



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

COLDWELL BANKER

COAST REAL ESTATE

541-997-7777

NEW LISTINGS, UPDATES & PRICE REDUCTIONS FOR THE WEEK OF MARCH 4TH, 2015

NEW

RARE FIND!
Rural 2+ acre parcel w/single level 3/2 home, plus dome guest house w/bath, plumbed for a kitchenette! 2 car garage & extra parking. 2 sunrooms. Raised garden bed & private fire pit areas. Country living in a warm pocket north of town. Pellet stove. Perfect retirement awaits you with 2 acres; room to kick back, enjoy life, garden and putter!
\$289,000 #10979 MLS#14342227

NEW

BRIDGE & RIVER VIEWS
from this downstairs, one level condo at the west end of Bay Street. 1048 sq. ft. with 2 bedrooms, 2 baths, woodstove, slider to outside with nice grassy area off patio makes this Bay Bridge Condo a fabulous buy.
\$233,000 #10981 MLS#15119363

NEW

IDLEWOOD FIND
Don't miss this opportunity to own an immaculate home in Idlewood at this price. Move-in ready. Nice above-grade lot with privacy. Features a covered front porch, propane fireplace, and a deck in back. Great kitchen-dining set up with bay windows & wood ceilings. Call for a showing.
\$250,000 #10980 MLS#15060527

NEW

TURN-KEY PERFECTION
2 bedroom, 1.5 bath, 924 sq ft "Greentrees Gem" is move-in ready! Exterior shows perfection with newer roof, vinyl siding, vinyl windows and leaf-guard gutters. Interior speaks perfection with great room feel, beautiful kitchen, plastered walls, wood framed windows & granite bathroom counters. Visit to see how welcome you will feel!
\$98,500 #10978 MLS#15465797

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.
\$379,000 #10951 MLS#14513393

REDUCED

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!
\$75,000 #10902 MLS#14222505

NEW

OUTSTANDING INCOME PROPERTY
Currently 9.5% gross return, with room to increase some below-market rents. Well-maintained, attractive apartments with covered parking. Decks and common BBQ area. Newer siding, paint, roofs, etc. This is one of the best income properties we've represented in a long time. Perfect 1031 exchange property for investors.
\$695,000 #10976 MLS#15454841

UPDATE

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

COAST VILLAGE FIND
Lovely 1 bedroom, 1 bath Brekenridge 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

AFFORDABLE COASTAL LIVING...HOMES PRICED UNDER \$200,000

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

5 BEDROOM HOME AT AFFORDABLE PRICE
All cedar lap siding. Perfect in-town cul-de-sac location for large family or those wanting extra hobby or guest rooms. Beautiful master bath remodel - a must-see. South side sun deck is truly a delight. Recent paint and floor coverings make this home cozy and a joy to show.
\$169,900 #10855 MLS#14564066

2345 18TH STREET
Lots of possibilities for this 2132 square foot in-town home. Previously used as a nursing home, you could house a large family or have a child care facility. There are 6 bedrooms & 2 baths, one with a walk-in shower, the other with a Jacuzzi tub/shower. This property is very well maintained with a new roof, vinyl windows, newer siding & re-done backyard. You really must see this property to see how truly special it is!
\$192,000 #10974 MLS#15236442

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

SALE PENDING

ALL ABOUT THE NUMBERS
Centrally located & newly remodeled from top to bottom in 2012 w/separate master bedroom. 2 minutes to Siuslaw River; 5 minutes to Pacific Ocean, 2 minutes to golf; 5 minutes to shopping. Bright red door enters into a furnished home complete for comfortable living; 3 & 2 w/1-car garage. Bring your own pictures & toothbrush - boat & RV are optional.
\$185,000 #10911 MLS#14345860

CHARMING BEACH AREA COTTAGE
Absolutely charming cottage. Wooded & private beach area parcel with a cozy 2 bedrooms, 1 bath cottage. Quadra-Fire woodstove, laminate floors, vaulted ceilings, maple countertops, cedar siding, plus an additional studio. You need to see this to appreciate! Call for an appointment.
\$194,750 #10967 MLS#15242846

GREAT INVESTMENT PROPERTY
Great rental property on 1.42 acres in Westlake. 1940's home with 3 bedrooms, 1 bath. Rental income is \$850/month.
\$179,000 #10965 MLS#15066856

AFFORDABLE MAPLETON HOME
This 3 bedroom, 1.5 bath home has new laminate floors in living room and new carpet in the bedrooms. Converted garage is a family room with ceiling fans. Insert wood stove and a great partially covered deck in the back. Nicely priced.
\$139,000 #10940 MLS#14685338

MAPLETON GEM! MUST SEE!
Lovely home on an elevated lot overlooking neighborhood and valley below, in Mapleton. Easy access to Oregon's spectacular Siuslaw River with Salmon, Steelhead fishing at its finest! Move-in ready, just in time for October fishing season! Home and grounds are stunningly manicured! Opportunity for a lovely lifestyle change awaits you. Must see!
\$149,500 #10776 MLS#14573803

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

LOTS IN AND AROUND THE FLORENCE AREA...LAKES, RIVERS & OCEAN

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

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

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

BEST BUY IN HECETA SOUTH!
Perhaps the most desirable location in well planned neighborhood of custom built homes. .35 acre, on a quiet cul-de-sac, is level to gently sloping with native vegetation intact; perfect for clearing the footprint of your home. Creating a park-like setting. Utilities at the street; lot located in Heceta Water District. One of the last lots in Prestigious Heceta South.
\$54,500 #9894 MLS#9058941

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

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



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