



“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 DECEMBER 30TH, 2015

NEW

VERY WELL BUILT AND MAINTAINED
Improved city home with a heated new shop on 1/2 acre. In town, yet it has the feel of being out in a rural area, with a back patio overlooking a wetlands area with lovely birds and wildlife in refuge. Contemporary custom with a retro-split level design and vaulted ceilings; very open and livable. Kitchen countertops are custom concrete. The phrase people use to describe this home is “Oh, so cool.” Plus huge shop! **\$329,000** #11149 MLS#15271262

NEW

EXCELLENT LOCATION
NEAR HOSPITAL
Wonderful newer home near hospital. Beautifully appointed with stone accents and traditional quality. 2,246 square feet, 3 bedroom, 2.5 bath, heat pump, granite and stainless kitchen, pantry, media room, propane fireplace and central vacuum system. Must see! **\$305,000** #11151 MLS#15530360

REDUCED

THE RESERVE
Newer home in The Reserve backs up to a seasonal pond. Roomy home with bonus room over the garage with a full bath. Stainless appliances, gas range and fireplace. **\$335,000** #11117-MLS#15122450

NEW

87671 PARKSIDE DRIVE
Very nice doublewide close to North Jetty Road for easy access to the beach. 3 bedrooms, 2 baths, corner lot. Master bedroom separated from the other bedrooms. Great floor plan. Double garage. **\$192,000** #11153 MLS#15615704

REDUCED

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. **\$139,000** #10993 MLS#15217061

COMMERCIAL INCOME PROPERTY
STEADY INCOME! Newer leased commercial condominium in Old Town with national tenant anchor. Retail - Office - Storefront. Excellent location - in the heart of Old Town. Ground level, distinctive Pacific Northwest design and appeal. Includes ADA accessible restroom and storage. Secure, stable income through life of lease. 8.2% cash on cash return. Adjacent unit C available also (vacant) at \$179,900. **\$199,900** #10363 MLS#12107493

NEWER COMMERCIAL CONDOMINIUM
IN OLD TOWN.
Retail - Office - Storefront. Excellent location - in the heart of Old Town. Ground level, distinctive Pacific Northwest design and appeal. Includes ADA accessible restroom and storage. Ready for your next business venture. Adjacent unit B available (has long-term lease with national tenant) at \$199,900. **\$179,900** #10363 MLS#12161412

NEW

824 KINGWOOD STREET
IN-TOWN LOCATION - TLC REQUIRED.
Within walking distance to Old Town. Needs your attention and imagination. Corner lot - .17 acre. 3 bedroom, 2 bath home with good bones. Double car garage, roof top decks. Come see the potential! **\$149,000** #11152 MLS#15151047

NEW

87847 TERRACE VIEW DR.
Imagine a home near the beach on a fairly private .34 acre lot with RV parking & covered parking for your boat. Nicely updated with laminate floors throughout, upgraded kitchen & bathroom. Crab & fish cleaning facility, greenhouse, herb garden, chicken coop. The home also features a ductless heat pump, propane for kitchen stove & outside crab pot. This home is ideal for full time owner or weekend getaway. Call for more details! **\$189,900** #11154 MLS#15180017

NEW

VINTAGE OLD TOWN 1950'S BUNGALOW
Look at this! Oak floors, brick fireplace, fenced yard, convenient location, ductless heat pump, efficient 2 bedroom, 1 bath, oak kitchen cabinets with corian counters & newer roof. There are a few things left to do, but hurry, this one won't last! **\$154,500** #11150 MLS#15308345

NEW SALE PENDING

1220 BAY STREET #202
STILLWATER CONDO in Old Town Florence. #202 is a 2nd floor 2 bedroom + den, 2 bath, 1369 square foot waterfront unit w/elevator access & covered water's edge patio. Completely furnished & move-in ready down to the tableware! Set up as the perfect Old Town vacation rental. (Exclude: movies and books.) **\$295,000** #11148 MLS#15517141

NEW

NESTLED IN SEA WATCH
This home has everything on your wish list in one total package. South facing sun room off of the family room and master has a pellet stove for chilly days. Huge RV garage, 51' X 23' for those toys, plus exterior RV parking and full hook ups for visiting family and friends. 3 car garage attached. **\$549,000** #11145 MLS#15245723

NEW

BRAND NEW CUSTOM HOME
Newly completed custom 3/2 home on Sutton Lake. Over an acre of land to improve & enjoy. One level home with bamboo floors, granite counters, stainless appliances, cherry cabinets, heated tile floor in master bath, formal dining plus great room with wood burning fireplace. Southern exposed, 3-sided covered patio to enjoy entertaining & lazy days at the lake. **\$497,000** #11147 MLS#15405418

COMMERCIAL PROPERTIES

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#15263634

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

DEVELOPMENT PROPERTIES

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

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

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



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