



"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 MARCH 25TH, 2015

SWEET LOCATION & EVEN SWEETER HOME
2 bedroom/Den & 2 bath in over 1600 sq ft tucked in Summerset Estates. Newer "almost everything"; roof & siding in 2011, carpet, vinyl, kitchen counters & interior paint (including the garage floor) in 2014. And let us not forget the backyard - fenced, private, almost zero maintenance. These Sellers have paid attention to detail so the new owners can step in and enjoy the "fruits" of their labors. Room to park an RV. **\$250,000** #10990 MLS#15482284

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

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. Perfect retirement awaits you with 2 acres; room to kick back, enjoy life, garden and putter! **\$277,000** #10979 MLS#14342227

A NEAT SPOT
On the Siuslaw River! Includes extra storage shed, 1960 mobile home and registered dock needing some TLC. **\$89,900** #10991 MLS#15349920

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, never siding & re-done backyard. You really must see this property to see how truly special it is! **\$189,000** #10974 MLS#15236442

RIVER VIEW HOME IN-TOWN
Great southern exposure. Spacious family home with large rooms & open spaces. Three bedrooms, 2 baths upstairs & additional living space downstairs. Double garage, fenced yard and deck overlooking the river. Great place to watch the fireworks! **\$239,000** #10738 MLS#14359277

CUSTOM QUALITY
Located on 10th fairway of Ocean Dunes Golf Course. Double door entry. Formal LR w/gas fireplace, Dining room w/cathedral ceiling. Gourmet kitchen, family room w/wood stove. Separated bedroom areas. Master suite w/fireplace, spa tub & WJ shower, double vanity. Handicap accessible. Guest quarters upstairs. Custom built-ins. Oversized 2-car garage & golf cart area. Fully fenced rear yard. **\$399,900** #10613 MLS#13488025

BRIDGEPORT LANDING...THE BEST & RAREST
Rare Bridgeport Landing condominium, exquisite, ultra quality 2 bedroom, 2 bath, secured covered parking, granite, gas fireplace, wonderful river/bay view, covered deck, huge pantry and closets, atrium gathering commons, solid doors & attention to smallest details throughout, extra storage and all appliances included. This could be your home on the bayfront in Florence. **\$319,000** #10839 MLS#14347920

184 MAPLE STREET
OLD TOWN COMMERCIAL BUILDING with its own off-street parking. 4700 sq. ft., 2-story building with a fully equipped kitchen. Original fir floors. Three restrooms. Storage areas. Restored in 1991. New roof in 2002. Repainted 2010. Multi-use. **\$339,900** #10822 MLS#14442565

RIVERFRONT MID CENTURY MODERN STYLE
Cutting edge 1954 style with bookmatched veneer cupboards & closet doors, clever storage & amazing retro kitchen. Gorgeous riverfront property with space to grow a bountiful garden. Really cool patio with original awning cover overlooks river with a ramp & registered dock. New forced air, 200 amp electric, recent roof, 20' x 40' carport, attic insulation & carpet. **\$199,000** #10812 MLS#15408680

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

COAST VILLAGE FIND
Lovely 1 bedroom, 1 bath Brokenridge MH. Beautiful sunny lot with plenty of gardening potential. Small hobby/gardening shed. Carport with ample space for more. A must see! **\$85,000** #10970 MLS#15676726

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

MINUTES TO THE BEACH & OCEAN!
Water is in, sand filter septic installed and power available. Ready to build, house plans can be included for a beautiful 3-story home. Great opportunity for your own beach home! Seller states ocean views would be available from 2nd & 3rd story of home. Motivated sellers! **\$105,000** #10897 MLS#14447900

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

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

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

CORNER OF 12TH & ZEBRAWOOD
GREAT CORNER LOT IN TOWN. Quarter acre lot in town. Cleared with underground utilities available. **\$75,000** #10977 MLS#15580528

WOODED PRIVACY
Affordable country building lot in a great neighborhood. Located on Mercer Creek Drive, 6 miles north of town. Lot is landscaped plus it has 10 x 12 storage building. Quiet country neighborhood. Septic approved & Heceta Water available. Owner financing available. One owner is a licensed Oregon Real Estate Broker. **\$49,900** #9839 MLS#12406445

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

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

BROWNINGS 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

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

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 home near the beach! **\$75,000** #10902 MLS#14222505



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