellent utility.



**FABULOUS ALDERBROOK CONTEMPORARY**  
4650 Cedar Street, Astoria • \$319,000  
Beautifully renovated two-level mid-century ranch, featuring an open floor plan, large, landscaped yard with views of the Columbia River. Main floor includes living room with gas fireplace, formal dining room, spacious updated kitchen with eating nook. Three bedrooms on main level, including master suite with private bath. Private view deck on main floor. Lower level includes sauna, utility room and bonus room, perfect as an office, studio, workout room, etc. Loads of additional room for storage or complete a family room/bonus room and still have space for seasonal storage galore!



**SALE PENDING**  
**RIVER VIEW/CONTEMPORARY LIVING**  
3980 Grand, Astoria • \$310,000  
Watch the ships pass by and amazing Ocean sunsets from this contemporary style, two-level home on a corner lot in Historic Astoria. The open floor plan on the main level opens to a spacious deck, perfect for entertaining. The Columbia River and Astoria Megler Bridge views from the spacious master suite are breathtaking. This is an extremely well-cared for home, priced to sell quickly. Opportunity knocks!



**THE WOW FACTOR**  
V/L adj. to 1786 Jerome Avenue, Astoria • \$99,000  
Exceptional build opportunity featuring a .17 acre site that affords panoramic views of the Columbia River, Washington Coastline, Upriver to the east and towards the Columbia River Bar to the west. Situated in Central Astoria near Astoria's Historic Downtown District, build your dream home on this one of a kind oversized lot with a million dollar view.



**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.



**OPPORTUNITY KNOCKS**  
Lisbon near Skyline, Astoria • \$65,000  
This unimproved .41 acre residential building site is located in one of Astoria's finest neighborhoods. 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.



**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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