



"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 8TH, 2015



NEW
CHECKING ALL BOXES
 2 bedrooms + office, check. Great curb appeal/beautifully landscaped 1/2 + acre, check. 2 car garage + 40 foot RV garage, check. Fully fenced backyard with vinyl picket fencing, check. Close to shopping, medical, recreation, check. Brand new carpet so you don't have to wonder, check. Your search is over, call today for an appointment before someone else checks this one out. **\$257,000** #10992 MLS#15445769



NEW
1649 1/2 1ST STREET
 OLD TOWN FLORENCE HOME. Short walk to waterfront and Old Town shops. Private fenced courtyard with southern exposure. **\$165,300** #10999 MLS#15653329



NEW
MOVE-IN READY
 Extremely well-maintained. Move-in ready. Beautiful garden and patio. Located on a cul-de-sac near the beach and river. Shopping, golfing, tennis - easy walk or drive away. Fenced backyard. **\$127,500** #11002 MLS#15514235



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



SALE PENDING
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! **\$109,900** #10954 MLS#14224730



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



NEW
32ND STREET
 Good opportunity to purchase property in town. Possible owner financing with 1/3 down. Multi-family zoning provides for a wide variety of potential uses. **\$189,000** #10998 MLS#15197252



NEW
32ND STREET
 Multi-use Highway District property. Ideal for your new business. Possible variance for residential use. **\$48,000** #10997 MLS#15197330



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, oversized 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
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
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
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



NEW
PRIVATE OASIS
 Your own private oasis in the heart of West Old Town. Clean, cozy & well-cared for with many hidden amenities. Brand new carpet, and completely fenced rear yard that you will love. Even lawn tools included. You'll fall in love at first visit! **\$179,900** #11004 MLS#15248905



LAKEFRONT CABIN ON SILTCOOS LAKE!
 Remodeled lakefront cabin! 3+ acres of privacy on Miller Arm. Great location with close boat access from Nightingale's Fishing Camp. Remodeled & updated while retaining fir floors & wood ceilings. Clear story windows brighten warm interior. Cook's kitchen & fully furnished. Great dock for relaxing & fishing, includes boat. Call for a short boat ride! **\$269,000** #10691 MLS#13656572



PARADISE FOUND!
 Private, gated Shelter Cove. Atop a quiet hilltop w/views of the Siuslaw 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



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



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



THIS WON'T LAST - VALUE & PERFECTION
 Located in Idylewood near the beach is an extremely well maintained 1800+ sq. ft. home with generous 3 bedrooms, 2 baths, great floor plan, oversized garage, heavily vegetated & private lot, covered rear deck, large laundry room with sink & separate storage shed. Better hurry because this is value priced! **\$289,000** #10938 MLS#14084855



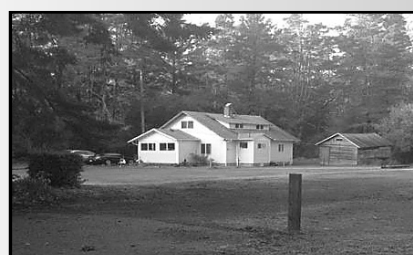
NEW
SPECTACULAR RIVERFRONT CUSTOM
 No disappointments, absolute perfection in every detail. Enjoy the private setting, amazing vistas to the west, river, ocean and sunsets. This ultra-custom home is complete with a chef's favorite kitchen, all nearly new upgraded appliances, bamboo floors, corian, stone fireplace, exceptional master suite bath, low maintenance landscaping and exterior, new heat pump and the list just keeps going on! **\$535,000** #11001 MLS#15404688



OUTSTANDING BUSINESS LOCATION
 Outstanding location in heavy traffic area that's located across the street from the post office. Over 1,000 square feet of retail/office area. Buyer to check with City of Florence for special uses on MSB zoning. Covered parking for one vehicle, and two parking spaces on-site. Ramp from parking area. Large rear yard. New roof in 2012. **\$199,000** #10955 MLS#14111015



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



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! **\$277,000** #10979 MLS#14342227



OUTSTANDING BUSINESS LOCATION
 Outstanding location in heavy traffic area that's located across the street from the post office. Over 1,000 square feet of retail/office area. Buyer to check with City of Florence for special uses on MSB zoning. Covered parking for one vehicle, and two parking spaces on-site. Ramp from parking area. Large rear yard. New roof in 2012. **\$199,000** #10955 MLS#14111015



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