



“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 FEBRUARY 18TH, 2015



NEW

LUXURY HOME ON THE UMPQUA RIVER
 SPECTACULAR VIEWS! Peace and Quiet Await YOU! This one-of-a-kind riverfront home with a shared dock sits back off of Highway 38 and is approx 7 miles east of Reedsport. Formal LR, DR, Gourmet Kitchen w/Pantry, Master Suite on main level with slider to deck, 2 bedrooms upper level, one with slider to deck. This home has it ALL! MUST SEE! **\$349,900** #10973 MLS#1512886



NEW

TWO 4-PLEX INVESTMENT OPPORTUNITY
 Put your money to work in real estate. One of the best income properties we've had the pleasure of representing in a long time. Well-maintained by owner, newer siding, windows, paint, etc. 9.5% gross return annually. **\$695,000** #10976 MLS#15454841



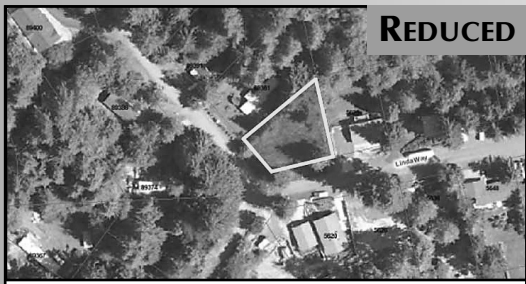
NEW

FAWN RIDGE WEST LOT
 Ocean view lot in area of fine custom homes in gated Fawn Ridge subdivision. All underground utilities, protective CC&Rs. Cul-de-sac location, heavily treed and filled with native vegetation. 2nd story home would enhance the excellent views **\$85,000** #10975 MLS#15190841



NEW

2345 18TH STREET
 2132 square foot in town home with many possibilities. Previously used as a nursing home with 4-6 bedrooms, could be a great home for a larger family. Fire suppression system with sprinklers. Newer roof, newer siding, fenced backyard with new grass & bark mulch and a storage shed. **\$192,000** #10974 MLS#15236442



REDUCED

LINDA WAY
 Nice, mostly level cleared corner lot with partial view of Sutton Lake. Heceta Water meter and 1500 gallon septic installed. Power, cable and phone to lot line. Ready for your dream home. **\$89,000** #10440 MLS#12380813



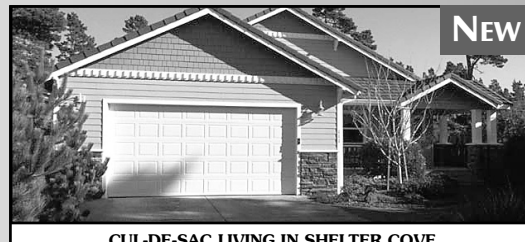
REDUCED

89315 SUTTON LAKE DRIVE
 Nice level .32 acre lot with trees. Located near Sutton Lake. 23' x 23' garage/shop with 9' door. 1971 mobile on property is of no value. **\$59,000** #10754 MLS#13552095



NEW

OUTSTANDING BAY & RIVER VIEWS
 Outstanding views from this well maintained home on a corner lot. Large kitchen, great room, dining with slider onto the south facing deck. Bedroom and bath on the upper main level. Two bedrooms, bath, family room and office on lower level with a separate entry. Half bath in the utility room. Oversized garage. Covered patio on the lower level. **\$329,000** #10972 MLS#15249695



NEW

CUL-DE-SAC LIVING IN SHELTER COVE
 1,910 sq. ft. custom Craftsman style home on wooded .36 acre lot positioned in the gated Shelter Cove community. This home provides modern style with well-lit great room with skylights, a fireplace & recessed lighting. The kitchen boasts granite countertops, pantry & high-end appliances. Even the backyard is well appointed with a massive approx 1,150 sq. ft. Trex deck with full size planter box and a cedar greenhouse for gardening. **\$319,000** #10971 MLS#15561249



NEW

COAST VILLAGE FIND
 Lovely 1 bedroom, 1 bath Breckenridge MH. Beautiful sunny lot with plenty of gardening potential. Small hobby/gardening shed. Carport with ample space for more. A must see! **\$90,000** #10970 MLS#15676726



NEW

MUNSEL CREEK ESTATES
 One of Florence's favorite neighborhoods! 1 level 3 bedrooms, 2 baths home in exceptional condition. Hardwood floors throughout, granite counters, garden shed, landscaped yard. Priced to sell! **\$259,000** #10969 MLS#15657267



NEW **SALE PENDING**

OLD TOWN CONDO
 Unit #5 at Bay Bridge is super clean and move-in ready. Brand new interior paint and carpet. Wonderful views of Siuslaw River and dunes. Cozy fireplace, patio on the river side, covered parking and storage. **\$225,000** #10968 MLS#15641324



NEW

NESTLED IN SHORE PINES
 Privacy & woody charming beach cottage. Efficient 2 bedrooms, 1 bath home, woodstove, open bright & light. Maple countertops & laminate floors. Also extra detached studio. Affordable near the beach. Call for appointment. **\$194,750** #10967 MLS#15242846

FEATURED HOMES FOR THE WEEK...WELL-MAINTAINED, WELL-PRICED, VALUE ADDED



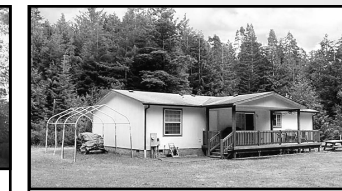
2157 ROYAL ST. GEORGES DR.
 Wonderful 4 bedroom home in gated golf course community. European and tudor accents throughout. Extra tall interior doors and high ceilings make this newer (2011) home feel spacious and elegant. Granite slab kitchen w/SS appliance package & custom cabinets & backsplashes. Fenced rear yard and "treehouse" complete the package. **\$289,900** #10884 MLS#14488272



OLD TOWN BUNGALOW
 1910 quaint, charming, 3 bedroom, 2 baths, 1448 sq ft with stunning views of the Siuslaw River & Bridge. Enjoy breakfast in the enclosed sunroom, watch the river go by, walk to shops & restaurants in Old Town. Relax at the cool coast in your cozy cottage. second home or vacation rental. Location, location, location! **\$159,900** #10487 MLS#12150948



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 w/ dining room & a great entertaining area. **\$299,900** #10963 MLS#15543921



SECLUDED HOME ON 2 PLUS ACRES
 Ideal for RV enthusiasts. Close to dunes, fishing & coastal activities. Quality, well maintained home; Berber carpet, Quadra-fire EPA certified woodstove, jetted tub in master. Covered deck off kitchen. RV Hook-up, circle drive around house for easy RV & truck/boat trailer maneuvering. Well built storage building w/electricity. Must see! **\$205,000** #10901 MLS#14190980



SALE PENDING

NICE ONE LEVEL, 3 BED, 2 BATH 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



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



RIVER VIEW HOME IN-TOWN
 Southern exposure and privacy. Great place to watch the fireworks! Spacious rooms and comfortable living throughout. Brick fireplace, 2 levels of living space. View deck and fenced yard. Over 2200 sq. ft. & large oversized double garage. **\$239,000** #10738 MLS#14359277



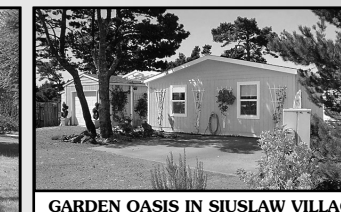
BRIGHT! SPACIOUS! CUSTOM!
 Custom-built, one owner, 2085 sq ft 2 bedroom, 2 bath offers so much positive value! High-vaulted, sky-lighted ceilings makes home bright & light. Large great room concept incorporates both dining & kitchen to offer amazing amount of space. Plentiful, high-end cabinetry abounds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



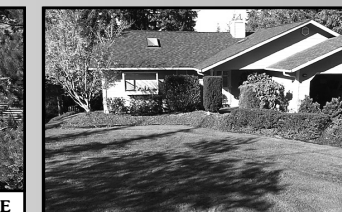
NEW CRAFTSMAN-SPACIOUS QUALITY
 Just being completed, 4 bedrooms, 2 1/2 baths, 2318 sq. ft. traditional craftsman-style single level home on 0.38 acre corner lot in The Reserve. Office/media room, dramatic vaulted ceilings, granite counters & tall windows. Careful attention to details you may not see, but will appreciate in the years to come. Includes warranty. **\$389,900** #10951 MLS#14513393



SIUSLAW DEEP WATER FRONTAGE
 Includes Trex dock, boat house and all furnishings. Located on Duncan Island. 1200 sq. ft., 2 bedroom, 1 bath. Open beam ceilings, floor to ceiling fireplace with wood stove insert. Enclosed sunroom, detached 2-car garage & carport plus outbuildings. .75 acre. **\$199,000** #10687 MLS#13306553



GARDEN OASIS IN SIUSLAW VILLAGE
 Covered breezeway leads onto a deck protected from the summer wind & very attractive. Newly remodeled throughout in 2012. New siding, new roof, new driveway, new windows, new bathrooms & new kitchen with SS appliances. All furnishings included. Room to park RV & boat. Single-car garage & fenced yard for the pooch. **\$185,000** #10911 MLS#14345860



EXCELLENT SOUTH LAKES LOCATION
 Well cared for 2294 square foot home with many recent upgrades including hardplank siding (2014), roof (2 years ago), bamboo flooring and ductless heat pump. Spacious rooms and meticulous grounds complete the package. 2 outbuildings. Value added & priced to sell! **\$270,000** #10946 MLS#14491905

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