



"We're next to the Bridge"
100 Hwy. 101, Florence, OR

COLDWELL BANKER

COAST REAL ESTATE

541-997-7777

NEW LISTINGS, PRICE REDUCTIONS & UPDATES FOR THE WEEK OF JANUARY 28TH, 2015

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

NEW

216 NOPAL STREET
 Fantastic income property in Old Town Florence. Two apartments upstairs with wood burning fireplaces & decks with river views. Downstairs, two more units & one commercial space. Each unit is supplied with washer/dryer, range, refrigerator & dishwasher. On the side there is a storage/garbage area. Six off street deeded parking areas. Units consistently rented since it is in such a desirable area & the building is perfectly maintained. Make an appointment to see it! **\$495,000** #10961 MLS#15020586

NEW

PRIVACY NEAR BEACH
 The minute you drive up the private paved road, you will fall in love with it. Sitting on 4.19 acres with 1814 sq ft of living area, this 1995 built home pays attention to detail. Windows everywhere give you views of the delightful outdoors with its many trails, wooded privacy & artist studio. Inside the 3 bedroom, 2 bath home are wood floors, granite kitchen counters, sun room off dining room & a great entertaining area. **\$299,900** #10963 MLS#15543921

NEW Bank Owned

SINGLE LEVEL HOME
 Just across the bridge with possible view of the river and Old Town. Remodeled/renovated home needs a new owner. A blend of old and new. Detached barn/garage has door openers installed. Inspections have been completed. Corporate owned. **\$114,900** #10964 MLS#15459002

NEW

CALL YOUR ARCHITECT!
 Wide avenues, lush vegetation, beautiful home, large lots. Sound like a great place to build your dream home? This private, end of cul-de-sac location is in an exceptional gated community located within minutes of all conveniences. Just a short stroll to the esplanade and spectacular views overlooking the river, dunes and ocean beyond. **\$79,000** #10962 MLS#15658694

NEW SALE PENDING

CLOSE IN COUNTRY LIVING!
 Small close-in acreage with a fruit orchard and room to garden. Oversize detached garage with his and her offices or craft rooms. Extra RV tent for outside storage. **\$190,000** #10966 MLS#15699398

REDUCED

NICE SINGLE LEVEL HOME
 Spacious kitchen with skylight, ceiling fan, custom oak cabinets and eating bar. Dining area with slider to the deck. Living room and master bedroom both with custom ceilings. Master bedroom with ceiling fan, mirrored closet doors and pocket door to the bathroom with shower. Yard is landscaped in the front & back and gated. Double car garage, plus extra parking. **\$165,000** #10853 MLS#14260166

NEW

4655 PACIFIC AVE
 Great investment property on 1.42 acres in Westlake. 1940's home with 3 bedrooms, 1 bath. Rental income \$850/month. **\$179,000** #10965 MLS#15066856

NEW

BREATHTAKING OCEAN VIEWS
 This stunning custom home with breathtaking views in exclusive gated community of Southview is magical. The brilliance of design is seen throughout this 4 bedroom, 3 1/2 bath home with Brazilian Cherry floors, antiqued granite, cathedral ceilings & specialty cabinetry throughout. A double door entry opens to a great room that is inviting and entices one to adventure all the unique rooms and spaces in over 4200 sq ft (including the 3 car garage) in this noteworthy home. **\$820,000** #10959 MLS#15116288

LOTS AND ACREAGE...CITY LOTS, COUNTRY PARCELS AND ALL SIZES BETWEEN

OCEAN & CITY VIEWS
 Ocean & city views in gated community. Spectacular views from Rhododendron Dunes. Buildable lot in an upscale area. Very private with sunsets over the Pacific. Close to Ocean Dunes Golf Course. **\$38,500** #10283 MLS#11661214

READY FOR YOUR DREAM HOME
 Large level lot in very desirable Willow Dunes subdivision of high-end homes in the center of Florence on the Central Oregon Coast. This lot is ready for your new dream home. Over 1/4 acre with all city services at the street. Golf cart entrance to Ocean Dunes Golf Course from subdivision. Beaches, dunes, lakes, river, golf, casino, Old Town shopping - all right here. **\$79,900** #10920 MLS#14466878

EXCELLENT NEIGHBORHOOD
 Close to Siuslaw River, hospital and town. Easy owner financing. 78' x 120' lot - wooded and private with nice homes all around. A great way to invest in a piece of Florence. No CC&R's. **\$50,000** #10518 MLS#12387105

LOT 80 SHORELINE DRIVE
 Beautiful riverfront / ocean view lot located in upscale neighborhood of fine homes. Shelter Cove gated community in the heart of Florence. Protective covenants. Build your dream home with a fabulous view, 0.76 of an acre. **\$120,000** #10188 MLS#11631694

WONDERFUL SOUTHERN EXPOSURE LOT
 Wonderful custom home site in Fawn Ridge West. Southern exposure, nearly 1/2 acre lot filled w/native vegetation. Level, usable lot, dense foliage & no neighbors to the south for privacy. Two stories allowed & potential ocean view from 2nd story. All underground utilities available. Fine custom homes all around. Build your dream house near the beach! **\$85,000** #10902 MLS#14222505

OCEAN VIEW LOT
 Full city services available to this elevated lot in gated community with protective CCR's. Sellers will offer generous terms to qualified buyer. **\$99,995** #10223 MLS#11123588

88219 1ST AVE.
 All squared away & ready to go. 0.14 acre lot one block from beach. All utilities are in, even coves with 2-story cabin plans so you can get that view of the ocean. **\$95,000** #10879 MLS#14673411

LAKE VIEW HOMESITE
 In area of fine homes. Nice views of Mercer Lake with deeded access!! Approved boat slip rights, septic installed. All utilities available. Elevated, wooded lot with common area lake frontage. Recent clearing of lakefront lots has vastly improved the view. **\$49,900** #9978 MLS#13329337

GREAT LOT TO BUILD YOUR DREAM HOME
 in Mercer Lake Heights. Deeded access to Otter Cove community dock, boat launch and picnic grounds on Mercer Lake. Peaceful neighborhood in the trees with lots of southern sun. Fine weather up above the fog. Heceta Water available. **\$35,000** #10626 MLS#13236752

MUNSEL LANE
 Secluded 1.1 acre parcel close to Munsel Lake and Ocean Dunes Golf Course. Cleared building site. Access road is sand so walking to the building site is highly recommended. **\$24,900** #10768 MLS#14219364

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

MERCER LAKE VIEW ACREAGE
 Overlooking Dahlin arm. Eleven+ wooded acres, rustic and private, yet close to town. Two possible building sites, according to owner, plus value in timber. **\$199,000** #10517 MLS#12351604

LOT 5 SUMMERBELL
 Wooded privacy on 1 acre very near Woahink Lake. All underground utilities: lake water; septic approved. Excellent neighborhood of finely crafted, newer homes. Quiet, wooded cul-de-sac location ready for your new home. **\$99,000** #10773 MLS#14275086

LOT 2 SUMMERBELL
 Great, level 1 acre building parcel, wooded with underground utilities. Exceptional opportunity to own a wonderful homesite in an area of beautiful homes in the south Woahink Lake area. Seller plans have changed so they are offering at a fraction of what they paid. Possible owner financing. **\$119,000** #10912 MLS#14013607

LAKE VIEWS & WOODED PRIVACY ON 1 ACRE
 One acre lot very near Woahink Lake. All underground utilities, lake water lines in, septic approved. Excellent neighborhood of finely crafted, newer homes. Good views of Woahink Lake and nice canopy of trees for privacy. **\$145,000** #10909 MLS#14491387

LOT ON CLOUD NINE ROAD
 "Woods on Woahink" - waterfront lots on Woahink Lake. Very private 1.24 acre wooded lot on end-of-road cul-de-sac. This is one of the very last building sites available on the lake. Build your dream home among the old growth trees. Swim, boat, or just watch the sunset from your own dock. **\$325,000** #9362 MLS#9058374

ALDER DRIVE
 One of the most peaceful, secluded lots just minutes from town. Over half an acre where you could park your RV and develop later. **\$55,000** #10798 MLS#14296334

WOODED HOMESITES NEAR SOUTH LAKES
 Exciting new offering: 3 heavily wooded home sites varying from 1.2 to 1.8 acres. Underground utilities, water, paved roadway and septic approved. Stick-built homes only with tree preservation setbacks. Offered with possible owner financing makes this a great opportunity to build now or later. Priced from **\$84,900-\$139,000** #10923-5 MLS-multiple

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