



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

**COLDWELL
BANKER**

COAST REAL ESTATE

541-997-7777

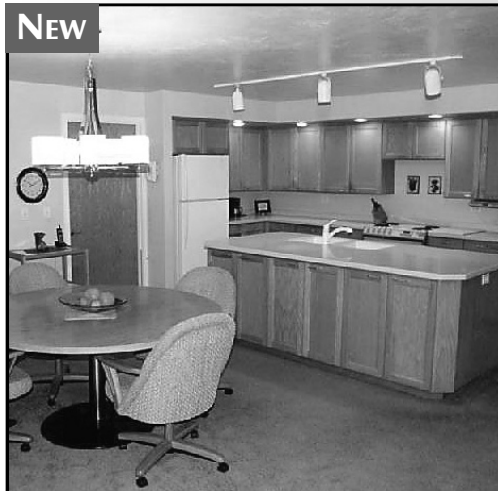
NEW LISTINGS & PRICE REDUCTIONS FOR THE WEEK OF JANUARY 21ST, 2015



NEW



EXCLUSIVE SOUTHWEST HOME
Beautiful landscaping, lighted drive, covered entry. The kitchen is a chef's kitchen inspired by the movie "Something's Gotta Give." Visions of romantic Sunday brunches to inspiring evening sunsets over panoramic ocean views. Classic elegance with practicality. "Truth doesn't have versions" -this can be the house of your dreams! **\$820,000** #10959 MLS#15116288



NEW



BRIGHT! SPACIOUS! CUSTOM!
Custom-built, one owner, 2085 sq ft 2 bedroom, 2 bath offers so much positive value! High-vaulted, sky-lighted ceilings makes home bright & light. Large great room concept incorporates both dining & kitchen to offer amazing amount of space. Plentiful, high-end cabinetry abounds even in utility room. Beautiful garden-patio set on very private lot. Large, detached combo workshop & RV garage. **\$287,500** #10960 MLS#15198611



REDUCED

NICE IN TOWN HOME
A 3 bedroom, 2 bath home that needs someone who cares. Large family room. Property is being sold via on-line marketing event. Offer must be submitted via Homesearch.com or Auction.com. Loans require pre-qualification from Greenlight Loans at 888-668-5832. **\$146,400** #10916 MLS#14104877



REDUCED

COMFORTABLE ELEGANCE!
Beautiful home in Shelter Cove offers the unique combination of comfort and elegance. Feel the comforts of home in this 2,211 sq. ft. beauty with 3 bedrooms, 2 baths. Fireplace in sunken living room; open concept, high end kitchen. Appreciate the elegance of an abundance of amenities both inside and outside. views to Siuslaw River and Pacific Ocean add to the comfortable elegance. **\$409,000** #10759 MLS#13301638



REDUCED

BROWNING'S CORNER ROAD
Where else can you find a 10+ acre lot close to town. Partially cleared. Septic approval. Backs up to Forest Service land with dunes access. Could be good horse property. **\$120,000** #10611 MLS#13637972



REDUCED

NEWER HOME IN GREAT NEIGHBORHOOD
Many upgrades. Open floor plan with arches between rooms. Island with eating bar, pull outs & tile accents in kitchen. Lots of tall windows, two ceiling fans, recessed lighting. Two sinks & a soaking tub in master bath. Walk-in closets. Attached 2-car garage. Fenced on 3 sides with architectural block walls. Easy care yard. 8.5 foot ceilings. Concrete siding. Move-in ready! **\$199,000** #10941 MLS#14139623

COMMERCIAL / MULTI-FAMILY / DEVELOPMENT PROPERTIES



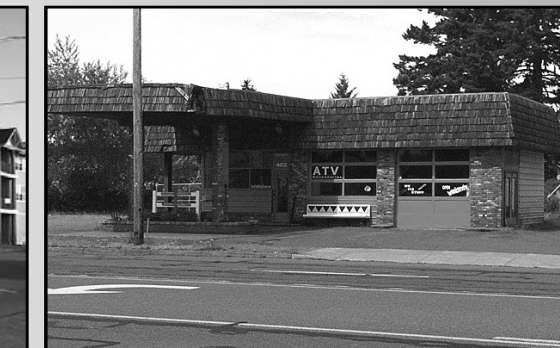
OPPORTUNITY KNOCKS!
2 PARCELS, 6.2 ACRES. Have you ever dreamt of independent living with a nice business on site, which you could open part time or full time, what ever you choose? Your dream comes true in this property! Price is for land & improvements including separate adjacent corner parcel. Ready going business is a bonus! See MLS#14160742. Watch the video. **\$495,000** #10880 MLS#14294267



NEWER COMMERCIAL PROPERTY
Ready for your next venture. Professional office, retail or ??? National tenant anchors the adjacent space. Capitalize on busy Old Town location in newer development with distinctive new design. For sale or lease. **\$199,900** #10363 MLS#12161412



COMMERCIAL INCOME PROPERTY
New 5 year lease signed with National tenant. Excellent stability and steady income. Earn 7% cash on cash gross return over the 5-year period. Great Old Town location in newer upscale development. **\$227,550** #10363 MLS#12107493



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



OUTSTANDING BUSINESS LOCATION
Outstanding location in heavy traffic area that's located across the street from the post office. Over 1,000 square feet of retail/office area. Buyer to check with City of Florence for special uses on MSB zoning. Covered parking for one vehicle, and two parking spaces on-site. Ramp from parking area. Large rear yard. New roof in 2012. **\$199,000** #10955 MLS#14111015



4465 HIGHWAY 101
Highway 101 frontage. Building currently leased. Newer heat pump and roof. New carpet and vinyl. New windows. **\$238,000** #10370 MLS#12661128



DREAM A LITTLE DREAM
Make your business aspirations a reality. Prime Hwy. 101 frontage and ample parking make this commercial land and building a perfect candidate to launch your vision. Priced right for investors too. Space has been divided to enable leasing to multiple tenants. Call to find out about owner terms. **\$435,000** #10578 MLS#13002057



OUTSTANDING VALUE!
Umpqua Riverfront 12 unit motel with owner/manager quarters. Spectacular River views from every room. Just 2 miles east of Dean Creek Elk Viewing area. Year round fishing! Perfect retirement set-up. Your own little piece of paradise! **\$472,000** #10526 MLS#12304009

Check out our Website @ cbcoast.com New Search Features, Videos and More. See ALL of Florence's Listings.



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mobile device**

