

UNIQUE COASTAL PROPERTIES

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NEW LISTING
FABULOUS PAINTED LADY
566 Olney Ave., Astoria • \$339,000

This exceptional example of Astoria's treasured Victorians offers both a sense of history and a thoughtful renovation that merges the best of both old and new. Lovingly restored, this 2 bedroom, 2 bathroom home features a large living room and formal dining room with high ceilings and gracious ambiance. The kitchen is charming with modern utility. Spacious shop and loads of off street parking. Lovely, well-maintained yard and garden area.



NEW LISTING
BREATHTAKING RIVER AND BAY VIEWS
420 W. Lexington, Astoria • \$529,000

Waiting for a spectacular home with an equally spectacular view of the Mighty Columbia River, Young's Bay AND Saddle Mountain? This fabulous contemporary-style, split-level home has been beautifully renovated and is in move-in ready condition. Large, open main level floor plan is perfect for entertaining and includes large living and dining room with fireplace and high ceilings, a light-filled kitchen, spacious master suite with private bath and large walk in closet and second full bath, and a private south-facing deck. The lower level features a large family room, two bedrooms and a third full bath. The oversized garage will fit two cars and toys.



ONE OF ASTORIA'S FINEST
1656 Irving Avenue, Astoria • \$899,000

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.



FABULOUS CUSTOM COLUMBIA RIVER WATERFRONT HOME
40481 Alton Lane, Astoria • \$676,000

This beautifully renovated two-level, light-filled home with nearly 2,800 square feet of fine living space is situated on a private 5 acre Columbia River and estuary waterfront site and includes an additional 3.9 acre waterfront parcel. A truly one of a kind home, this impressive property offers an extraordinary view of the Columbia River, Washington Coastline and estuary. A large shop building adjoins the property. Great gardening space. Time to pack!



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!



MILL POND WATER FRONT LOT
Lot 11 Mill Pond Village, Astoria • 39,950

This building site has Mill Pond frontage and features views of the Pond, Village, Columbia River and Astoria Riverwalk. The site will require construction of a residence that is partially elevated over the water with pilings. Enjoy life on Astoria's waterfront.



MILL POND WATER FRONT LOT
Lot 12 Mill Pond Village, Astoria • \$39,950

This building site has Mill Pond frontage and features views of the Pond, Village, Columbia River and Astoria Riverwalk. The site will require construction of a residence that is partially elevated over the water with pilings. Enjoy life on Astoria's waterfront



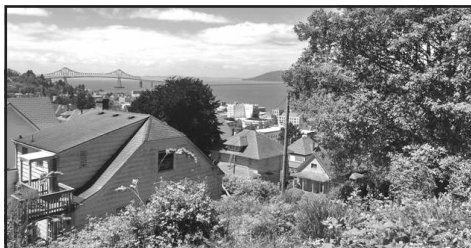
FORT STEVENS BUILDING SITE
Quinnat adjacent, Hammond • \$20,000

.05 acre building site in Hammond (Ft. Stevens near parade grounds), east of Quinnat. Quiet location, short distance to Ocean Beaches and Ft. Stevens State park. Opportunity knocks!



NEW PRICE
WEST HILLS COLUMBIA RIVER-VIEW LOT
1st & Exchange, Astoria • \$50,000

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!



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.



SALE PENDING
SURF PINES OCEAN VIEW
89796 Sea Breeze Dr., Warrenton • \$450,000

Extensively renovated Surf Pines home with bonus addition featuring a large garage and full guest quarters with kitchen, bath and bedroom area and access to a private deck featuring sweeping views of the Pacific Ocean. The main level offers an open floor plan, living, dining, an updated chef's kitchen, three additional bedrooms, including private master suite, two full bathrooms. Accessory office/artists studio. Plenty of additional parking on site.



SALE PENDING
CUSTOM BUILT CONTEMPORARY
253 South Street, Astoria • \$349,500

Located in Astoria's South Slope neighborhood, this two story Contemporary style home was constructed by Ed Overbay and features exceptional wood finish detail. Formal living with fireplace, formal dining, spacious kitchen adjoins the family room. Main floor utility and half bath leads to two car garage. The upper level features a large master suite, two additional bedrooms, a light-filled home office and abundant storage. Share good times with family and friends in the backyard gazebo. Fenced, garden and beautiful yard.

