



**“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 JULY 29TH, 2015**

**NEW**

**IT TAKES A VILLAGE - SPRUCE VILLAGE.**  
 Everything together in a neat package. 3 bedrooms, 2 baths & an attached 2-car garage. Built in 2008 this 1110 sq. ft. home has new paint, new carpet & includes kitchen appliances. Professionally landscaped with a drip system & fenced backyard for kids and pets. Move-in ready. Convenient location. **\$195,000** #11074 MLS#15177358

**NEW**

**3589 OAK STREET**  
 Beautiful 3 BR, 2 BA family home. Finished garage, new chain link fence, fenced dog run on side of home. Covered patio ready for a barbecue. A gem in a great neighborhood, close to beach and golf. **\$225,000** #11077 MLS#15591849

**NEW**

**SWISSHOME RIVERFRONT GETAWAY**  
 Unique opportunity 2 homes: one to live in, one to work on. This is a rare opportunity. 1216 SF, 3 BR, 1 BA main home, tile floors, Bosch appliances, heat pump, and attached multi-purpose room with heated floors. Adjacent unfinished 2 BR home, several out buildings & huge greenhouse. Stairs to river. All this, and more for an incredible price. **\$289,000** #11076 MLS#15210656

**REDUCED SALE PENDING**

**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! **\$169,000** #11029 MLS#15221988

**REDUCED**

**JUST REACH FOR YOUR PHONE**  
 and let's discuss this nice home near the end of a dead-end street! Additional features includes family room and garage with extra oven/range combo and sink for processing fish or game! **\$214,900** #11061 MLS#15236627

**REDUCED**

**88416-1ST AVE**  
 GORGEOUS SUNSETS ARE WAITING FOR YOU! Have the best of both worlds - a luxury condo overlooking the beautiful Oregon Coast with all the conveniences of living in a hotel! This spacious second floor (currently a vacation rental) condo comes fully furnished, including a gourmet kitchen with granite countertops & stainless steel appliances, fireplace & covered balcony. Paradise awaits! **\$213,000** #11043 15120280

**REDUCED**

**ENJOY LAKE LIVING**  
 Cute cabin on Mercer Lake offers the "Golden Pond" experience! One bedroom with loft, one bath, deck and registered dock bring together all the enjoyment of lake living. Cozy inside living together with the beautiful outdoors, offers the best of both worlds. Take the drive and visit this property soon! **\$190,000** #10844 MLS#14196921

**REDUCED**

**HORSE PROPERTY WITH PRIVACY**  
 Situated in a pristine valley with private pond, meadow & privacy is a custom-built 2760 sq ft home with 5 bedrooms & 4 baths on almost 10 acres. Shop with attached stables & paddock. Chicken coop too. Inside house, privacy also abounds with even a corner for a dark room. Just doesn't get much better for horses & people in this micro-climate location. RR5 zoning. **\$549,000** #10888 MLS#15690083

**REDUCED**

**WEATHER OR NOT**  
 This country cottage is just minutes to town & enjoys some of the best weather around. 1551 SF, 2 bedroom, 1 1/2 bath, and full of amenities. Island kitchen features custom wood cabinets & walk-in pantry. The Master Suite has an oversized walk-in closet & great travertine shower & jetted tub. All on one level with wide doorways for accessibility. Easy maintenance yard out of the wind & fog. **\$219,000** #11034 MLS#15038501

**UPDATE**

**LOVELY CUSTOM HOME**  
 Ocean Dunes Golf Course home backs up to the putting green. 2510 SF, 2 separate living quarters. 4 BR 3 BA with open floor plan. Extensive use of tile; vaulted ceilings & skylights. Great room with fireplace & built in entertainment center. Dining & counter eating areas. Master suite with access to sun porch & large viewing deck. Potential for wine cellar/workshop. Great established neighborhood - all golfers welcome. **\$470,000** #11053 MLS#15528140

**REDUCED**

**SHELTER COVE CLASSIC**  
 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. **\$299,900** #10971 MLS#15561249

**INCOME**

**OLD TOWN INCOME**  
 Charming apartment building in heart of Old Town. 4 deluxe apartments with private deck/patio + small commercial office. 2 upstairs units with river/harbor view & wood burning fireplace. All units have washer/dryer, range & refrigerator, dish-washer & disposal, berber carpet & window blinds. Immaculately clean, meticulously maintained. Fully rented, near zero vacancy rate, great long term tenants. Off street parking. **\$495,000** #10961 MLS#15020586

**INCOME**

**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

**NEW**

**YOU CAN'T BEAT THIS BEACH RETREAT**  
 Suitable for full-time or vacation living, this "like new" home is designed to give everyone their space. There are 2 BR and a bonus den/office, 2 BA, lots of storage, hardwood floors, vaulted ceilings & solid surface countertops. Surrounded by pretty landscaping & nestled in a charming neighborhood, just follow the sounds of the waves for a short jaunt to Heceta Beach fun! **\$249,000** #11078 MLS#15502908

**NEW**

**THIS IS A GREAT HOME!**  
 Hard to find this value with over 2000 square feet, 3 bedroom, 2 bath, quality Bellawood floors, gas fireplace, spacious family room & huge kitchen, sunroom, covered deck, chain link fenced backyard, greenhouse & a short hop to schools. Large 20th Street lot. Hurry on this one - a great value - priced to sell this summer. **\$239,000** #11079 MLS#15200514

**NEW**

**BLUE WATERS, WHITE SANDS**  
 This 2 BD, 2 BA home located in a resort-style over 55 community has it all. Epic views of the Siuslaw River rolling by w/ the famous Oregon Dunes as a backdrop. Enjoy the good life, entertain in the sunroom, indulge your hobbies in 1 of 2 workshops, fish from your steps or watch sunsets from the deck or great room. RV carport w/hook-ups: newer decking & roof w/in last 2 years make for carefree living. **\$229,000** #11075 MLS#15051345

**UPDATE**

**INCOME PRODUCING VIEW PROPERTY!**  
 River, bridge & Old Town views from this solid income producer with redevelopment potential & high visibility. 5 apartments, home & 2 garage/shops totaling \$41,100 annually. What an opportunity! Put your money to work for you. Invest in the future of Florence with this coveted location by the bridge & river. **\$395,000** #11063 MLS#15249697

**UPDATE**

**COZY BEACH AREA HOME**  
 2 bedroom, 2 bath home. 2 car attached garage with additional detached garage/shop on 1/4 acre lot in desirable Idlewood. Large, spacious living room with corner wood stove. Skylight in kitchen. Value priced. Call today! **\$185,000** #11032 MLS#15276544

**UPDATE**

**2231 19TH STREET**  
 QUIANT, WELL CARED FOR HOME IN QUIET NEIGHBORHOOD. Wind protected city location with fenced backyard and tons of parking. Super clean 2 bedroom, 1 bath home. Move-in ready. Nice laminate flooring in master bedroom with slider to yard. Perfect starter home or retirement home. **\$158,000** #11051 MLS#15223023

**UPDATE**

**BEAUTIFUL WILLOW DUNES CUSTOM HOME**  
 Adjacent to Ocean Dunes Golf Course hole #13. This beauty has all the amenities to enjoy peaceful, relaxing golf course living in the middle of town. Exquisite design & decor, custom rock corner fireplaces, covered outdoor living area & a kitchen like no other! Call for appt to see this amazing home with 4 car garage. **\$650,000** #11050 MLS#15161817

**UPDATE**

**COUNTRY LIVING AT ITS FINEST!**  
 Condon Creek acreage. Escape to the peace & quiet of country living just 8 miles from town. This like new 2+ BR, 3 BA Carter Bros built home with new (2015) master suite addition will not disappoint. Light, spacious & airy with amenities like laminate wood floors, cozy pellet stove, covered wrap around porch, several outbuildings, raised garden beds on 7.75 acres. A beautiful setting for you to enjoy. **\$350,000** #11039 MLS#15099190

**UPDATE**

**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



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