



“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 AUGUST 5TH, 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. Clean & well-maintained. Views of trees & sunsets from backyard. Skylight in kitchen. Ceiling fans. Covered patio ready for a barbecue. Central location to beach & golf courses. Finished garage, new chain link fence, fenced dog run on side of home. Automatic sprinkler system in front. A gem in a great neighborhood. Includes washer/dryer. **\$220,000** #11077 MLS#15591849

NEW

COZY CHARMING COTTAGE IN MAPLETON
 New paint inside & out, and carpet. This is clean, affordable country living at its best. Move-in ready. Experience vintage charm in quiet neighborhood overlooking the valley. Workshop area with new French doors. **\$99,000** #11081 MLS#15699452

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 & ductless heat pump w/in last 2 years make for carefree living. **\$229,000** #11075 MLS#15051345

REDUCED **SALE PENDING**

TWEET THIS!
 Cheerfully perched at the top of the cut-de-sac, this charming 3 bedroom, 2 bath nest has a split floor plan, newer roof and siding, and fully fenced yard. Affordable in town living, close to everything! **\$145,000** #11071 MLS#15188273

UPDATE

LOOKING FOR AFFORDABLE PRIVACY?
 This home is situated on the sunny back portion of over 3 1/2 acres, high above the road with great views. 2 bdrm, 2 bath plus office, large kitchen, lots of windows. Off the master bedroom is a 20' x 20' hot tub room w/heated floor. Also, a well designed 32' x 32' attached shop with heated floor, abundance of windows, & wrap around work bench full of drawers. Call for appointment. **\$220,000** #11048 MLS#15075150

REDUCED

OUTSTANDING BAY & RIVER VIEWS
 Outstanding views from this well maintained home on a corner lot. Large kitchen, great room, dining with slider onto the south facing deck. Bedroom and bath on the upper main level. Two bedrooms, bath, family room and office on lower level with a separate entry. Half bath in the utility room. Oversized garage. Covered patio on the lower level. **\$309,556** #10972 MLS#15249695

NEW **SALE PENDING**

GREENTREES #262 HURRY ON THIS ONE!
 1999 3 BR, 2 BA home beautifully set up on a private wind-protected lot, close to clubhouse with a long carport, storage shop, deck & great off-street parking area. Home offers vaulted ceilings & a full appliance package & carpet allowance. This is new to the market & priced to sell. **\$149,000** #11080 MLS#15209387

UPDATE

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 cut-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. **\$75,000** #10962 MLS#15658694

NEW

4835 GLORIA GAYLE WAY
 This is a great neighborhood and location near the beach and river. This home is snuggled back in the woods on a .65 acre flag lot with paved driveway. Perfect for a weekender or full time living with lots of room outside for your boat, RV or sand toys. **\$129,900** #11082 MLS#15017597

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

REDUCED

BREATHTAKING OCEAN VIEWS
 This stunning custom home with breathtaking views in exclusive gated community of Southview is magical. The brilliance of design is seen throughout this 4 bedroom, 3 1/2 bath home with Brazilian Cherry floors, antique granite, cathedral ceilings & specialty cabinetry throughout. A double door entry opens to a great room that is inviting and entices one to adventure all the unique rooms and spaces in over 4200 sq ft (including the 3 car garage) in this noteworthy home. **\$780,000** #10959 MLS#15116288

UPDATE

VIEWS, VIEWS, VIEWS!
 Custom contemporary home high on hill overlooking Siltcoos Lake & Pacific Ocean. Cozy living room with pellet stove, vaulted cedar ceiling & fan. Kitchen with built-in cooktop, oven & compact; Corian & pull outs. Wrap around deck with sliders off dining room, master bedroom & family room. 2 full baths up & 1/2 down. Even a wine cellar, workshop, weather station & sound system. Come watch the sunsets. **\$450,000** #11019 MLS#15339461

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

UPDATE

GREENTREES #6721
 USE NOW & DEVELOP LATER. Currently used as a RV lot for a 5th wheel. Attractive improvements include covered deck, storage building, lots of parking space & landscaping. Buy with 2006 32' Keystone with 3 slide-outs or buy only the lot & use or develop later. Lot only \$56,900. Buy the whole package and save! Both for \$69,900. This is a great, rare opportunity that offers value & flexibility. **\$56,900** #11028 MLS#15218277

UPDATE

SEA WATCH CUSTOM HOME
 In quiet Sea Watch this custom home built with quality has had a professional pre-inspection with completed repairs. This lovely 3 bedroom, 2 bath, 2+ garage welcomes you with a front covered porch and the back covered deck offers relaxation and the privacy of native landscaping. Motivated sellers encourage you to take a look! **\$295,000** #11024 MLS#15401551

UPDATE

1601-638 RHODODENDRON DR.
 Great lot in Greentrees with partial river & dune views. Nice deck for viewing. Utility shed included. 40 foot 2011 trailer with 2 slides can be purchased for the total price of \$70,900 with the lot. **\$48,900** #11065 MLS#15331713

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

COMMERCIAL / INCOME PROPERTIES

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, dishwasher & 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#15020686

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

COMMERCIAL INCOME PROPERTY
 5 year lease with National tenant. Excellent stability and steady income. Earn 7% cash on cash gross return over the 5-year period. Great Old Town location in newer upscale development. **\$227,550** #10363 MLS#12107493

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

4465 HIGHWAY 101
 Highway 101 frontage. Building currently leased. Newer heat pump and roof. New carpet and vinyl. New windows. **\$238,000** #10370 MLS#12661128

OPPORTUNITY, OPPORTUNITY, OPPORTUNITY
 Prime commercial building and land in the heart of business corridor. 120 ft. of Hwy. 101 frontage with plenty of parking and great visibility. Solid building ready for your vision whether you are an entrepreneur or investor. Call to learn about owner terms. **\$399,000** #10578 MLS#13002057



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