



"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 APRIL 1ST, 2015

NEW

GORGEOUS 1 LEVEL HOME
 Gorgeous 1 level home in Shelter Cove on 0.31 acre. This 2,167 sq ft home has newer wood floors, vinyl windows and sliders, and a great enclosed deck to enjoy your landscaped back yard. Inside, it shines with skylights, ceiling fans & a delightful seascape feeling. Luxury living. **\$360,000** #10995 MLS#15042332

NEW

NEW, NEAR THE BEACH
 Exceptional floor plan. Generous and open 2042 sq. ft., 3 bedroom, 2.5 bath single-level home with granite, laminate flooring, upgraded appliance package, over-sized garage with workspace, and lots of usable space on over an acre. You will love how the rear deck opens to the nature around. Located in The Reserve -new homes near the beach. **\$359,000** #10996 MLS#15509573

NEW

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. **\$369,000** #10951 MLS#14513393

REDUCED

SALE PENDING

GREENTREES FIXER
 Flamingo single-wide, 2 bedroom, 2 bath. Split floor plan, garden tub and large private lot. Fix it up or replace with newer model. Priced to sell. **\$39,500** #10928 MLS#14521576

NEW

FIXER IN SOUTH LAKES AREA
 Lot has shared water system and dock. Septic has been upgraded by current owner. Two car garage is useable. Lots of potential for the right person. Call for an appointment. **\$98,500** #10984 MLS#15103525

NEW

LIVE BY THE BEACH!!!
 So, you want to live by the beach? Don't want to feel crowded like other beach houses? Here's your chance to own almost an acre of property with residential zoning just two short blocks from the beach. Public water and electricity at the street. **\$149,000** #10993 MLS#15217061

NEW

MINUTES TO THE BEACH & OCEAN!
 Water meter 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 and 3rd story of home. Possible owner financing. Motivated sellers! **\$114,900** #10897 MLS#15435190

NEW

DEVELOPMENT OPPORTUNITY
 Development property in the heart of Florence. 3 1/2 acres next to Sandpines Golf Course. 37th & Oak access point. Heavily wooded and filled with native vegetation for privacy. Ready for your next development project. **\$285,000** #10994 MLS#15426589

I THINK IT IS SMILING!
 And if I were a house I would be too. TLC & attention to detail shine throughout. Sidewalks to safely walk to close-by shopping, fast food, movies, & churches. Over 1600 sq ft with 2/den & 2, private, fenced backyard; covered deck; no mow landscape; & storage shed. Details include eyebrow windows, double doors to deck, open aggregate walkway. Cheerful greetings are also included. **\$250,000** #10990 MLS#15482284

COOL UTOPIA RIVERFRONT
 Suslaw Riverfront lot with older mobile home, storage shed and a registered dock that needs some TLC. **\$89,900** #10991 MLS#15349920

HECETA BEACH BARGAIN
 Just off Highway 101, down Heceta Beach Road, a 1260 square foot 1960's Modern with 3 bedrooms, 2 baths, fireplace, attached garage & fenced backyard is hidden away from view. Come see the new vinyl roof, vinyl windows & vinyl siding. A bargain deal priced to make this clean, sharp home your own! **\$109,000** #10954 MLS#14224730

BRING ALL OFFERS!
 This home is privately situated w/a garage & plumbed workshop/studio and shed. Nice kitchen layout, many newer vinyl windows & brand new carpet for a good start on upgrades. Live the easy life in Greentrees Village. **\$79,000** #10988 MLS#15396208

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

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

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

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#14546066

LOVELY TOWNHOME IN SANDPINES
 End unit with privacy & fenced yard. Covered front porch. Great open living area. Vaulted ceilings throughout. Fireplace, laminate floors, skylights, surround sound. Main level master suite. Heated flooring in master bath & kitchen. Upper level loft with bay window-storage area. 2nd bedroom & full bath access to sunning balcony. Covered rear patio with hot tub. **\$245,000** #10873 MLS#14633287

CRAFTSMAN STYLE HOME - GATED COMMUNITY
 Trex deck off great room & Trex covered front porch. Open floor plan w/propane fireplace, built-in bookcases & high ceilings w/skylights in great room. Kitchen w/large built-in wood cutting block on island, glass top self cleaning range & deep sink. Master with slider to rear deck, bath w/jetted tub. Cottage windows. Oversized 2-car garage w/pull down storage. **\$325,000** #10848 MLS#14528298

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

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 Suslaw River and Pacific Ocean add to the comfortable elegance. **\$409,000** #10759 MLS#13301638

PARADISE FOUND!
 Private, gated Shelter Cove. Atop a quiet hilltop w/views of the Suslaw River & Pacific Ocean. It includes a state-of-the-art dramatic gourmet kitchen with new Alder cabinets. Fabulous great room with a wall of glass to take in the breathtaking views that are ever-changing. A stone fireplace to cozy up to after a day at the beach. **\$585,000** #10862 MLS#14241298

HOME WITH A VIEW
 Enjoy incredible sunsets over the river and ocean while sipping wine in your elegant living room. Gourmet kitchen, Italian travertine & oak floors, 10' ceilings. Master with travertine walk-in shower. H/H vanities & closets. French wall bed in den. Media/game room on entry level; elevator. Stunning! **\$450,000** #10618 MLS#13593349

WOAHINK LAKEFRONT
 Magnificent 180 degree view. Main level living with lower level family room, 3rd bedroom and bath. Located on private cul-de-sac. Front and rear decks. Dock for your boating and fishing enjoyment. Beautiful extra lot included to build on, park your toys or whatever you desire. **\$449,000** #10664 MLS#13219992



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