



“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 MAY 6TH, 2015**

**NEW**

**SPACIOUS & COMFORTABLE ON 3.74 ACRES**  
HUGE BACKYARD! Mostly level, landscaped yard with trees & lovely shaded areas. Beautiful setting is currently location of “Pitch & Putt”, 9-hole golf course/recreation facility. Priced is for land & improvements only. Business included at no charge. Enjoy life on the Oregon Coast with or without a nice seasonal business to run. Who could ask for anything more?! **\$375,000 #10880 MLS#15380379**

**NEW**

**GOLF COURSE COMMUNITY...THE HOME ON THE HILL.**  
You must see this elegantly appointed 2900+ sqft. 3 BR, 3.5 BA hilltop home overlooking Ocean Dunes Golf Course. Truly amazing & quietly tasteful throughout with extensive oak cabinetry, a sure to please kitchen, show stopping, gracious living room. Too much to list, so see the pictures & video & you will want to see the home. **\$459,000 #11020 MLS#15367029**

**NEW**

**A FISHERMAN'S DREAM!**  
Over 11 acres with over 900 ft of river frontage. Room for horses or cattle. Beautifully remodeled home with gorgeous views of the Siuslaw River, mountains & trees. Large open kitchen with new appliances. Outside elevator for wheelchair access or those with large shopping bags. Garage can easily fit 6 small cars. A must see! **\$375,000 #11022 MLS#15403948**

**NEW**

**SENSATIONAL RIVER & DUNE VIEWS IN GREENTREES**  
Nice 2 bedroom, 2 bath home with 1-car garage & RV parking on 0.25 acre lot. Clean & neat with newer appliances, including washer & dryer. **\$129,000 #11030 MLS#15541048**

**NEW**

**SALE PENDING**

**5 PARK VILLAGE DRIVE**  
Conveniently located in-town home with great floor plan. Owners have upgraded throughout this 1524 sq. ft., 3 bedroom, 2 bath home. Tastefully re-done yard with no maintenance with added storage shed and fencing give privacy, plus sheetrocked & insulated garage. It's the perfect house with the perfect location. **\$237,000 #11027 MLS#15235282**

**NEW**

**1936 CHARMER**  
2 bedroom, 2 bath, office, 1372 sq. ft. home just minutes to walk to Old Town. Upgrades that feature bamboo floors, French doors, crown molding, clawfoot tub, Trex deck. Must see! **\$189,750 #11029 MLS#15221988**

**REDUCED**

**EXCELLENT SOUTH LAKES LOCATION**  
Well cared for 2294 sq. ft. home with many recent upgrades including hardiplank 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! **\$265,000 #10946 MLS#14491905**

**NEW**

**HIGH-END SILTCOOS LAKE HOME**  
Offers: Jo Taylor Design, Carter Bros Construction & Super Good Cents efficiency! Here is lake living at its finest! Lake views can be enjoyed from almost every room. 2296 SF, 3 bdrm, 2.5 ba, “custom classic” with designer styling & amenities in every room. Vaulted great room w/fireplace. Gourmet kitchen, walk-in pantry. Lake view decks, boat house, licensed dock, permitted water, RV parking w/hook-ups. **\$725,000 #11018 MLS#15447029**

**COMMERCIAL / MULTI-FAMILY / INCOME PROPERTIES**

**8 UNIT 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**

**216 NOPAL STREET**  
Fantastic income property in Old Town Florence. Two apartments upstairs with wood burning fireplaces & decks with river views. Downstairs, two more units & one commercial space. Each unit is supplied with washer/dryer, range, refrigerator & dishwasher. On the side there is a storage/garbage area. Six off street deeded parking areas. Units consistently rented since it is in such a desirable area & the building is perfectly maintained. Make an appointment to see it! **\$495,000 #10961 MLS#15020586**

**COMMERCIAL DIVERSITY**  
Calling all lawyers, stylists, accountants, artists, massage therapists, consultants, craftspersons, booksellers, dentists & dreamers! This appealing & affordable commercial space in the heart of Old Town is just that - adaptable for use. Start planning today. **\$149,000 #10987 MLS#15528021**

**RE-DEVELOPMENT OPPORTUNITY**  
In the heart of Florence's business/commercial district. 130' Highway 101 frontage with older commercial building & 2 old, uninhabitable homes on Laurel Street behind. Many possibilities exist here...combination of commercial live/work space, multi-family, commercial/retail. A rare opportunity. **\$399,000 #10723 MLS#13463033**

**OUTSTANDING VALUE!**  
Umpqua Riverfront 12 unit motel with owner/manager quarters. Spectacular river views from every room. Just 2 miles east of Dean Creek Elk Viewing area. Year round fishing! Perfect retirement set-up. Your own little piece of paradise! **\$472,000 #10526 MLS#12304009**

**ACREAGE...THE PRIVACY AND SPACE YOU DESIRE**

**HEART OF THE NORTH FORK!**  
Just miles & minutes from Florence located on the North Fork of the Siuslaw River is a 3250 sq ft log style, lodge-home of exceptional quality & craftsmanship built on 27 acres of splendid waters, woods, & wildlife. Inside the heart of this home you will enjoy high-end custom construction & countless luxurious amenities. Outside you will enjoy the scenic beauty. **\$697,800 #10823 MLS#14461799**

**MERCER LAKE VIEW ACREAGE**  
Overlooking Dahlin arm. Eleven+ wooded acres, rustic and private, yet close to town. Two possible building sites, according to owner, plus value in timber. **\$199,000 #10517 MLS#12351604**

**BEN BUNCH RANCH**  
This 2760 sq. ft. home sits on almost 10 acres in the “Banana Belt” 9 miles North of Florence. With 2 master suites, one can live like a king with his horses, chickens & vegetable gardens. Four horse stall/paddock, chicken coop, irrigation system, spring-fed pond. Ranch-style home with 5 bedrooms, 4 baths. But wait - there is more: shop, fruit trees, fenced & decks. **\$579,000 #10888 MLS#15690083**

**ERHART ROAD ACREAGE**  
Rare 4 acre wooded parcel in the south lakes area. Septic approved. A well will be needed. Here's your site for future dream home, whether it be a cabin, manufactured/modular or luxury; on acreage with easy access a quick drive to Siltcoos & Woahink Lakes, dunes, trails and old growth forests. **\$95,000 #10950 MLS#14570653**

**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**

**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**



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