



**"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 12TH, 2015**

**NEW**

**THE RIGHT HOME AT THE RIGHT PRICE - COASTAL HIGHLANDS!**  
 New to market. Move-in clean & in sparkling condition. 3 BD, 2 BA single-level home with a popular floor plan. Woodstove, recent carpet, new vinyl, tile counters, all kitchen appliances, skylights, large master bedroom, covered patio, storage shed, adjacent RV/boat parking & fully fenced yard. Situated on a .24 acre corner lot. Seller has priced to sell this now. **\$219,000** #11083 MLS#15653070

**NEW**

**GREAT BUY IN ONE OF FLORENCE'S FINEST COMMUNITIES**  
 Appealing 3 BD, 2 BA home sits on a knoll just a short stroll to an overlook of the river, dunes & ocean. Fresh paint, inside & out, newly finished hardwood floors, granite counters & new blinds are just a few of the recent upgrades. Great layout w/south facing windows open to a charming wind-protected deck. Spacious master suite w/private veranda. Charming kitchen w/breakfast nook. **\$295,000** #11085 MLS#15654757

**REDUCED**

**GREAT BEACH AREA HOME!**  
 This won't last. 1800+ sq. ft., generous 3 bedroom, 2 bath home that shows as new with fenced yard, covered rear deck, very private, great vegetation, huge laundry/pantry with sink. Oversized garage and storage building. Value priced. **\$284,900** #10938 MLS#14084855

**UPDATE**

**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 barbeque. 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

**REDUCED**

**1649 1/2 1ST STREET**  
 OLD TOWN FLORENCE HOME. Short walk to waterfront and Old Town shops. Private fenced courtyard with southern exposure. **\$149,000** #10999 MLS#15653329

**REDUCED**

**BEAUTIFUL 6.1 ACRES LOCATED NEAR TOWN**  
 Three bedrooms, 1.5 baths, 1404 sq. ft. home with large deck, 2-car garage, pellet stove, Munsel Creek runs through property for a park-like setting. Located in Urban Growth Boundary, buyer to check on development potential. **\$415,000** #10269 MLS#11017001

**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. **\$299,900** #10972 MLS#15249695

**UPDATE**

**OVERLOOKING OCEAN DUNES GOLF COURSE**  
 Elegant 2972 sq ft, 3 BR, 3.5 BA home situated on private hilltop above Ocean Dunes Golf Course. Incredibly appointed with extensive cabinetry throughout. Huge master suite, exciting & functional "cook's" kitchen, gas fireplace in inviting, richly accented living room with entertainment center. Take a look at the pictures & video. **\$459,000** #11020 MLS#15367029

**UPDATE**

**83649 CLEAR LAKE ROAD**  
 Home is in need of extensive finishing from remodel. Partial kitchen remodel, but work is not complete. Buyer will need to check County permits. **SHORT SALE OFFERED. \$119,500** #10512 MLS#12331639

**UPDATE**

**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. **\$329,900** #10951 MLS#14513393

**UPDATE**

**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. **\$224,900** #11079 MLS#15200514

**UPDATE**

**YOUR OWN PRIVATE UTOPIA!**  
 Features remodeled home, privacy, greenhouse with raised garden beds, newer registered dock on almost a half acre! **\$277,000** #10616 MLS#13282056

**NEW**

**BUILDABLE LOT**  
 Nearly 1/2 acre in a quiet area. Backs up to US Forest Service land & park. Sand filter septic required. Utilities available at the road. **\$35,000** #11084 MLS#15381657

**Commercial**

**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

**ACREAGE**

**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

**ACREAGE**

**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

**ACREAGE**

**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

**LAKEFRONT**

**RARE WOAHINK LAKE, ONE LEVEL**  
 Stunning panoramic views. Boat house plus a separate wind screened dock. Cozy Oregon lake living w/lake views from most rooms. 2 bdrm, 1.5 ba. Living room w/fireplace, dining area, master bedroom, office/exercise room all w/stunning views. Wind protected patio & sun porch. Detached 1368 SF oversized garage w/office & over 300 SF walk up storage area. Over 1 acre, approx. 347 ft of lake frontage. End of road privacy. **\$559,000** #10899 MLS#14387117

**LAKEFRONT**

**RARE FIND!**  
 Own a slice of Siltcoos! This recently refurbished bungalow and bunk house with dock, located on one of the BEST fishing lakes in the Pacific Northwest is move-in ready. Just in time for summer fun as a get-away all alone or a gathering spot for family & friends **\$394,000** #11021 MLS#15551395

**LAKEFRONT**

**SPECTACULAR PARK-LIKE SETTING**  
 Sutton Lake home with boat dock. Double-wide with newer roof & plumbing. Lovingly cared for and landscaped by original owners. Two tax lots. A must see! **\$299,500** #11036 MLS#15223051

**ACREAGE**

**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

**LAKEFRONT**

**WELCOME TO THE HARBOR HAUS!**  
 Located on the Kiechle Arm of Siltcoos Lake, "The Harbor House" is a custom, one owner home offering lake living at its finest! This high-end 2,296 sq ft, 3 bedroom, 2 1/2 bath lakefront home has designer styling and upgraded amenities in every room: vaulted Great Room with fireplace, gourmet kitchen, walk-in pantry, spacious utility, and lake views from master bedroom & bath. Lake views can also be enjoyed from almost every room! The exterior positives abound: lake view balconies, boat house, licensed dock, permitted water system, RV area with hookups, plus unique funicular transport to beach! Visit soon and let "The Harbor House" make you feel at home on the lake! **\$725,000** #11018 MLS#15447029

**RIVERFRONT**

**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



**Florence Homes App:**  
 Download Today!  
 Search from your mobile device



Check out our Website @ [cbcoast.com](http://cbcoast.com) New Search Features, Videos and More. See ALL of Florence's Listings.

